



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, August 25, 2025

7:00 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

### ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

### A. CALL TO ORDER

### B. ROLL CALL

**C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

*All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7135](#) August 11, 2025 Plat Committee Minutes

Attachments: [C3. 081125 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7136](#) Grouped Plats Staff Report

Attachments: [C4. Grouped Plats](#)

**D. OLD BUSINESS - None****E. NEW BUSINESS**

1. [KPB-7137](#) Fields-Brown Subdivision; KPB File 2025-113  
Peninsula Surveying / Fields  
Location: Scout Lake Loop Road & Fields Road  
Sterling Area  
  
Attachments: [E1. Fields-Brown Subdivision Packet](#)  
[PHN\\_Fields-Brown Sub](#)
2. [KPB-7138](#) Rolling Hills Subdivision Addition No.1 Amended Sadler Addition  
KPB File 2025-115  
McLane Consulting Group / Sadler  
Location: Montclair Circle, Nicholas Street & Lou Morgan Road  
Sterling Area  
  
Attachments: [E2. Rolling Hills Sub Addn No. 1 Amendeed Sadler Addn Packet](#)  
[E2. Rolling Hills Sub Addn No. 1 Amended Saldler Addn\\_Desk Packet](#)  
[PHN\\_Rolling Hills Sub Addn No. 1 Amended Sadler Addn](#)



3. [KPB-7139](#) Sterling Airpark Subdivision Scott Addition; KPB File 2025-111  
Edge Survey & Design / Scott  
Location: Jacobsen Avenue Near Robinson Loop Road  
Sterling Area  
  
Attachments: [E3. Sterling Airpark Sub Scott Addn Packet](#)  
[PHN Sterling Airpark Sub Scott Addn](#)
4. [KPB-7140](#) Surreal Wildflower Ridge; KPB File 2025-114  
Mullikin Surveys / Martin  
Location: Diamon Ridge Road, Nearly Level Road & Elliott Court  
Diamond Ridge Area  
  
Attachments: [E4. Surreal Wildflower Ridge Packet](#)  
[PHN Surreal Wildflower Ridge](#)

## F. PUBLIC COMMENT

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

## G. ADJOURNMENT

### MISCELLANEOUS INFORMATIONAL ITEMS

### NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, September 8, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

### KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/plat-committee>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

## **C. CONSENT AGENDA**

### **\*3. Minutes**

- a. August 11 2025, 2025 Plat Committee Meeting Minutes**

# Kenai Peninsula Borough

## Plat Committee

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Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

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**AUGUST 11, 2025**  
**6:30 PM**  
**UNAPPROVED MINUTES**

### **A. CALL TO ORDER**

Commissioner Gillham called the meeting to order at 6:30p.m.

### **B. ROLL CALL**

#### *Plat Committee Members/Alternates*

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

#### *Staff Present*

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

### **Election of Officers**

Commissioner Whitney nominated, seconded by Commissioner Venuti, Commissioner Gillham for the position of Chair for the Plat Committee. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chair.

Commissioner Venuti nominated, seconded by Commissioner England, Commissioner Whitney for the position of Vice Chair for the Plat Committee. Seeing and hearing no objections, discussion or other nominations, Commissioner Whitney was appointed Vice-Chair.

### **C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

#### **\*3. Approval of Minutes**

##### **a. July 14, 2025 Plat Committee Meeting Minutes**

#### **\*4. Grouped Plats:** The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E2. Christensen Gardens; KPB File 2025-061

E6. Don Jack Subdivision 2025 Addition; KPB File 2025-105

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

**MOTION:** Commissioner Whitney moved, seconded by Commissioner England to approve the agenda, the minutes from the July 14, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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**E. NEW BUSINESS**

**ITEM #1 - PRELIMINARY PLAT  
KENAITZE ACRES**

<b>KPB File No.</b>	2025-100
<b>Plat Committee Meeting:</b>	August 11, 2025
<b>Applicant / Owner:</b>	Kenaitze Indian Tribe IRA
<b>Surveyor:</b>	Jason Young / Edge Survey & Design, LLC
<b>General Location:</b>	Redoubt Ave & N Forest Dr / City of Kenai
<b>Parent Parcel No.:</b>	041-010-02
<b>Legal Description:</b>	T 6N R 11W SEC 30 SEWARD MERIDIAN KN - RS SE1/4
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.030 – Proposed Street Layout Requirements KPB 20.30.170 – Block Length Requirements KPB 20.30.100 – Cul-de-sacs

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

Elizabeth Cooper; 720 Sycamore Street, Kenai, AK 99611: Ms. Cooper is a neighboring landowner and expressed concerns about potential development issues.

Jerry Johnson; P.O. Box 27, Clam Gulch AK 99568: Mr. Johnson noted that it appeared the materials in the public notice that Ms. Cooper was sent were incomplete.

Staff looked into the issue and it appears that the correct materials were sent out and that the problem was how Ms. Cooper printed the information. Director Ruffner also informed Ms. Cooper that her concerns regarding development issues were not ones that the committee could address and that she needed to take them up with the city of Kenai.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner England moved, seconded by Commissioner Whitney to grant preliminary approval to Kenaitze Acres based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST A:** Commissioner England moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements citing findings 1 – 3 in support of standard one, findings 3 & 4 in support of standard two and finds 4 – 6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE**

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**EXCEPTION REQUEST B:** Commissioner England moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.100 – Cul-de-sacs, citing findings 1 – 3 & 5 in support of standard one, findings 1, 4, 6 & 7 in support of standard two and finds 1, 2, & 5 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE**

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT  
CHRISTENSEN GARDENS**

<b>KPB File No.</b>	2025-061
<b>Plat Committee Meeting:</b>	August 11, 2025
<b>Applicant / Owner:</b>	Michael & Shila Hough
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys, LLC
<b>General Location:</b>	Hough Road, Craftsman Road, Near MP 1.5 East End Road City of Homer
<b>Parent Parcel No.:</b>	179-021-66
<b>Legal Description:</b>	T 06S R 13W SEC 16 SEWARD MERIDIAN HM 2023014 CHRISTENSEN TRACTS 2021 ADDN TRACT F-1
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	City of Homer Rural Residential
<b>Water / Wastewater</b>	City Water for both Lots City Sewer for Tract F-1-A On-Site for Tract F-1-B
<b>Exception Request</b>	None Requested

*\*Approved Under The Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT  
VIRGINIA LYN 2025 REPLAT**

<b>KPB File No.</b>	2025-062
<b>Plat Committee Meeting:</b>	August 11, 2025
<b>Applicant / Owner:</b>	Applicants: Paul & Marilyn Hueper Owners: Mustard Seed Trust
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys, LLC
<b>General Location:</b>	Virginia Lynn Way off Mattox Road / Homer Area
<b>Parent Parcel No.:</b>	179-133-05 & 179-133-06
<b>Legal Description:</b>	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOTS 53 & 54

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal, staff determined ownership of the involved parcels had changed since original submittal. As a result, the item has been postponed until the ownership requirements are satisfied in accordance with KPB 20.25.070 and KPB 20.25.080. Public notice had been sent out so it was recommended that public testimony be opened to see if there was anyone in attendance who wished to speak to this. No decision is required by the committee.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #4 - PRELIMINARY PLAT  
PETER COOPER TRACT A SUBDIVISION**

<b>KPB File No.</b>	2025-098
<b>Plat Committee Meeting:</b>	August 11, 2025
<b>Applicant / Owner:</b>	Peter Allen & Elaine K. Cooper
<b>Surveyor:</b>	Jerry Johnson / Johnson Land Surveying
<b>General Location:</b>	Sterling Hwy MP 126.5 / Ninilchik
<b>Parent Parcel No.:</b>	139-100-47
<b>Legal Description:</b>	T 1N R 13W SEC 34 SEWARD MERIDIAN HM 2003084 PETE COOPER TRACT A TRACT A
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170 & 20.30.190

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson; P.O. Box 27, Clam Gulch AK 99568: Mr. Johnson was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner England moved, seconded by Commissioner Venuti to grant preliminary approval to Peter Cooper Tract A Subdivision based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner England moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.170-Block Length Requirements & KPB 20.30.190-Lot Dimensions for Tract A2, citing findings 1-4 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #5 - PRELIMINARY PLAT  
HYLEN 2025 ADDITION**

<b>KPB File No.</b>	2025-101
<b>Plat Committee Meeting:</b>	August 11, 2025
<b>Applicant / Owner:</b>	John N. Hylen Jr.
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	North of Oil Well Rd / Ninilchik Area

<b>Parent Parcel No.:</b>	157-170-36
<b>Legal Description:</b>	T 1S R 14W SEC 34 SEWARD MERIDIAN HM 2009002 HYLEN 2008 ADDN TRACT A
<b>Assessing Use:</b>	Residential Improved Land
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None requested

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson; P.O. Box 27, Clam Gulch AK 99568: Mr. Johnson was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner England moved, seconded by Commissioner Whitney to grant preliminary approval to Hylen 2025 Addition based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #6 - PRELIMINARY PLAT  
DON JACK SUBDIVISION 2025 ADDITION**

<b>KPB File No.</b>	2025-105
<b>Plat Committee Meeting:</b>	August 11, 2025
<b>Applicant / Owner:</b>	Richard W. Rasmusen
<b>Surveyor:</b>	Jerry Johnson / Johnson Land Surveying
<b>General Location:</b>	Robin Avenue & Goodyear Street S / Funny River Area

<b>Parent Parcel No.:</b>	066-450-53
<b>Legal Description:</b>	T 05N R 08W SEC 30 SEWARD MERIDIAN KN 2020082 DON JACK SUBD 2020 ADDN LOT 12A
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None Requested

*\*Approved Under The Consent Agenda*

**G. ADJOURNMENT**

Commissioner England moved to adjourn the meeting at 7:06 P.M.

\_\_\_\_\_  
Ann E. Shirnberg  
Administrative Assistant



## **C. CONSENT AGENDA**

- \*4. Grouped Plats**
  - E2. Rolling Hills Sub. Addn. No. 1 Amended Sadler Addn.**
  - E3. Sterling Airpark Subdivision Scott Addition**
  - E4. Surreal Wildflower Ridge**



August 25, 2025

## Plat Committee

Betty J. Glick Assembly Chambers  
George A. Navarre Kenai Peninsula  
Borough Administration Building and Through

**Jeremy Brantley, Chair**  
Sterling/Funny River  
Term Expires 2027

**Pamela Gillham, Vice Chair**  
Kalifornsky / Kaslof District  
Term Expires 2026

**Virginia Morgan**  
Cooper Landing / Hope  
Eastern Peninsula District  
Term Expires 2025

**Diane Fikes**  
City of Kenai  
Term Expires 2025

**Paul Whitney**  
City of Soldotna  
Term Expires 2027

**Franco Venuti**  
City of Homer  
Term Expires 2025

**Karina England**  
City of Seward  
Term Expires 2026

**Jeffrey Epperheimer**  
Nikiski District  
Term Expires 2026

**Dawson Slaughter**  
South Peninsula District  
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 3 Plats

E2. Rolling Hills Sub. Addn. No. 1 Amended Sadler Addn.

E3. Sterling Airpark Subdivision Scott Addition

E4. Surreal Wildflower Ridge

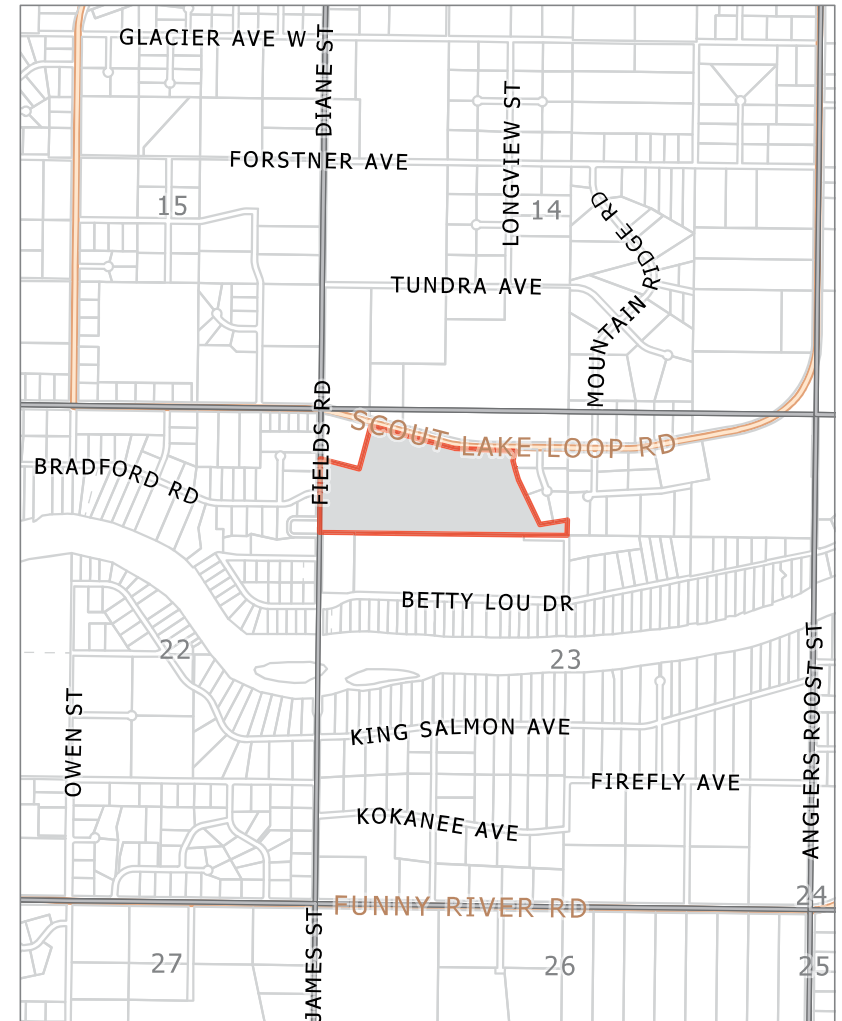
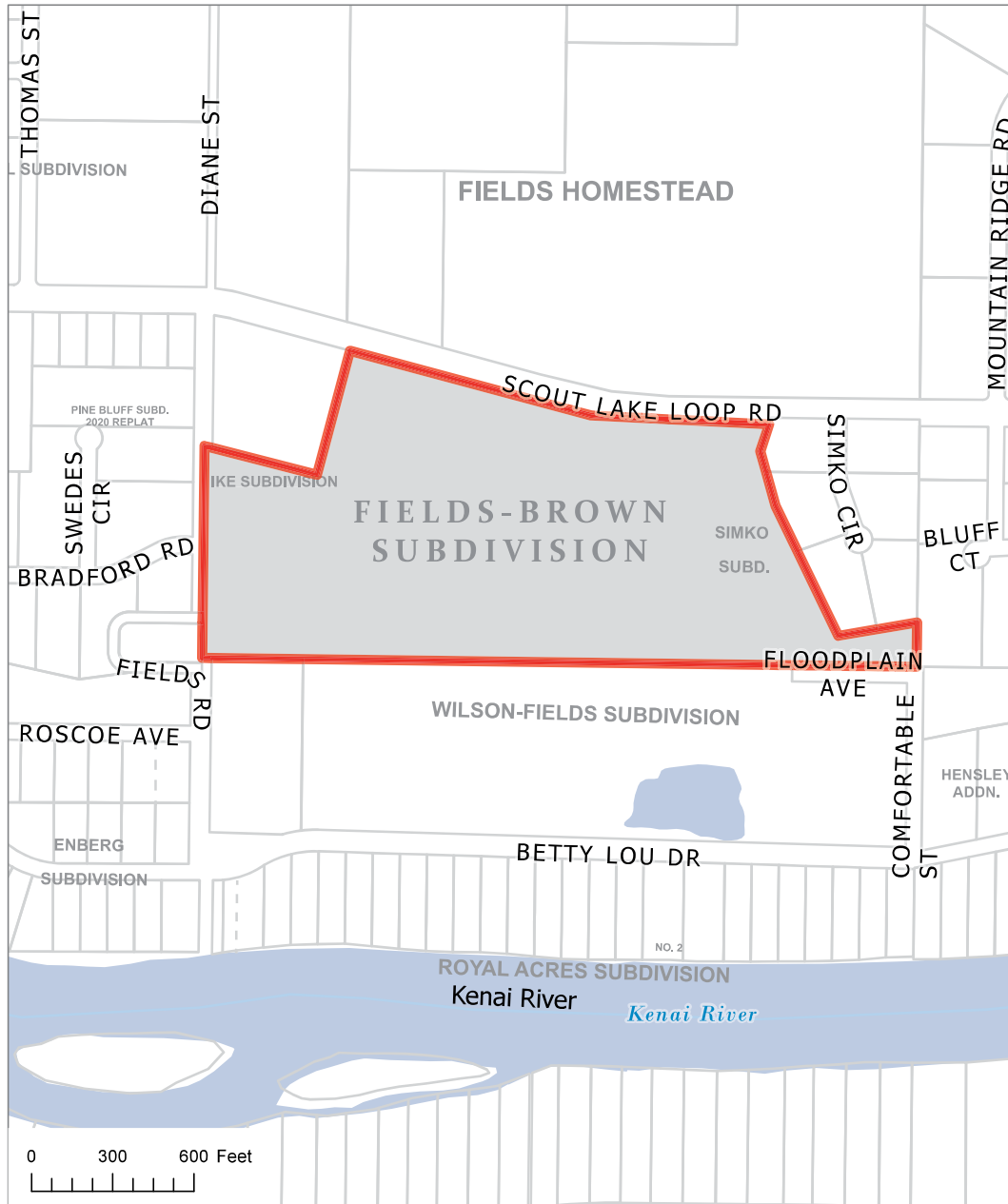
**Staff recommends** the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 1 Plat

E1. Fields-Brown Subdivision

## **E. NEW BUSINESS**

- 1. Fields-Brown Subdivision; KPB File 2025-113**  
**Peninsula Surveying / Fields**  
**Location: Scout Lake Loop Road & Fields Road**  
**Sterling Area**



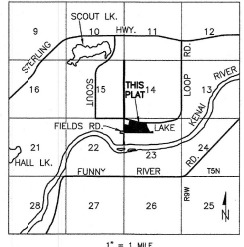
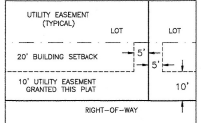
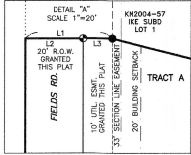
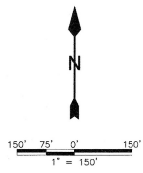
KPB File 2025-113  
T 05N R 09W S23  
Sterling



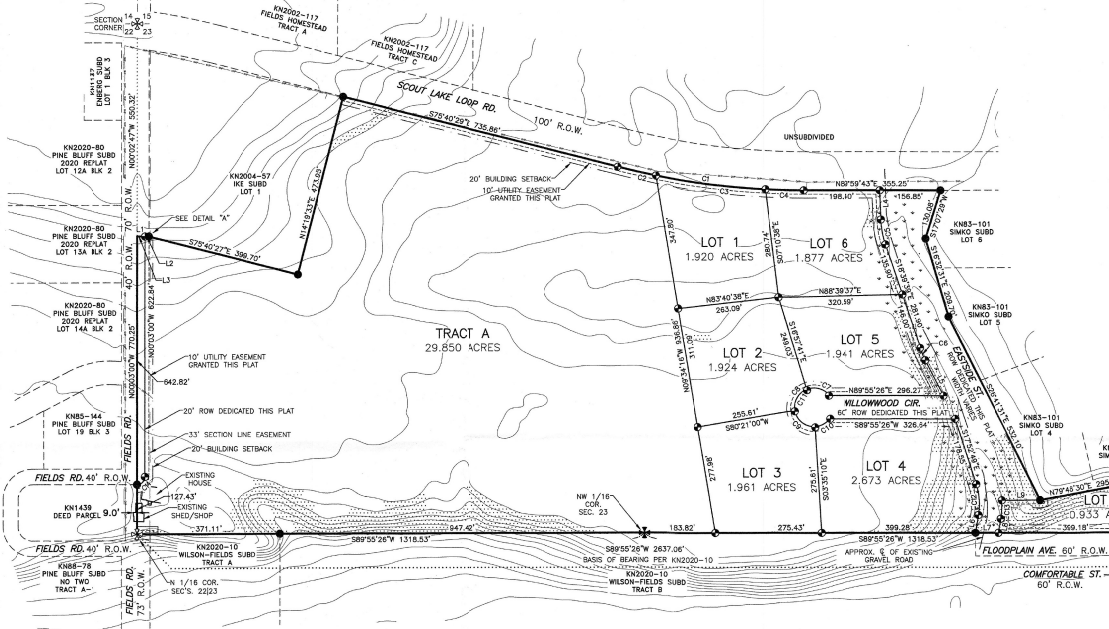


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





- NOTES**
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  3. 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.
  4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
  5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  6. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
  7. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED 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 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
  8. SUBJECT TO A GENERAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY PER BOOK 5, PAGE 100, KENAI RECORDING DISTRICT, RECORDED ON DECEMBER 11, 1959, WITH NO DEFINITE LOCATION DISCLOSED.
  9. SUBJECT TO A PRIVATE NON-EXCLUSIVE EASEMENT GRANTED TO SEMCO ENERGY, INC., FORMERLY ENSTAR NATURAL GAS COMPANY, A DIVISION OF SEMCO, TO INSTALL AND SURVEY A NATURAL GAS PIPELINE WITHIN SECTION 23 AND 24, T5N, R5W, S4M, PER INSTRUMENT SERIAL NUMBER 2023-020836-0, RECORDED APRIL 25, 2023, KENAI RECORDING DISTRICT.
  11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0290F, EFFECTIVE 2/28/2025 FOR INFORMATION ON FLOODPLAIN ZONES X-1.
  12. THE CENTERLINE OF SCOUT LAKE ROAD WAS AS-BUILT AND DIMENSIONED PER KN2002-117 AND WILL BE HELD BASED ON FIELD SURVEY VERIFICATION.
  13. KPB GIS SHOWS NO ANAEROBIC WATERS.
  14. CONTOUR ARE 5 FOOT INTERVALS EXPORTED FROM KPB GIS DATA.
  15. DIMENSIONS SHOWN ARE BEST FIT FROM REFERENCE PLATS AND ARE TO BE UPDATED FOLLOWING FIELD SURVEY.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE PUBLIC SHOWN.

CHRISTOPHER J. BROWN, ATTORNEY-IN-FACT FOR  
IKE S. FIELDS  
36764 FIELDS RD.  
STERLING, AK 99672

**NOTARY ACKNOWLEDGMENT**

FOR:  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR:  
MY COMMISSION EXPIRES: \_\_\_\_\_

**WASTEWATER DISPOSAL**

TBD

TRACT A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.04C.

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	487.81'	1950.00'	014°19'59"	S82°50'27"E	486.54'
C2	102.28'	1950.00'	003°00'20"	S77°10'37"E	102.28'
C3	286.70'	1950.00'	008°25'26"	S82°53'30"E	286.44'
C4	98.83'	1950.00'	002°54'13"	S88°33'20"E	98.81'
C7	65.65'	50.00'	075°14'03"	S74°33'47"W	61.04'
C8	67.81'	50.00'	077°28'11"	S29°05'05"W	62.57'
C9	73.25'	50.00'	083°56'09"	S51°37'05"E	66.87'
C10	43.30'	50.00'	049°37'13"	S61°36'14"E	41.96'
C11	249.81'	50.00'	286°15'37"	S00°04'34"E	60.00'
C12	79.90'	170.00'	026°55'39"	S04°07'58"E	79.16'
C13	47.78'	230.00'	011°54'05"	S03°22'48"E	47.69'
C14	31.40'	20.00'	089°57'29"	S44°58'16"E	28.27'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N89°57'00"E
L2	10.00'	N89°57'00"E
L3	20.00'	N89°57'00"E
L6	46.66'	S09°19'51"W
L7	60.82'	S89°55'26"W
L8	36.72'	N09°19'51"E
L9	98.63'	N89°47'18"E

- LEGEND**
- RECORD PRIMARY MONUMENT
  - PRIMARY MONUMENT TO SET
  - RECORD SECONDARY MONUMENT
  - TO SET RPC ON 5/8" X 3/8" REBAR BY LS14488
  - (R1) RECORD DATA PER KN2020-10
  - (R2) RECORD DATA PER KN2002-117
  - (R3) RECORD DATA PER KN2004-57
  - (R4) RECORD DATA PER KN83-101

- RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA



KPB FILE NUMBER: 2025-XXXX

**PENINSULA SURVEYING, LLC**  
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639  
(907)306-7065

PLAT OF  
**FIELDS-BROWN SUBDIVISION**

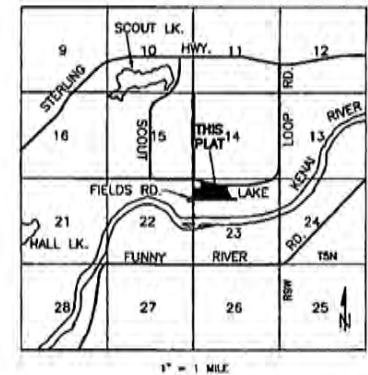
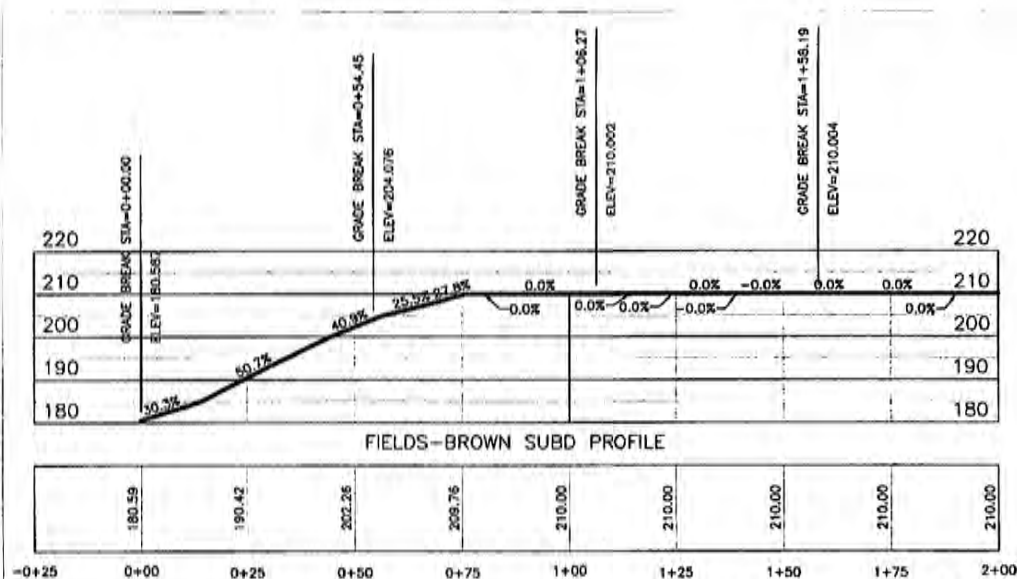
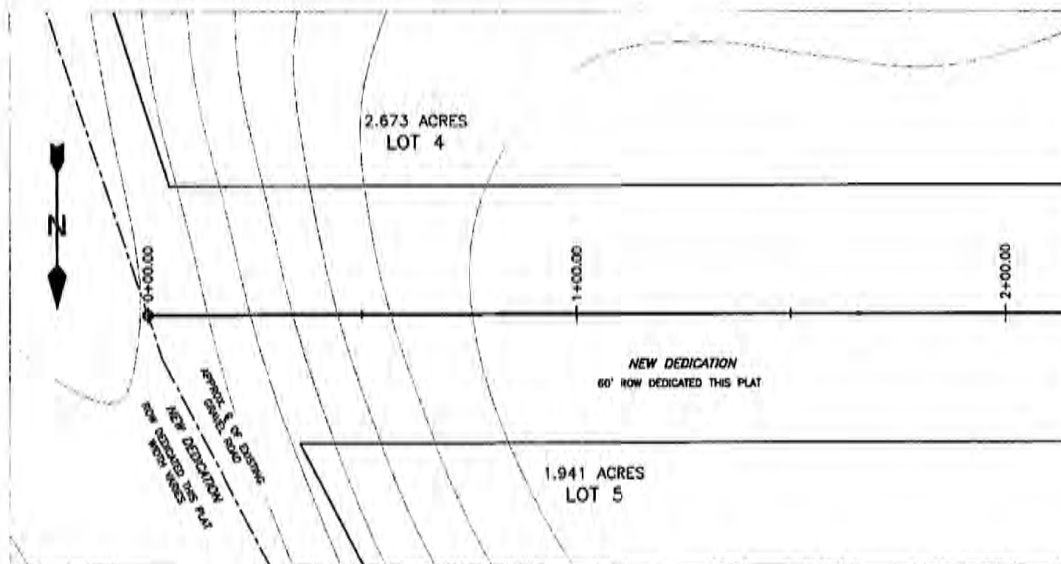
A SUBDIVISION OF  
THAT PORTION OF THE N1/2, NW1/4, N SEC. 23, T5N, R5W, S4M, LYING SOUTH OF SCOUT LAKE LOOP ROAD, EXCEPT THEREFROM THAT PORTION WHICH WAS CONVEYED BY WARRANTY DEED RECORDED ON JANUARY 28, 1975 IN BOOK 6 OF PAGE 248, FURTHER EXCEPTING THEREFROM ANY PORTION LYING IN THE ICE SUBDIVISION, ACCORDING TO PLAT KN2004-57, LOCATED WITHIN  
NW1/4 SEC. 23, T5N, R5W, S4M,  
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
CONTAINING 46.298 ACRES

OWNERS: IKE S. FIELDS  
36764 FIELDS RD.  
STERLING, AK 99672

SCALE: 1" = 150'  
DRAWN: BLT  
CHECKED: JLS

DATE: JULY 30, 2025  
SHEET: 1 OF 1

**KPB 2025-113**



<b>PENINSULA SURVEYING, LLC</b> 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065		
PLAT OF <b>FIELDS-BROWN SUBDIVISION</b>		
A PROFILE OF A PORTION OF THE NEW CUL-DE-SAC DEDICATION		
LOCATED WITHIN NW1/4 SEC. 23, T5N, R5W, S.M. KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 46.296 M/L ACRES		
OWNERS: IKE S. FIELDS 36764 FIELDS RD. STERLING, AK 99672		
SCALE: 1" = 20'	DATE: JULY 10, 2024	
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
Fields-Brown Subdivision**

<b>KPB File No.</b>	2025-113
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	Ike S. Fields of Sterling, Alaska
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Scout Lake Loop Road, Fields Road, Floodplain Avenue

<b>Parent Parcel No.:</b>	063-830-08
<b>Legal Description:</b>	T 5N R 9W Sec 23 Seward Meridian KN That Portion Of N1/2 NW1/4 Lying South Of Scout Lake Loop Road Excluding That Parcel As Per Wd 82 @ 249 & Excluding Ike Sub
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170, 20.30.030(A)

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 46.5-acre parcel into eight parcels ranging in size from 0.933-acres to 29.85-acres and includes right-of-way dedications.

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

The plat is located on the south side of Scout Lake Loop Road between Fields Rd and Simko Cir.

Legal access to the plat is by Scout Lake Loop Road to the north, a 100-foot state-maintained road, Fields Road to the west and proposed Eastside Steet and Willowwood Circle to the east, connecting to Floodplain Avenue to the south.

Fields Road to the west varies in width. Portions of the road have been dedicated from previous adjacent plats and the horse-shoe section in the southwest is a public road easement. The proposed plat is dedicating 20-feet to the east portion of Fields Road. Ike Subdivision to the north of this plat on the east side of Fields Road, dedicated 30'. **Staff recommends** the dedication width of Fields Rd be modified to 30-feet to be more consistent with the existing width of the road coming from the north for a total width of 70 feet. The public access easement should be labeled and better defined on the plat for clarification of ROW. Fields Road Public Road Easement can be found in document 2020-007022-0.

The proposed plat is dedicating Eastside Street on the east side of the plat, appearing to be located along an existing gravel road. The proposed right-of-way varies from approximately 156.85-feet at the north to 60-feet at the south. The approximate centerline of the existing gravel road is labeled on the plat. **Staff recommends** the surveyor locate the centerline of the road and allocate 30-feet to the west of the centerline for the east lot lines of Lots 4, 5 & 6. To the east of the centerline, evaluation of the limits should be considered and extension of the northwest line of Lot 7 north to occupy some of the land. If an additional lot is considered possible a revised plat would need to be resubmitted along with any exception needed. The Road Department Director is concerned with the road being off center to the area of the right-of-way, staff recommends the surveyor consider the previous recommendation or offer another.



Floodplain Avenue and Comfortable Street are both 60-foot dedicated roads, currently unmaintained. The adjacent plat to the south dedicated 60 feet to Floodplain Avenue. No further dedication is required from the proposed plat for Floodplain Ave, even though there was concern from the Roads Department Director Dil Uhlin.

Willowwood Circle is proposed to be dedicated by this plat, providing access to proposed Lots 2 through 5. The Roads Director is concerned with the design o Willowwood Circle. The entrance portion of the road exceeds the 4% grade limit within the first 100 feet of the intersection per KPB Code 14.06.160(A). Staff recommends the surveyor reconsider the location of the of the cul-de-sac for better slope grades at the entrance.

Bradford Rd coming from the west to Field Rd should be continued into the plat as per KPB 20.30.030(A). the surveyor has requested an exception to KPB 20.30.030(A).

The Addressing Officer has denied the proposed street names of Willowwood Cir and Eastside St, as they both contain words from the prohibited list and the cul-de-sac suffix should be "Court." **Staff recommends** the surveyor and owner coordinate with the Addressing Officer, Rhealyn Pace, and determine appropriate road name.

To help reduce driveway entrance / exit traffic along Scout Lake Loop Road, **Staff recommends** a plat note be added stating Lot 6 should have interior access only,

Block length is defined by Scout Lake Loop to the north, proposed East Side Street and Willowwood Circle to the east, Floodplain Avenue and Comfortable Street to the southeast, Betty Lou Drive to the south, and Fields Road to the west. Block length is non-compliant along the east and north exceeding the allowable distance by code. An exception request has been

A 66-foot section line easement is located on the west with 33-feet on either side of the section line. **Staff recommends** the surveyor continue the label for the section line easement to the north and south.

*PER DOT:* The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: Flood Plain Ave. ROW should be dedicated on the South East portion of the property. The Eastside St. ROW dedication exceeds the 60 ROW standard and would leave the existing road traveling surface off center to the ROW. The Fields Rd. ROW on the east side of the property should be dedicated. There are structures in what would be the dedicated ROW. The grades on Willowwood Cir are too steep and need to be addressed. KPB Code14.06.160(A) grade can be "no more than four percent within 100 feet of any intersection.
SOA DOT comments	No Response

#### **Site Investigation:**

According to KPB GIS Imagery, a fence and possible structure encroach into the dedication of Fields Road. **Staff recommends** the surveyor confirm the location of improvements. If encroaching into the proposed dedication, evidence of removal of the encroachments into the dedication will need to be provided prior to finalization and recording of the plat. if not encroached in to the dedication, an exception to KPB 20.30.240 Building Setbacks will need to be requested or a Building Setback Permit submitted.

There also appears to be structures shown on the drawing in the southwest crossing the property line into the adjacent land. The purchaser of Tract A has spoken to staff about the issue and the current owner of the adjacent land is going to provide an easement permitting the structures to remain as located and have a buffer area around

them for maintenance. He plans to purchase the adjacent land and combine it with Tract A at that time. **Staff recommends** the easement for the structures be filed prior to finalization of the plat and be shown and noted on the drawing.

KPB GIS Imagery KWF Wetlands Assessment layer shows a riverine running north to south on the easterly boundary of the subdivision. The riverine has been added to the preliminary plat as identified in the legend.

KPB GIS Imagery contours shows steep slopes exceeding 20% located primarily on the south and east. Contours at 5-foot intervals have been included on the preliminary plat with slopes greater than 20% represented in the legend. **Staff recommends** it is the surveyor's discretion to remove the contours from the final plat per KPB 20.60.010.

The proposed plat is affected by Flood Zone X-Unshaded per the River Center Reviewer. The proper flood hazard notice and FIRM panel has been included on the plat denoted as plat note number 11.

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

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: This is within non-regulatory floodplain X-Unshaded, an area of minimal flood hazard. No depiction required. Code required plat note should be present.</p> <p>Flood Zone: X (unshaded)  Map Panel: 02122C-0290F  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	No Response

### **Staff Analysis**

Originally, the land was an aliquot section of the NW1/4 of Section 23, Township 5 North, Range 9 West, Seward Meridian, Alaska. The proposed plat is the first subdivision and will subdivide the land into seven Lots, one Tract, and dedicate two roads and a portion of Fields Road.

A soils report will be required and an engineer will sign the final plat for Lots 1-7 as the new lots are less than 200,000 sq ft. A soils report will not be required for Tract A as the lot is greater than 200,000 sq ft. **Staff recommends** the Wastewater Disposal Note be modified to the correct KPB note after soils report has been completed.

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.

The property is not within an advisory planning commission.

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

### **Utility Easements**

A right-of-way easement was granted to Homer Electric Association, Inc., by Book 5, Page 100, KRD. This easement is denoted as plat note number 8.

A private non-exclusive easement was granted to Semco Energy Inc., formerly Enstar Natural Gas Company, A division of Semco, to install and survey a natural gas pipeline easement by serial number 2023-002636-0, KRD and is denoted as plat note number 9.

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.

A 10-foot utility easement adjacent to right of ways and increasing to 20-feet within side lot lines is being granted by this plat. The utility easement is shown on the plat and the proper plat note is denoted.

### **Utility provider review:**

HEA	No comment
ENSTAR	No comment or recommendation
ACS	No Objections
GCI	Approved as shown

### **KPB department / agency review:**

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 36764 FIELDS RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: FIELDS RD, SCOUT LAKE LOOP RD, BRADFORD RD, FLOOD PLAIN AVE, COMFORTABLE ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied: EASTSIDE ST, WILLOWWOOD CIR. BOTH NAMES CONTAIN WORDS FROM PROHIBITED LIST. CUL DE SAC SUFFIX WILL BE COURT.</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p>

	Prior Existing Use PEU Recognized Date: 3/16/2001 Material Site Comments: PEU1996-008 is directly North of the subject parcel and separated by Scout Lake Loop Road.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

- Modify the KPB File Number to 2025-113.
- Modify Plat Note numbering starting at 11 and on should be reduced one number
- Remove plat notes number 14 and 15 from the final plat.

#### **PLAT NOTES TO ADD**

- 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 (KPB 14.06).
- 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.

### **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.

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:**

Increase 20' ROW dedication for Fields Rd to 30'

- 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:**

- Label ROW name and width to the west, Bradford Road 60'
- Modify label for Fields Road label adjacent to K1439 to a public road easement with document number 2020-007022-0

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

**Staff recommendation:**

- KPB GIS imagery shows a fence and possible structure located in the proposed 30-foot dedication of Fields Road. Confirmation of the removal of the encroachments will need to be provided.

### **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.*

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

**Staff recommendation:** Add dedication of ROW's

20.60.190. Certificates, statements, and signatures required.

A. Certificate of ownership, dedication, and acknowledgment.

1. All parties having an interest of record in land being subdivided shall sign a certificate of ownership and dedication printed on the plat, affixed thereto, or by separate affidavit. If such title interest is vested in other than named individuals, including but not limited to corporations, partnerships, limited liability companies, trusts or homeowner's associations, the certificate shall be signed and acknowledged by an individual(s) under written authority granted by its board of directors or shown by official documentation appropriate to the entity. Documentation of such authority shall be submitted with the final plat.

**Staff recommendation:** The submitted limited POA is not sufficient to sign the final plat. The owner must sign the plat as shown on the KPB records and the certificate to plat.

7. Certificate of Acceptance

**Staff recommendation:** Add the Certificate of Acceptance identifying all dedications on final plat submittal.

C. Statement of Plat Approval

**Staff recommendation:** Modify the Plat Approval to reflect correct KPB code and include meeting date.

#### **EXCEPTIONS REQUESTED:**

##### **A. KPB 20.30.030(A) – Proposed Street Layout, KPB 20.30.170 Block – length requirements**

###### Surveyor's Discussion:

Extension of Bradford Road.

Proposed Tract A exceed block length requirements

The justification and findings are similar for the exception request for the two code elements listed.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Proposed Tract A is a 29.9 acres hay field.
2. An extension of Bradford Road is unlikely to constructed.
3. Future development and subdivision of proposed Tract A would allow for an extension of Bradford Road.
4. Adequate block lengths for Tract a could be met during future plat actions.
5. Access to the lots to the south is provided by Fields Road and Betty Lou Drive.
6. Access to the proposed lots along the east side of the plat will be provided by a new ROW dedication, as well as Scout Lake Loop Rd.

###### Staff Discussion:

##### **20.30.030. - Proposed street layout—Requirements.**

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

**20.30.170. - Blocks—Length requirements.**

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

Staff Findings.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown  
**Findings 1-3 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1 & 2 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 5 & 6 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

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

**NOTE: KPB 20.25.120. - REVIEW AND APPEAL.**

**IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A**

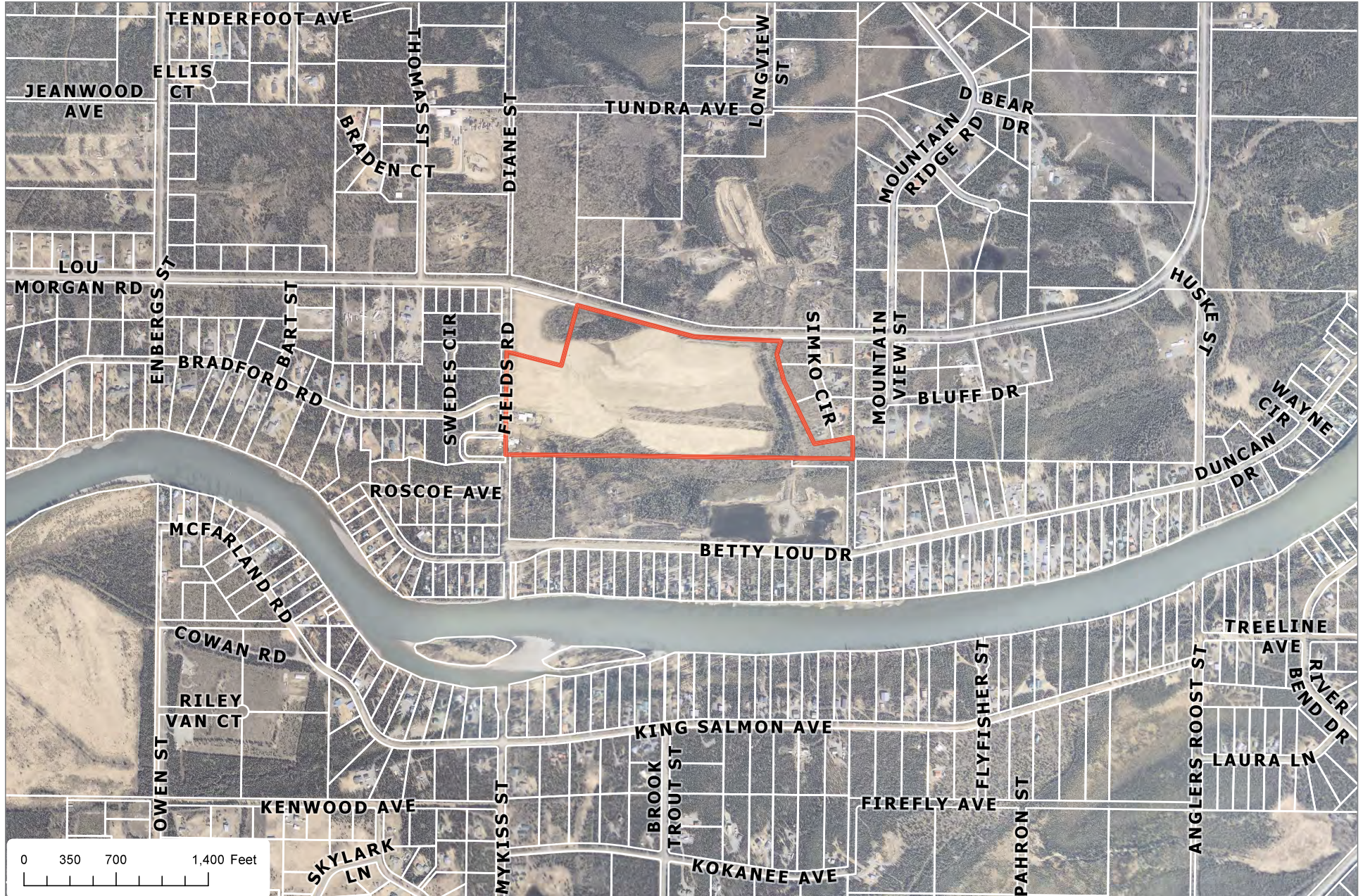
DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

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

END OF STAFF REPORT

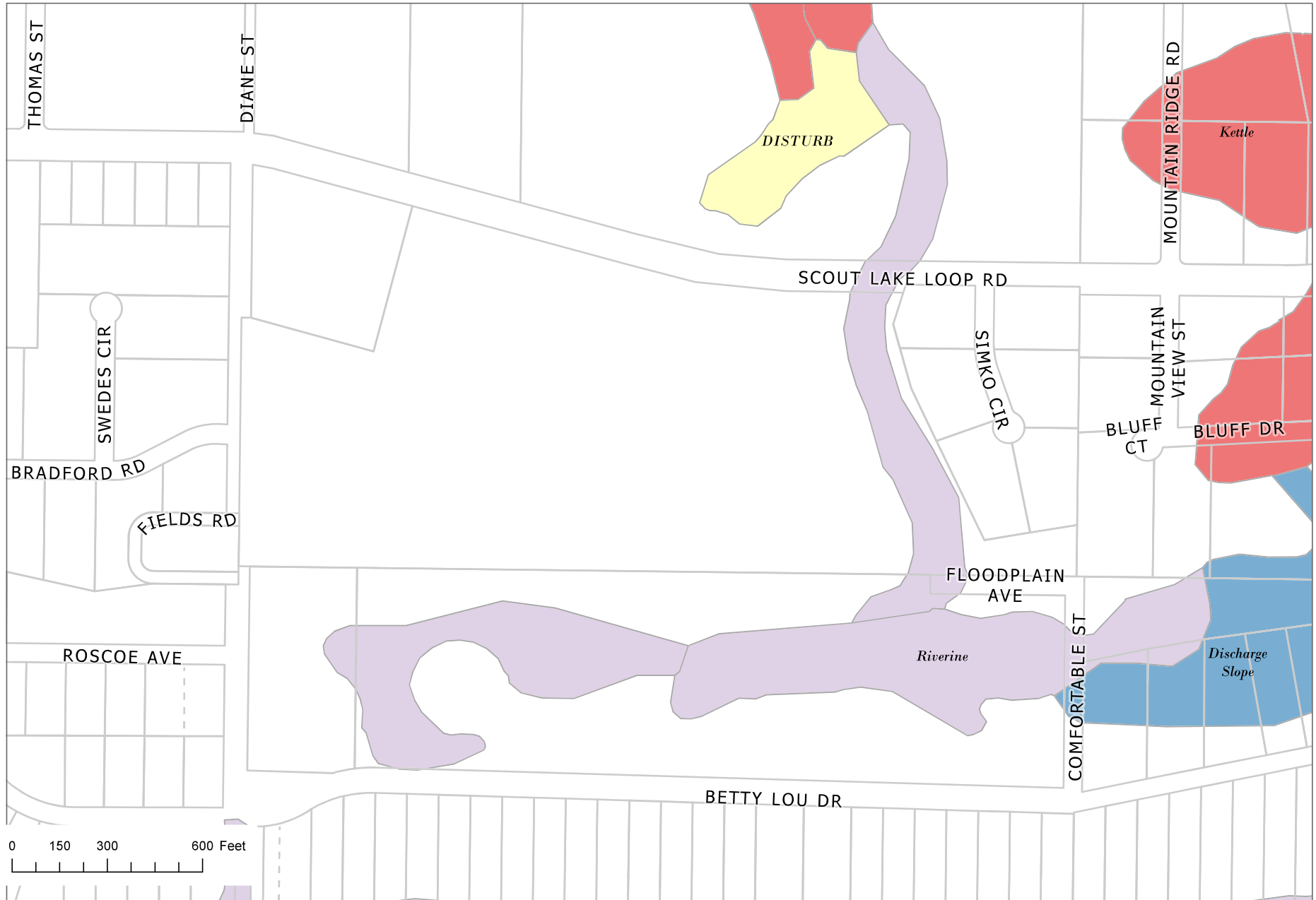
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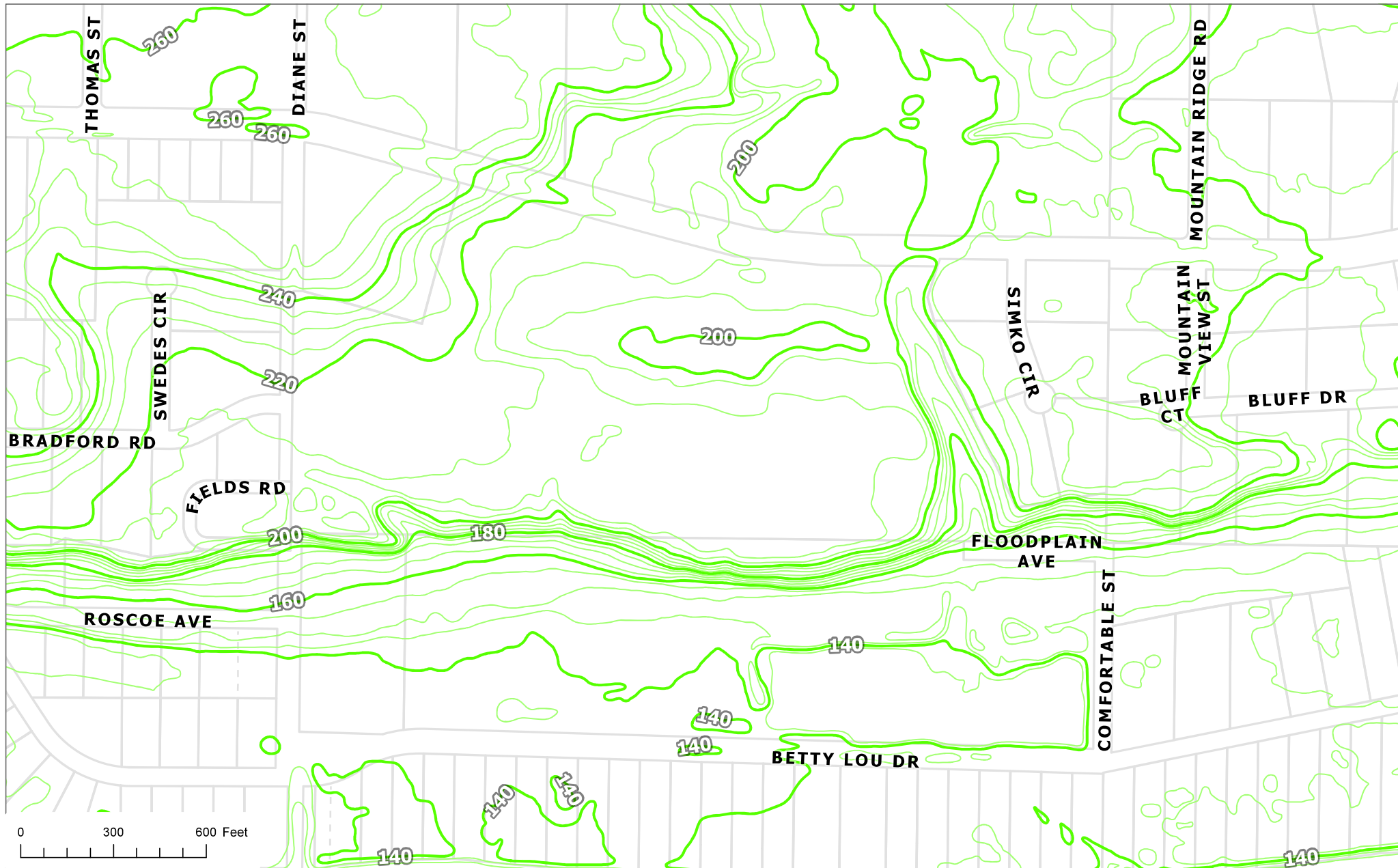


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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### **PUBLIC ROAD EASEMENT**

The Grantor, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 N. Binkley Street, Soldotna, Alaska 99669, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the general public an easement for a public road upon, over and across the following described land owned by Grantor within the Kenai Recording District, Third Judicial District, State of Alaska, to wit:

A parcel of land located within the NE1/4NE1/4 & Government Lot 6, Section 22, Township 05 North, Range 09 West, Seward Meridian, depicted on "V. Enberg Property", Plat K-1439, Kenai Recording District

**LOCATION OF THE EASEMENT.** Said easement is a forty (40) foot wide strip of land being twenty (20) feet on each side of the centerline described as:

Beginning at the section corner common to Sections 14, 15, 22, and 23, thence S 0°02'30" E, 1,173.39 feet to a point on the section line common to Sections 22 and 23, said point being the True Point of Beginning; thence west 269.80 feet to a point of curvature; thence from a tangent line bearing west, southwesterly 89.96 feet along a curve concave to the southeast, having a radius of 57.30 feet and a delta angle of 90°; thence south 69.90 feet to a point of curvature; thence from a tangent line bearing south, southeasterly 89.96 feet along a curve concave to the northeast having a radius of 57.30 feet, and a delta angle of 90°; thence East 269.80 feet to a point on the section line common to sections 22 and 23, said point being the terminus of easement.

The side lines of said easement to be shortened or lengthened to terminate on the north-south section line common to Sections 22 and 23.

**PURPOSE.** The general public shall have the right to use the easement for uses consistent with a public road.

KPB – Public Road Easement  
Fields Road



GRANTOR'S RIGHT TO USE. The Grantor reserves the right to alter the alignment of the road and retains the right without obligation to construct, improve and maintain the road and permit activities within the easement.

TERMINATION. This easement shall terminate at such time as is dedicated which serves the intended purpose as this public road easement.



KENAI PENINSULA BOROUGH

A handwritten signature in black ink, appearing to be "Charlie Pierce".

Charlie Pierce, Borough Mayor

ATTEST:

A handwritten signature in black ink, appearing to be "John Blankenship".  
John Blankenship  
Borough Clerk

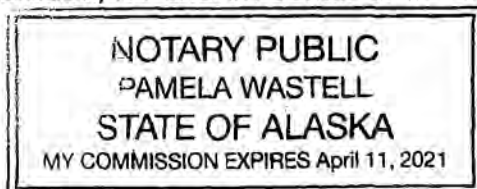
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY BY:

A handwritten signature in black ink, appearing to be "Sean Kelley".  
Sean Kelley  
Deputy Borough Attorney

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA            )  
  ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2020, by Charlie Pierce, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for and on behalf of the corporation.

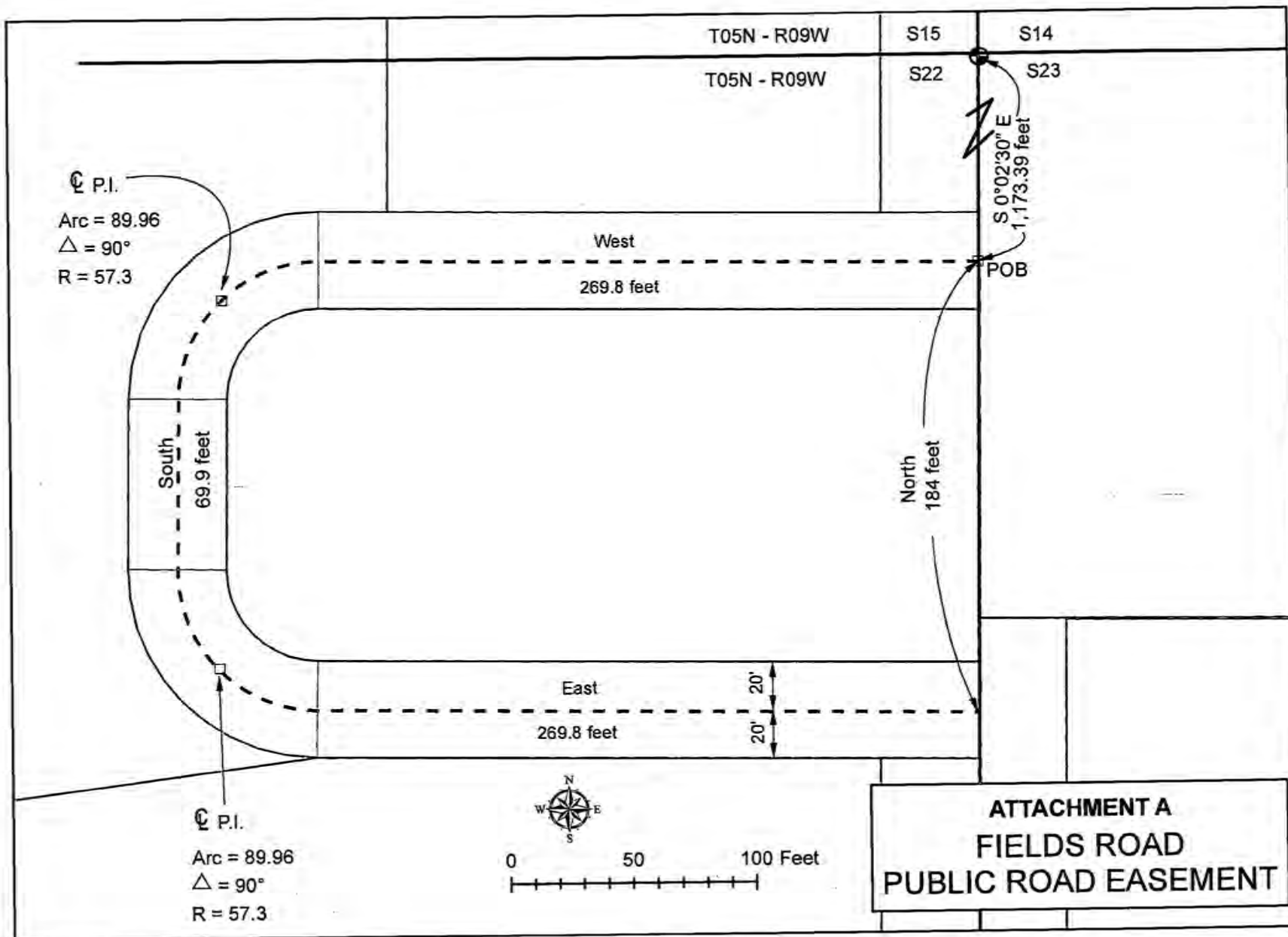
A handwritten signature in black ink, appearing to be "Pamela Wastell".  
Notary Public for the State of Alaska  
My Commission Expires: 4-11-2021

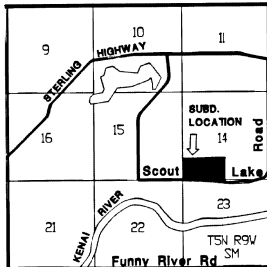
Record in the Kenai Recording District

Return to:  
KPB Land Management Division  
144 N. Binkley Street  
Soldotna, AK 9966

KPB – Public Road Easement  
Fields Road







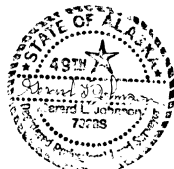
VICINITY 1" = 1 mile MAP

# FIELDS HOMESTEAD

Located in the SW 1/4 Section 14 & the NW 1/4 Section 23.  
TSN R9W SM, Alaska  
Kenai Recording District KPB File 2001-076

Prepared for  
Sam Fields  
PO Box 1218  
Sterling, AK 99672

Prepared by  
Johnson Surveying  
Box 27  
Clam Gulch, AK 99568



SCALE 1" = 200' AREA = 44.354 acres  
23 April, 2001

## LEGEND

- ✱ - 1939 USGLD Brass cap monument, found
- ⊕ - 3/8" alcap monument, 610-S, 1977, found
- ⊕ - 3/8" alcap monument, 6101-S, 1999, found
- ⊕ - 1/2"x 4' rebar with 1" plastic cap, set
- ⊕ - 3/8" brass cap monument, 3932-S, 1979, found
- - 1/2" rebar lot corner, found
- sw - Indicates swamp
- ( ) - Indicates record information, source as shown

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 29 May, 2001

KENAI PENINSULA BOROUGH

By: Mary Ann Real 12/17/2002  
Authorized Official Date

## WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or a nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Dept of Environmental Conservation

## NOTES

- 1 A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines
- 2 No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement
- 3 No access to State maintained ROW's permitted unless approved by State of Alaska Dept of Transportation
- 4 Roads must meet the design and construction standards established by the Borough in order to be considered for inclusion in the road maintenance program
- 5 Scout Lake Loop Road ROW design was determined from an as-built survey of the existing road

## OWNERSHIP CERTIFICATE & 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 ROW's to public use and grant all easements to the use shown

Samson Fields  
Samson Fields, PO Box 1218 Sterling, AK 99672  
AKA SAM FIELDS  
Villa Ann Gillis  
Villa Ann Gillis 500 North Sara Road Tuttle, OK 73084  
Thomas A Fields  
Thomas A Fields 550 Goldfish Farm Road Albany, OR 97321

## NOTARY'S ACKNOWLEDGEMENT

For Samson Fields  
Subscribed and sworn to before me this 25  
day of April, 2002

Donna L. Lusk  
Notary Public for Alaska  
My commission expires 2-19-08

## NOTARY'S ACKNOWLEDGEMENT

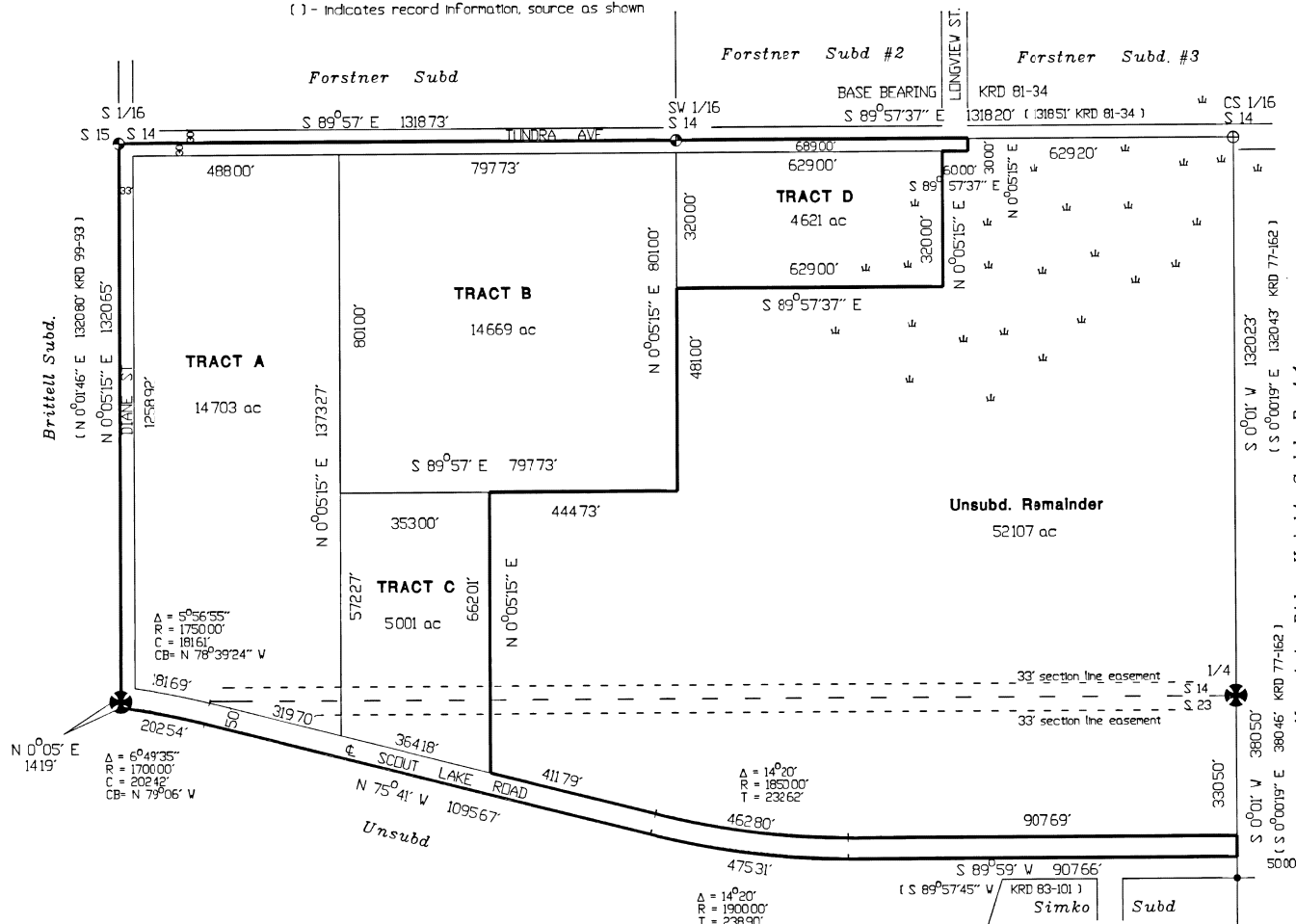
For Villa Ann Gillis  
Subscribed and sworn to before me this 30  
day of May, 2002

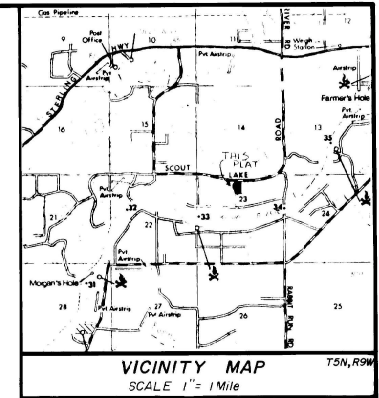
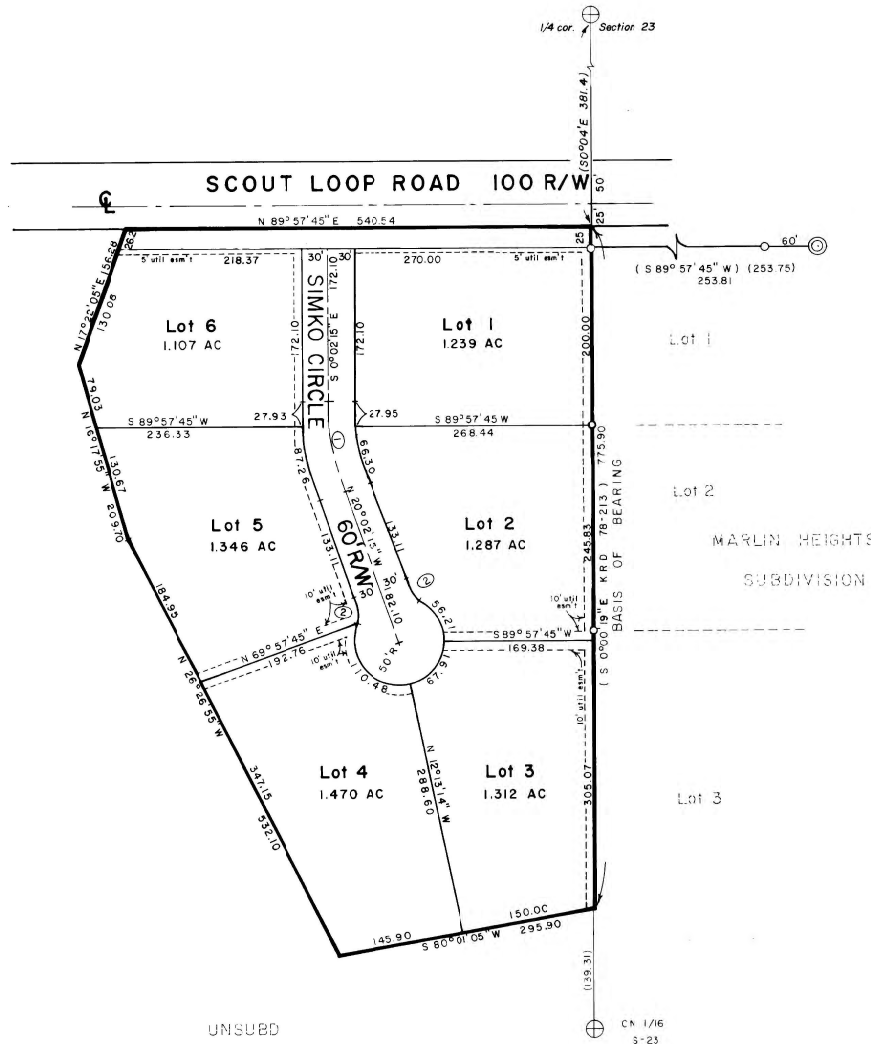
Mary Ann Real  
Notary Public for Oklahoma  
My commission expires Aug 19, 2004  
# 7168

## NOTARY'S ACKNOWLEDGEMENT

For Thomas A Fields  
Subscribed and sworn to before me this 30  
day of April, 2002

Teressa L. Freiborg  
Notary Public for Oregon  
My commission expires Aug 12, 2002





# LEGEND

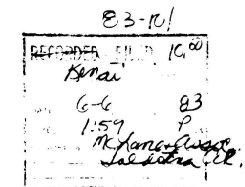
- ⊕ Monument of record not recovered
- Found 1/2" rebar
- ⊥ Set 1/2" 24" rebar
- ( ) Indicates datum of record
- ⊙ Found 1 1/2" (or 2") aluminum cap

# NOTES

Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of IBAAC 70, IBAAC 72 and IBAAC 80.

Direct access to Scout Loop Road is prohibited from any lot.

Building set back—A building set back of 20 ft. is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.



# NOTARY'S ACKNOWLEDGEMENT

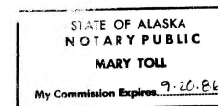
For Edward M. & Evelyn M. Simko

Subscribed and sworn before me this

13th day of September, 1982

My commission expires 7-10-86

Notary Public for Alaska



CURVE DATA				
CURVE	Δ	RAD.	ARC	TANGENT
①	20°00'00"	300.00	144.72	52.90
②	44°24'55"	20.00	15.50	8.16

# PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of September 13, 1982.

Kenai Peninsula Borough

By *Stan A. McLane*  
Authorized Official

# 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.

*Edward M. Simko*  
Edward M. Simko

*Evelyn M. Simko*  
Evelyn M. Simko

# SIMKO SUBDIVISION

Edward M. Simko owner  
P.O. Box 576  
Sterling, Alaska 99672

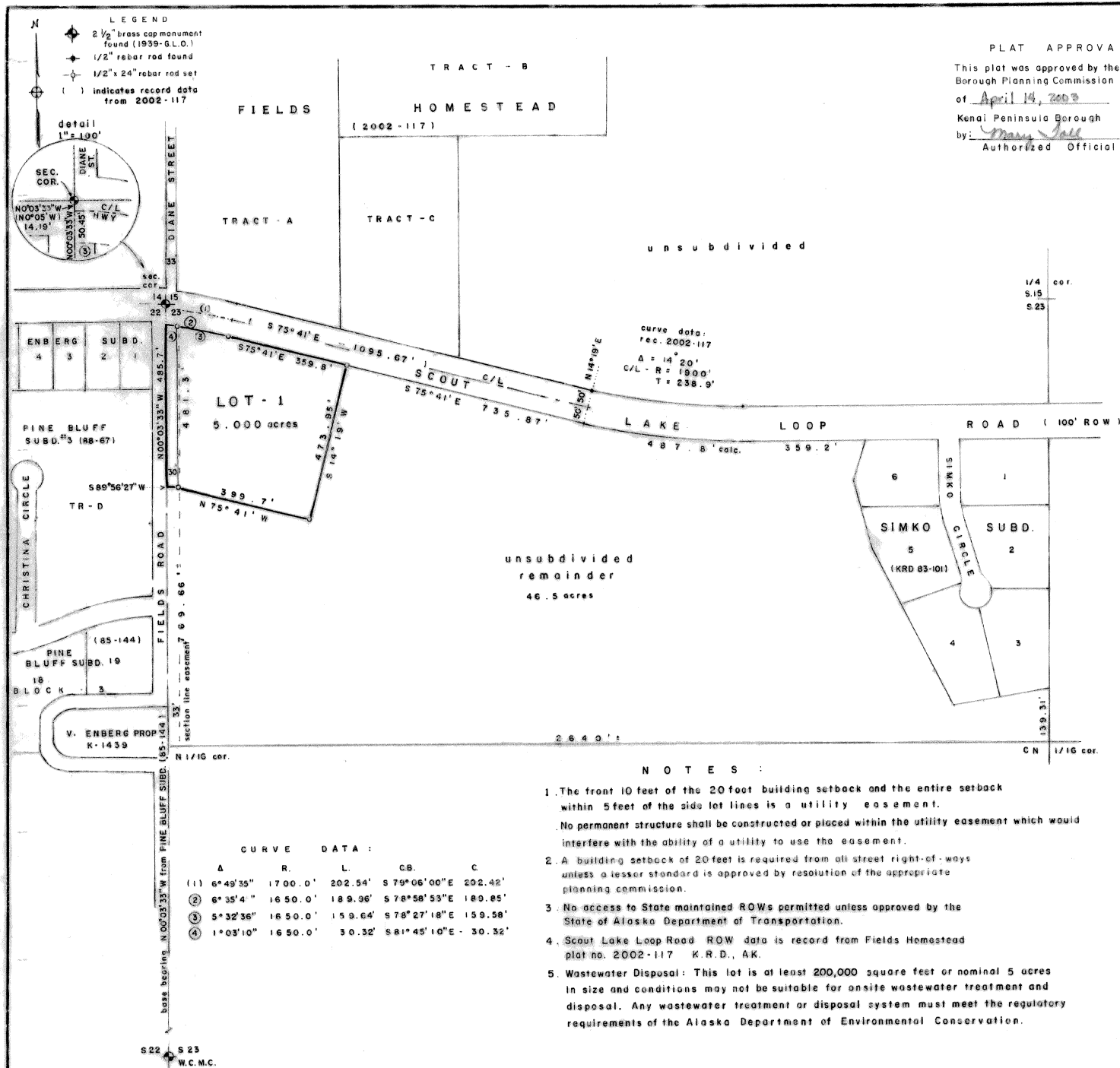
# LOCATION

8.822 ACRES SITUATED IN THE E 1/2 NE 1/4 NW 1/4 SECTION 23, T5N, R9W, S.M., AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE AND ASSOCIATES, INC.  
Soldotna, AK 99669

DATE OF SURVEY 5-2-83	SCALE 1" = 100'	BK. NO. 83-06
--------------------------	--------------------	------------------

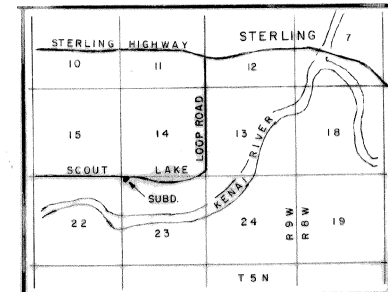




**PLAT APPROVAL:**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 14, 2003

Kenai Peninsula Borough  
by: Mary J. Jell  
Authorized Official



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision, and by my free consent dedicate all right-of-ways to public use and grant all easements to the use shown.

for: Ike S. Fields  
Ike S. Fields  
35799 Scout Lake Loop Rd Sterling, AK 99672

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn before me this 17 day of August 2004  
for: Ike S. Fields

Notary Public  
for Alaska  
Rebecca Robinson  
My commission  
expires 8/23/08

**2004-57**  
**KENAI** REC DIST  
Date 9-20-04  
Time 11:07 A.M.  
Requested By Eastham  
Address \_\_\_\_\_



**IKE SUBDIVISION**

Comprised of 5.333 acres in the NW 1/4 NW 1/4, Sec 23 T.5 N., R.9 W., S. M., Kenai Recording District, Alaska and south of Scout Lake Loop R.O.W.

Owner: Ike S. Fields  
35799 Scout Lake Loop Rd, Sterling, AK 99672

Surveyor: Terry T. Eastham R.L.S. 7629  
P.O. Box 2891, Soldotna, AK 99669

Date of Survey July 2003

Scale: 1" = 200' K.P.B. file no. 2003-57



# LEGEND:

- 3 1/8" ALUM CAP MON. 3832/5 1977 FOUND
- 2 1/2" ALUM CAP MON. L5 8888 2020 SET
- 5/8" REBAR IN MONUMENT BOX FOUND
- 5/8" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP L8889 SET
- RECORD DATUM PLAT 73-42 RHD
- RECORD DATUM PLAT K-1137 4 RHD

## CERTIFICATE of OWNERSHIP and DEDICATION

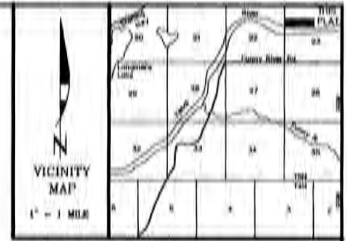
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION AND BY THIS INSTRUMENT DEEDS ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Samson Fields*  
P.O. BOX 1118  
STERLING, ALABAMA 36072

## NOTARY'S ACKNOWLEDGMENT

FOR *Samson Fields*  
ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF SEPTEMBER, 2019.

*Nicole S. Fisher*  
NOTARY PUBLIC FOR ALABAMA  
MY COMMISSION EXPIRES 02/11/2022



North

Lot 4  
KN 83-101

KN 78-213  
Lot 3

KN 2009-42  
Lot 1

KN 2002-31  
Lot B-1 A

KN 1129  
24

Floodplain Ave.  
60' ROW dedication  
by this plat

Boundary of low wet area as defined by  
Recent Watershed Forum mapping.

Comfortable St.  
35' ROW dedication  
by this plat

Line #	Direction	Length
L1	S89°57'00"W	45.77'
L2	S80°28'00"W	40.31'
L3	N89°40'45"E	32.86'
L4	N89°40'45"E	30.05'
L5	S00°16'59"E	80.00'

Approximate boundary of Zone AA  
and Zone C from FEMA Flood panel  
150421-1070A. See note 9.

Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	92°30'00"	258.55'	152.02'	87.96'	51.88'	S75°13'10"E
C2	100°29'59"	446.90'	257.05'	121.81'	135.05'	S78°40'40"W
C3	100°00'18"	446.90'	88.88'	35.05'	49.81'	S77°33'57"W
C4	100°00'50"	446.90'	88.23'	34.60'	49.16'	S85°20'22"W

Betty Lou Dr.

Basis of Bearing  
(N00°00'00"W) 214.96'  
812.97' (821.03')  
S00°03'00"E

KN 1137  
Block 1

3

2

1

Deed

Deed

Deed

Deed

Deed

Deed

Deed

Deed

Deed

Deed

Deed

Deed

Deed

Deed

## NOTES:

- Basis of bearing taken from Royal Acres Subdivision, Plat 73-42, Kanol Recording District.
- Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- A public road easement which affects this plat is recorded as serial number 2017-007009-0. Said easement is being dedicated by this plat.
- An easement for electric lines or system and/or telephone lines granted to Home Electric Association, Inc. is recorded as Book 5 Page 150, Kanol Recording District.
- Exceptions to KPB 20.30.030, Proposed street layout, and KPB 20.30.170, Block length, were granted by the Plat Committee at the meeting of December 16, 2019.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination if applicable.
- Acceptance of this plat by the Kanol Peninsula Borough does not indicate acceptance of any encroachments.
- 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 (KPB 14.06).

- FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kanol Peninsula Borough Planning Commission should be contacted for current information and regulations. Development must comply with Chapter 17.06 of the Kanol Peninsula Borough Code. See FEMA Flood panel 020012-2070A for information on Floodplain Zones AA and C.
- Front 15 feet of the 35 foot building setback and the utility setback within 5 feet of the site lot true to a utility easement, the permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- WATERWAY EASEMENT: These lots are at least 200,000 square feet in number 2 acres in size and therefore may not be suitable for certain waterway treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision. The monuments shown herein actually exist as described, and all dimensions and other data are correct.

Date 9/22/2019

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KANOL PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 16, 2019.

KANOL PENINSULA BOROUGH

*Mayor Brad Wilson*  
AUTHORIZING OFFICIAL

KPB FILE No. 2019-141

## Wilson-Fields Subdivision

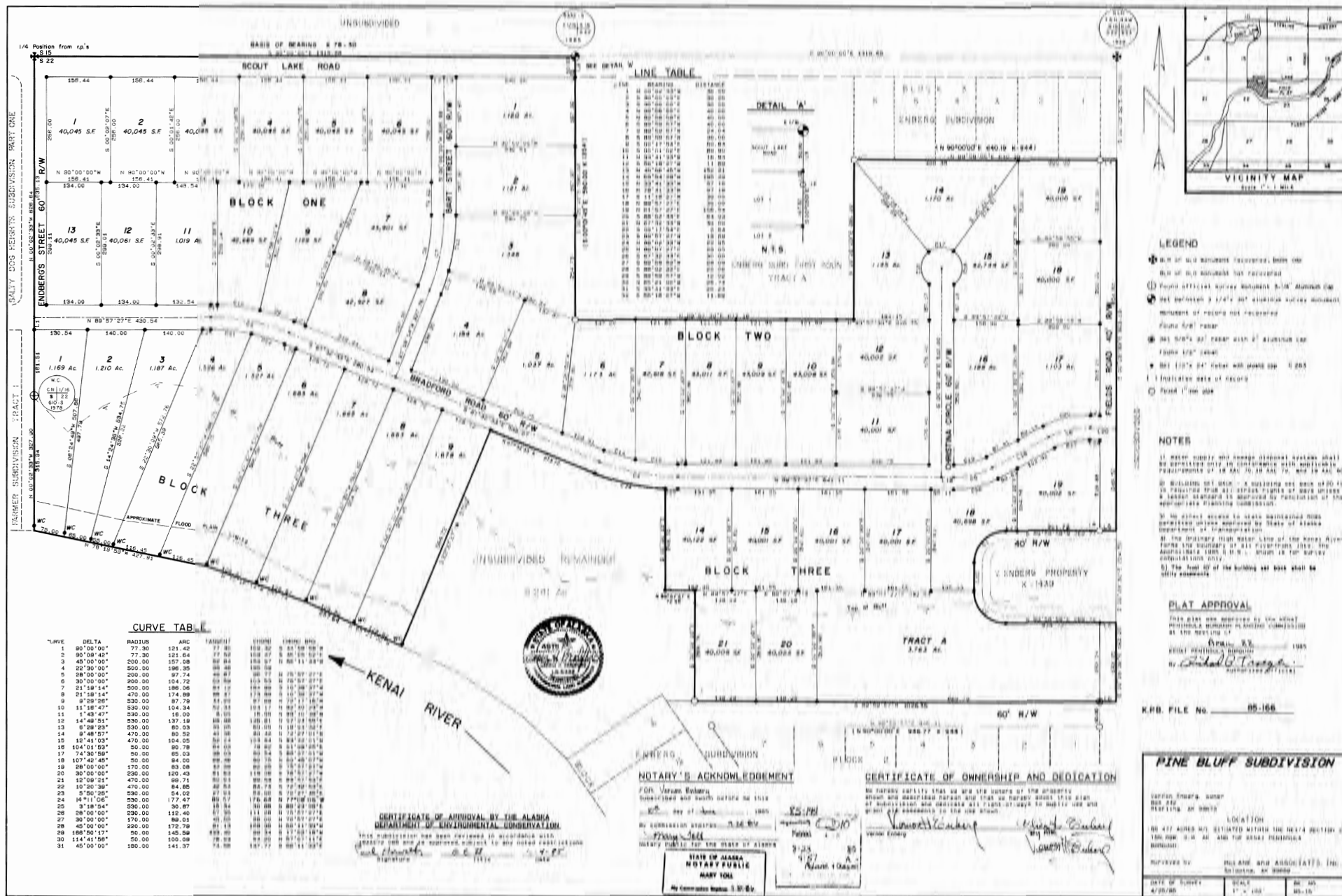
A Resubdivision of Government Lots 1 and 2 Section 28, T5N, R9W, S4E, excepting three from Royal Acres Subdivision, plat 73-42 Kanol Recording District.

Located within the S1/2 NW1/4 Section 25, T5N, R9W, S4E, Kanol Peninsula Borough, Alaska.

Containing 35.624 Ac.

Surveyor <b>Reganar Surveys</b> 30405 Rostand St. Soldotna, AK 99689 (907) 868-0000	Owner <b>Samson Fields</b> P.O. Box 1210 Sterling, AK 99672
JOB NO. 10310	DRAWN: 2-20-2020
SURVEYED: Nov. 2019	SCALE: 1"=100'
FIELD BOOK: 19-4	SHEET: 1 of 1

Page 1/2





## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/4/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into eight parcels.

KPB File No. 2025-113

Petitioner(s) / Land Owner(s): Ike S. Fields of Sterling, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 25, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

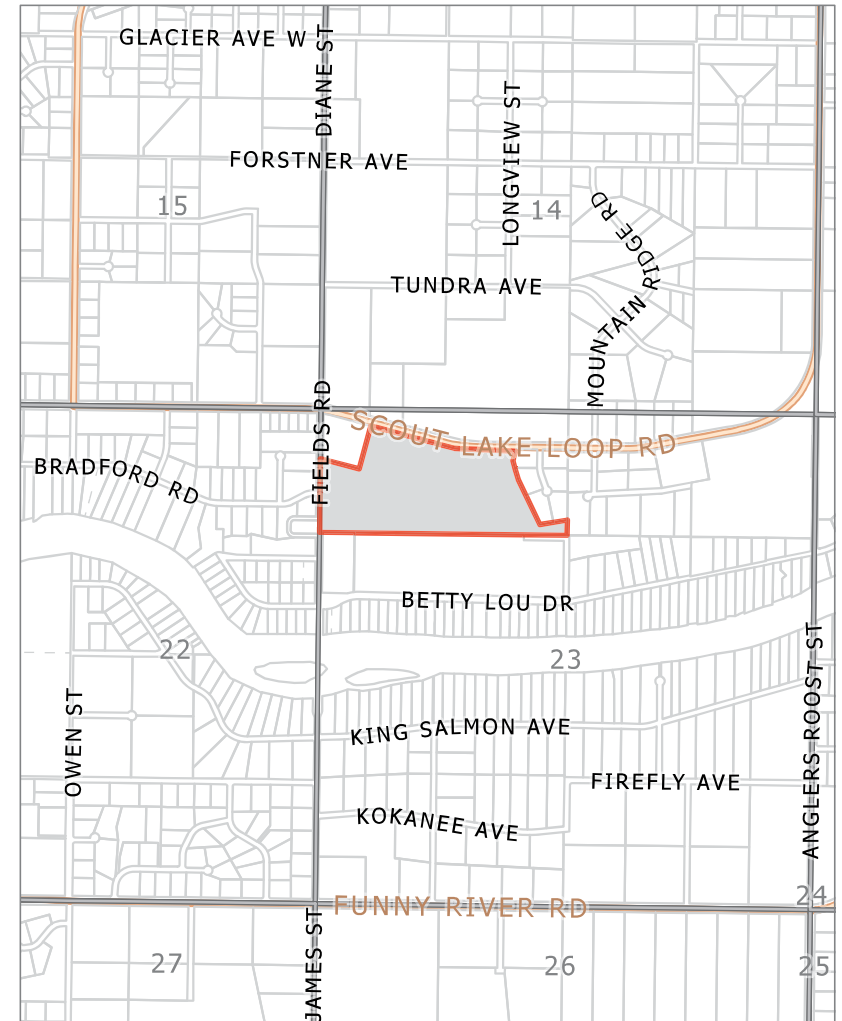
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 22, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

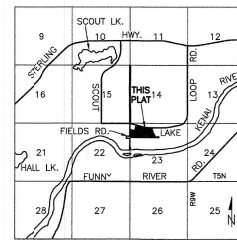
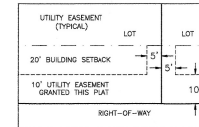
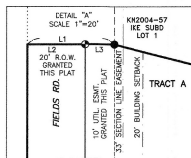
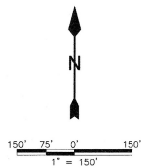
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 8/5/2025



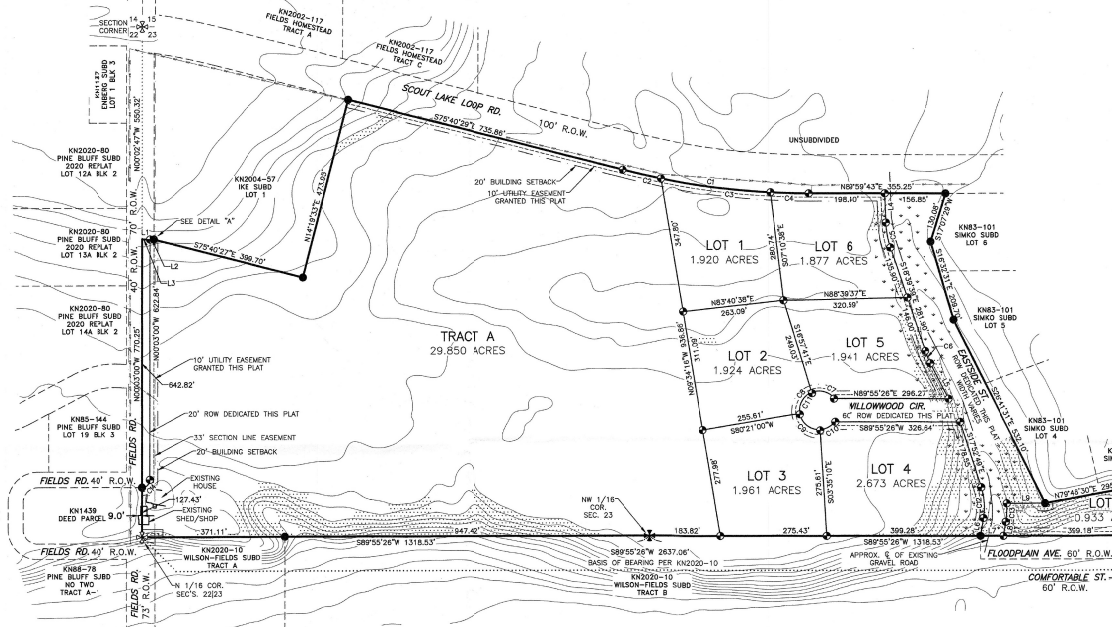


KPB File 2025-113  
T 05N R 09W S23  
Sterling



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
7. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED 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 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
8. SUBJECT TO A GENERAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY PER BOOK 5, PAGE 100, KENAI RECORDING DISTRICT, RECORDED ON DECEMBER 11, 1959, WITH NO DEFINITE LOCATION DISCLOSED.
9. SUBJECT TO A PRIVATE NON-EXCLUSIVE EASEMENT GRANTED TO SEMCO ENERGY, INC., FORMERLY ENSTAR NATURAL GAS COMPANY, A DIVISION OF SEMCO, TO INSTALL AND SURVEY A NATURAL GAS PIPELINE WITHIN SECTION 23 AND 24, T5N, R5W, S4M, PER INSTRUMENT SERIAL NUMBER 2023-02036-0, RECORDED APRIL 25, 2023, KENAI RECORDING DISTRICT.
11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0290F, EFFECTIVE 2/28/2025 FOR INFORMATION ON FLOODPLAIN ZONES X-1.
12. THE CENTERLINE OF SCOUT LAKE ROAD WAS AS-BUILT AND DIMENSIONED PER KN2002-117 AND WILL BE HELD BASED ON FIELD SURVEY VERIFICATION.
13. KPB GIS SHOWS NO ANADROMOUS WATERS.
14. CONTOUR ARE 5 FOOT INTERVALS EXPORTED FROM KPB GIS DATA.
15. DIMENSIONS SHOWN ARE BEST FIT FROM REFERENCE PLATS AND ARE TO BE UPDATED FOLLOWING FIELD SURVEY.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE PUBLIC SHOWN.

CHRISTOPHER J. BROWN, ATTORNEY-IN-FACT FOR  
IKE S. FIELDS  
36764 FIELDS RD.  
STERLING, AK 99672

NOTARY ACKNOWLEDGMENT

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR:  
MY COMMISSION EXPIRES: \_\_\_\_\_

WASTEWATER DISPOSAL

TBD

TRACT A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

ENGINEER \_\_\_\_\_ LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.04C.

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99639  
(907)306-7065

PLAT OF  
FIELDS-BROWN SUBDIVISION

A SUBDIVISION OF  
THAT PORTION OF THE N1/2, NW1/4, & SEC. 23, T5N, R5W, S4M, LYING  
SOUTH OF SCOUT LAKE LOOP ROAD, EXCEPT THEREFROM THAT PORTION  
WHICH WAS CONVEYED BY WARRANTY DEED RECORDED ON JANUARY 28,  
1975 IN BOOK 6 OF PAGE 248, FURTHER EXCEPTING THEREFROM ANY  
PORTION LYING IN THE ICE SUBDIVISION, ACCORDING TO PLAT KN2004-57,  
LOCATED WITHIN  
NW1/4, SEC. 23, T5N, R5W, S4M,  
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
CONTAINING 46.298 ACRES

OWNERS: IKE S. FIELDS  
36764 FIELDS RD.  
STERLING, AK 99672

SCALE: 1" = 150'  
DRAWN: BLT  
CHECKED: JLS  
DATE: JULY 30, 2025  
SHEET: 1 OF 1



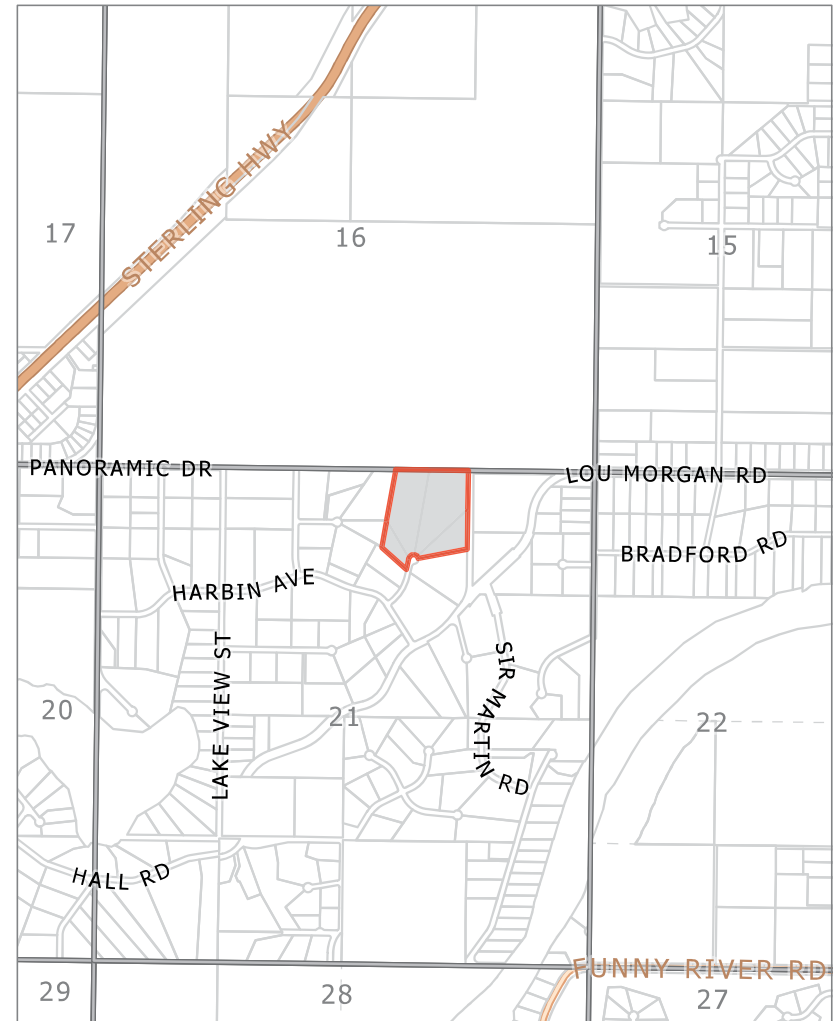
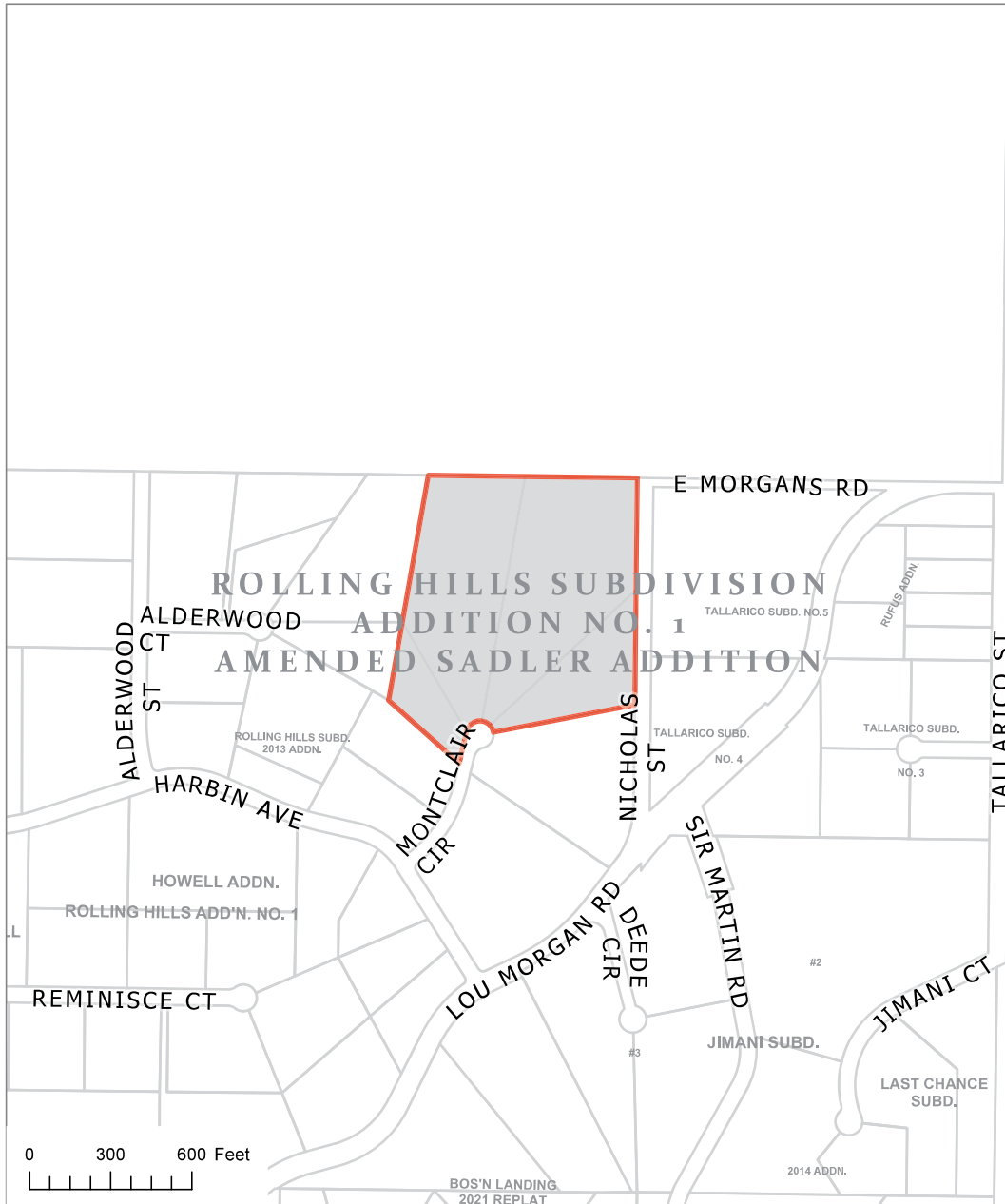
LEGEND

- RECORD PRIMARY MONUMENT
- PRIMARY MONUMENT TO SET
- RECORD SECONDARY MONUMENT
- TO SET RPC ON 5/8" X 3/8" REBAR BY LS14488
- (R1) RECORD DATA PER KN2020-10
- (R2) RECORD DATA PER KN2002-117
- (R3) RECORD DATA PER KN2004-57
- (R4) RECORD DATA PER KN63-101
- RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

KPB 2025-113

## **E. NEW BUSINESS**

- 2. Rolling Hills Sub Addn No.1 Amended Sadler Addn  
KPB File 2025-115  
McLane Consulting Group / Sadler  
Location: Montclair Circle, Nicholas Street & Lou  
Morgan Road  
Sterling Area**



KPB File 2025-115  
T 05N R 09W S21  
Sterling

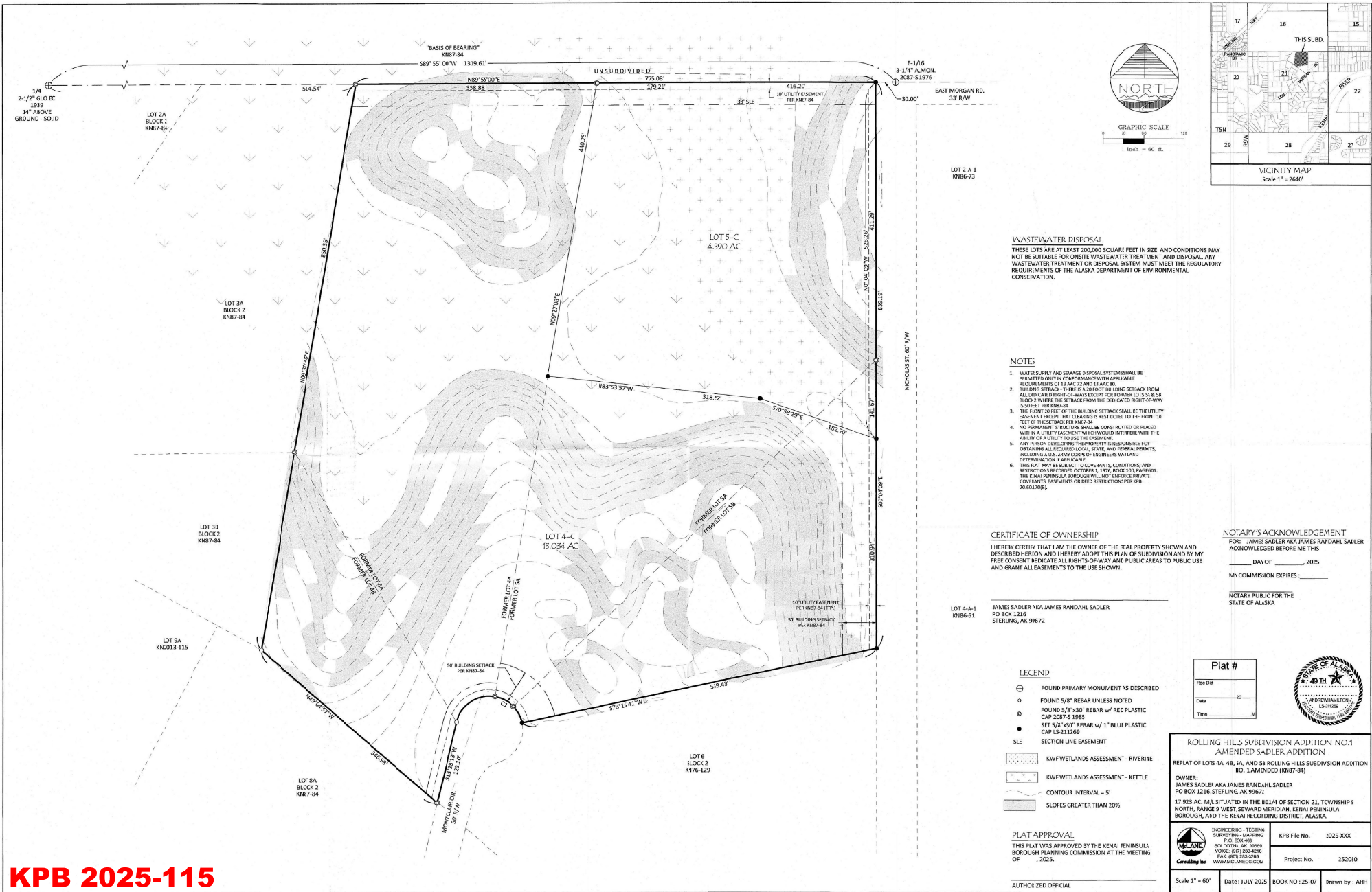




The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB 2025-115



**WASTEWATER DISPOSAL**  
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET 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.

- NOTES**
1. WASTE SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 86.
  2. BUILDING SETBACK - THERE IS A 20 FOOT BUILDING SETBACK FROM ALL OPERATED RIGHT-OF-WAY EXCEPT FOR FORMER LOTS 3A & 3B BLOCK 2 WHERE THE SETBACK FROM THE DEDICATED RIGHT-OF-WAY IS 50 FEET PER KPB 84.
  3. THE FRONT 30 FEET OF THE BUILDING SETBACK SHALL BE UTILIZED AS A UTILITY EASEMENT WHICH IS RESTRICTED TO THE FRONT 30 FEET OF THE SETBACK PER KPB 84.
  4. 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.
  5. ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  6. THIS PLAT MAY BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED OCTOBER 1, 2018, BOOK 303, PAGE 602. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR EASE RESTRICTIONS PER KPB 20.60.1700B.

**CERTIFICATE OF OWNERSHIP**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT EASEMENTS TO THE USE SHOWN.

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: JAMES SADLER AKA JAMES RANDAHL SADLER  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
 MY COMMISSION EXPIRES: \_\_\_\_\_

LOT 4-A-1  
 KPB 6-1  
 JAMES SADLER AKA JAMES RANDAHL SADLER  
 PO BOX 1216  
 STERLING, AK 99672

NOTARY PUBLIC FOR THE  
 STATE OF ALASKA

- LEGEND**
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - FOUND 5/8"x30" REBAR w/ REC PLASTIC CAP 2087-5198
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - SLE SECTION LINE EASEMENT
  - WKF WETLANDS ASSESSMENT - RIVERBIE
  - WKF WETLANDS ASSESSMENT - KETTLE
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2025.

AUTHORIZED OFFICIAL

**Plat #**

Rec Date \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_



**ROLLING HILLS SUBDIVISION ADDITION NO.1**  
**AMENDED SADLER ADDITION**  
 REPLAT OF LOTS 4A, 4B, 1A, AND 33 ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED (KPB 84)

**OWNER:**  
 JAMES SADLER AKA JAMES RANDAHL SADLER  
 PO BOX 1216, STERLING, AK 99672

17,923 AC. ARE SITUATED IN THE BELLA OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

**ENGINEERING - TESTING**  
 SURVEYING - MAPPING  
 P.O. BOX 468  
 SLOTOVNA, AK 99685  
 VOICE: (907) 283-4218  
 FAX: (907) 283-5286  
 WWW.MCLANEALASKA.COM

**KPB File No.** 1025-XXX

**Project No.** 252080

**Scale** 1" = 60'

**Date** JULY 2025

**BOOK NO** 25-07

**Drawn by** AH4

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED SADLER ADDITION**

<b>KPB File No.</b>	2025-115
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	James Sadler – James Randahl Sadler / Sterling
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting
<b>General Location:</b>	Montclair Cir and Nicholas St and Lou Morgan Road

<b>Parent Parcel No.:</b>	063-480-64, 063-480-65, 063-480-66, and 063-480-67
<b>Legal Description:</b>	T 5N R 9W SEC 21 SEWARD MERIDIAN KN 0870084 ROLLING HILLS SUB ADDN NO 1 AMENDED LOTS 4A, 4B, 5A AND 5B BLK 2
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine four lots of varied size to create two lots of 4.890 acres and 13.034 acres.

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

Access to the plat is on the south by Montclair Cir and on the east by Nicholas St. Montclair Cir is a 50' dedicated cul-de-sac privately maintained and Nicholas St is a 60' dedicated road undeveloped. To the northeast is East Morgan Rd a half dedication coming in from the east and ending at Nicholas St.

The get to the plat, access is from Sterling Highway near mile 84.7 at Scout Lake Rd, down to Lou Morgan Rd. then right to Nicholas St continue to Harbin Ave both on the right. Harbin Ave will take you to Montclair Cir.

The Roads Director in his review of the plat noted East Morgan Rd should be extended west across to north end of the two lots or the plat. Per KPB 20.30.030 the plat should provide for the continuation or appropriate projection of all streets. **Staff recommends** the surveyor modify the drawing to include the extension of the half dedication of East Morgan Rd as a 30' dedication running to the west side of the plat as requested by the Roads Director. Additionally, include the standard plat note for road design and construction.

KPB records indicate the section line easement may be along the north boundary may be 50-feet wide. **Staff recommends** the surveyor verify the easement width and modify the section line easement label on the plat if needed.

There appears to be a trail crossing from Nicholas St going to the west into the property adjacent. The trail does not look to be well used and may follow an old stream bed.

Block length is not compliant having no road to bring the block back to full connection. The extension of East Morgan Rd on the north of the plat would be start for the compliance.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: East Morgan Road ROW should be added to the north boundary of both lots
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SOA DOT comments	
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### **Site Investigation:**

There are improvements located on the property, with structures currently located on Lot 4A. When the plat is complete, the improvements will be located on Lot 4-C.

There are steep areas over 20% grade shown on the plat with the dark hatch color along the contours.

Wetlands are also shown on the plat with two distinct hatch patterns for the wetlands identified by the KWF Wetlands Assessment. The larger hatch on the west is Kettle and the smaller on the east is Riverine. Plat note 5 is properly placed and should remain on the final submittal.

The River Center Review identified the plat to be located in a FEMA identified Flood Hazard Area of Zone X-unshaded. The note in KPB 20.30.280(D) should be added to the plat notes, including the FEMA Firm Panel and Flood Zone designation.

The River Center review did not identify the plat to be located in a habitat protection district. No note from KPB 20.30.290 will be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: This is within the non-regulatory X-unshaded Zone. This is an area of minimal flood hazard. No depiction needed but plat note should be present.</p> <p>Flood Zone: X (unshaded)  Map Panel: 02122C-0290F  In Floodway: False  Floodway Panel:</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 land was previously identified as the E1/2 NW1/4 and the W1/2 NE1/4 of Section 21, Township 5 North, Range 9 West, SM, Alaska. Rolling Hills Subdivision KN76-129 first platted the land. Rolling Hills Subdivision Addition No. 1 KN 86-110 replatted several lots within KN76-129 including the four involved with this plat. Rolling Hills Subdivision Addition No. 1 Amended KN 87-84 corrected several typographic errors as noted. This platting action will replat 4 lots of Block 2 KN87-84 into 2 new lots.

A soils report will not be required as the new lots are above 200,000 sq ft. each.

Notice of the proposed plat was mailed to the beneficial interest holders on August 5, 2025. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

There does not appear to be any encroachment issues on the lines.

The property is not within an advisory planning commission.

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

#### **Utility Easements**

There is a 10' utility easement along the north and east line of the plat as shown.

Per plat note 9 on KN87-84, the 20' building setback on former lots 4A and 4B is designated as a utility easement by KN87-84 and has been carried forward as plat note number 3. The front 10' along the setback is designated for a clearing easement per plat KN87-84.

Per plat note 3 from KN87-84 former lots 4A & 4B have a setback of 20' and 5A & 5B have a 50' setback from all dedicated right-of-ways.

**Staff recommends** the former line between lots 4a and 5A be dimensioned for purposes of identifying the setback and easement limits. Add a label for the 20-foot building setback.

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.

HEA has requested the easement as shown on KN87-84 along the southwest line of Lot 4B be added to the drawing. HEA comment is included in the packet.

#### **Utility provider review:**

HEA	See comment
ENSTAR	No Response
ACS	No comment
GCI	No response

#### **KPB department / agency review:**

Addressing Review	<p>Reviewer: Pace, Rhealyn</p> <p>Affected Addresses: 36795 MONTCLAIR CIR, 36835 MONTCLAIR CIR, 36847 MONTCLAIR CIR, 36826 MONTCLARI CIR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: NICHOLAS ST, MONTCLAIR CIR</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:</p>
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	36835 MONTCLAIR CIR WILL REMAIN, ALL OTHER ADDRESSES WILL BE DELETED
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.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

### **STAFF RECOMMENDATIONS**

#### **CORRECTIONS / EDITS**

Add date of August 25, 2025 to the Plat Approval.

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#### **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:**

Modify KPB File No to 2025-115

Add Block 2 to the legal description of the parent plat.

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

**Staff recommendation:**

Label Hall Lake

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

**Staff recommendation:**

Add Block 2 to the lot numbers

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#### **KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

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#### **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.*

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**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.*

Add appropriate notes and certificates.

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**RECOMMENDATION:**

**STAFF RECOMMENDS:**

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

**END OF STAFF REPORT**

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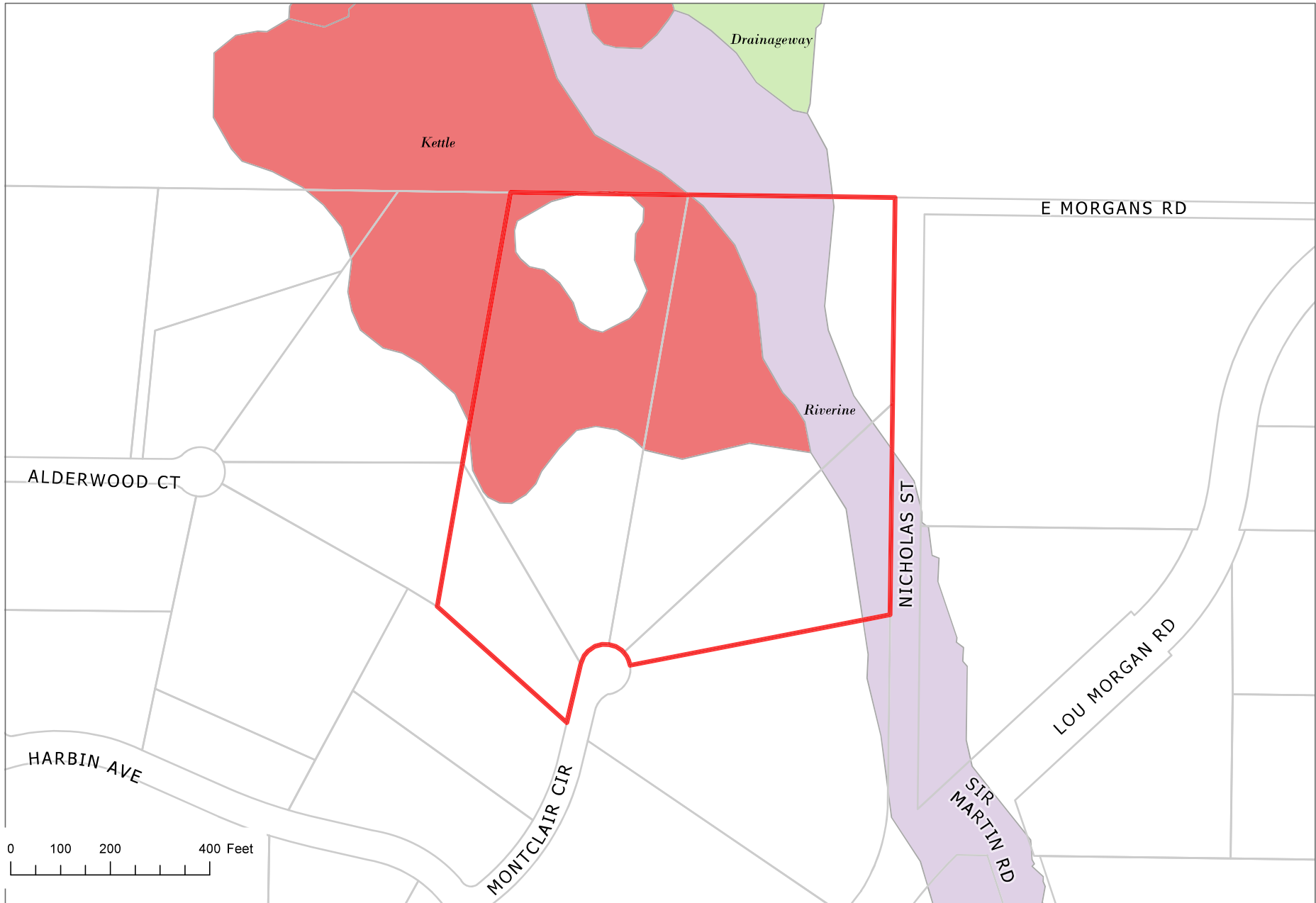


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

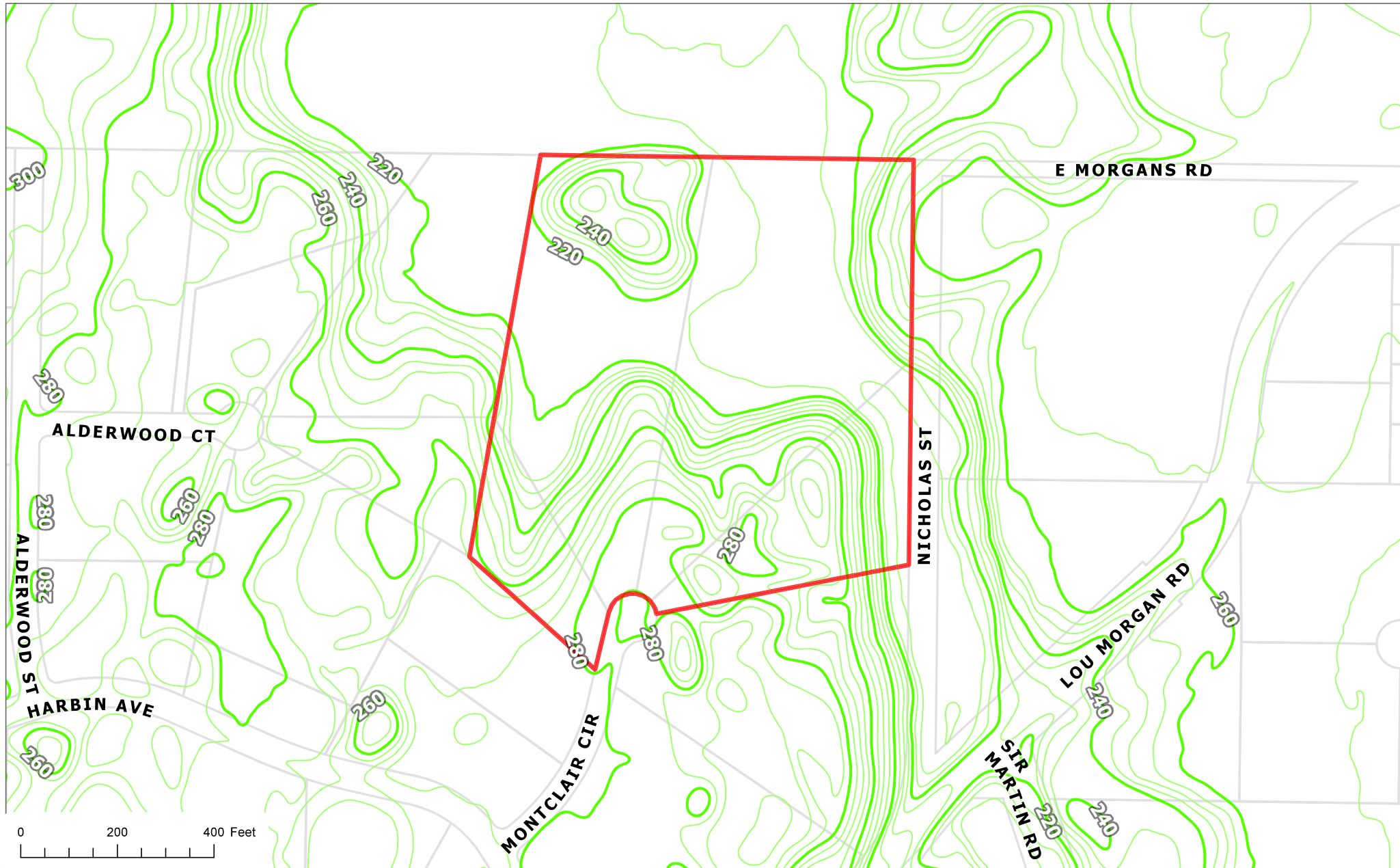




## Wetlands



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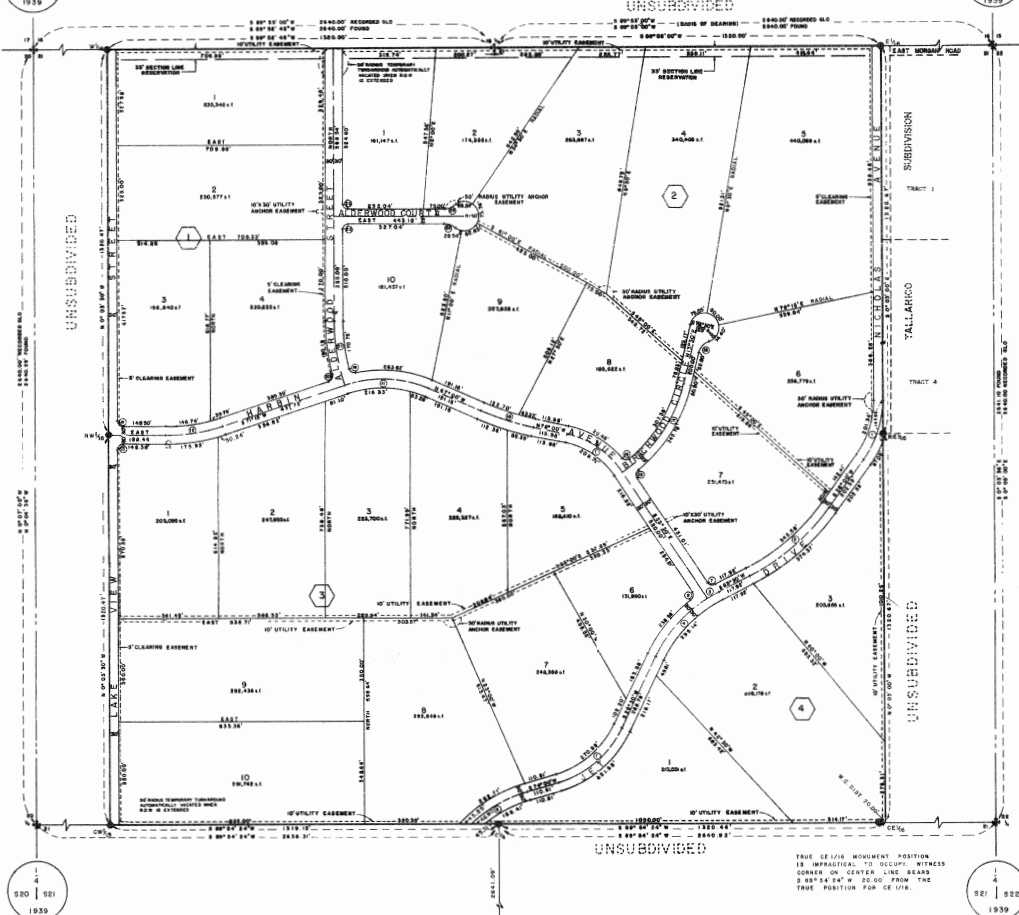
FOUND G.L.O. BRASS CAP MONUMENT ON A 2" IRON PIPE 24" ABOVE THE GROUND SURFACE. FROM WHICH

A SPRUCE 4" IN DIAMETER BEARS N 4° 00' E A DISTANCE OF 7.2'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 4" IN DIAMETER BEARS S 61° 09' E A DISTANCE OF 17.1'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 5" IN DIAMETER BEARS N 76° 59' W A DISTANCE OF 59.5'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

T&N R&W  
S17, S18  
S20, S21  
1939



FOUND G.L.O. BRASS CAP MONUMENT 12" ABOVE GROUND SURFACE ON A 1" IRON PIPE. FROM WHICH

A SPRUCE 4" IN DIAMETER BEARS N 40° 00' E A DISTANCE OF 43.2'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A G.L.O. BRASS CAP (F&D.) ON A 1" PIPE (WEATHER CORNER) BEARS S 8° 00' W A DISTANCE OF 9.10'.

A SPRUCE 4" IN DIAMETER BEARS N 33° 00' W A DISTANCE OF 30.1'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

S20 | S21  
1939

FOUND G.L.O. BRASS CAP MONUMENT ON A 1" IRON PIPE. THE PIPE IS BROKEN 8" BELOW THE CAP. THE G.L.O. PIPE AND BRASS CAP ARE 162.00' FROM THE TRUE POSITION FOR C.E.I.R.

A NAIL (SET) EMBEDDED 24" ABOVE GROUND ON THE NORTH SIDE OF POWER POLE NO. 67222 BEARS N 27° 26' E A DISTANCE OF 110.72'.

A DEAD SPRUCE (D.C. S.T.) 8" IN DIAMETER BEARS N 71° 30' E A DISTANCE OF 21.80'. TREE IS BLAZED AND SCRIBED 1/4 S22 BY NITH B.L.M. TAG.

A NAIL (SET) EMBEDDED 30" ABOVE THE ROOT CROWN ON THE WEST SIDE OF A 2" SPRUCE BEARS S 27° 54' E A DISTANCE OF 38.85'.

FOUND G.L.O. BRASS CAP MONUMENT 12" ABOVE GROUND SURFACE ON A 2" PIPE FROM WHICH

A SPRUCE 4" IN DIAMETER BEARS N 71° 16' E A DISTANCE OF 34.9'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 4" IN DIAMETER BEARS S 65° 58' E A DISTANCE OF 12.8'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 4" IN DIAMETER BEARS N 55° 37' W A DISTANCE OF 28.8'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

#### NOTES

- ALL BEARINGS ARE BASED ON THE 1939 DATUM OF THE GENERAL LAND OFFICE FOR THE SECTION LINE COMMON TO SECTIONS 16 AND 21, T&N, R&W, S.N. ALASKA.
- THERE SHALL BE A TWENTY FOOT BUILDING SET BACK FROM ALL FRONT LOT LINES.
- THE PROPOSED USE OF THIS SUBDIVISION IS RESIDENTIAL AND RECREATIONAL.

#### CURVE DATA

NO.	RADIUS	DELTA	TANGENT	CHORD	LENGTH
1	350.00'	36°05'00"	113.89'	216.60'	220.82'
2	750.00'	27°30'00"	183.52'	356.53'	359.97'
3	475.00'	5°18'48"	22.04'	44.03'	44.06'
4	475.00'	38°00'00"	163.56'	309.29'	315.03'
5	350.00'	48°30'00"	157.66'	287.50'	296.27'
6	475.00'	26°09'42"	110.37'	215.01'	216.89'
7	20.00'	85°00'00"	17.69'	26.50'	28.97'
8	20.00'	86°03'58"	18.67'	27.30'	30.04'
9	300.00'	44°30'00"	122.73'	227.19'	233.00'
10	1000.00'	11°00'00"	96.29'	191.69'	191.99'
11	400.00'	41°45'00"	152.55'	288.06'	291.47'
12	600.00'	18°45'00"	99.06'	196.47'	196.38'
13	20.00'	90°03'30"	20.02'	28.30'	31.44'
14	20.00'	89°56'30"	19.98'	28.27'	31.40'
15	20.00'	84°24'10"	18.24'	26.96'	29.58'
16	20.00'	88°06'55"	19.35'	27.82'	30.76'
17	500.00'	43°00'00"	196.96'	366.50'	375.25'
18	50.00'	60°00'00"	28.87'	50.00'	52.36'
19	20.00'	87°23'06"	19.16'	27.67'	30.56'
20	20.00'	86°10'38"	18.71'	27.33'	30.08'
21	700.00'	18°45'00"	115.57'	228.05'	229.07'
22	20.00'	90°00'00"	20.00'	28.28'	31.42'
23	20.00'	90°00'00"	20.00'	28.28'	31.42'
24	50.00'	41°24'35"	18.89'	35.36'	36.14'
25	50.00'	41°24'35"	18.89'	35.36'	36.14'

#### LEGEND

✚ FOUND 1919 G.L.O. BRASS CAP MONUMENT

● SET A-1 BERNSTEIN ALUMINUM FEDERAL MONUMENT

SET 5/8" X 30" REBAR ROD WITH SURVEY CAP AT ALL LOT CORNERS

CURVE NO. 1 SEE CURVE DATA

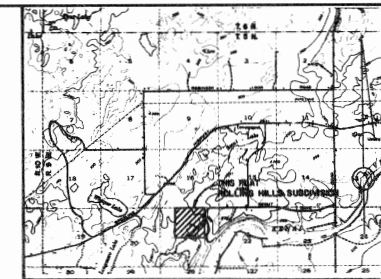
TYPICAL IDENTIFIABLE MONUMENT CAP



A-1 BERNSTEIN ALUMINUM FEDERAL MONUMENT CAP



SURV KAP



BASE: KENAI (C-3) QUADRANGLE SCALE: 1" = 1 MILE

#### VICINITY MAP

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision and dedicate all streets, alleys, walks, parks, utility easements and other open spaces to public use.

*Stan Sears*  
Stan Sears  
1300 Lons Drive  
Anchorage, Alaska 99503

*James Harrower*  
James Harrower  
Star Route A  
Anchorage, Alaska 99502

*Anthony Onye*  
Anthony Onye  
7146 Terry Place  
Anchorage, Alaska 99502

#### NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 16 day of July, 1976.

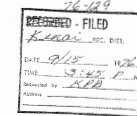
*Marjorie Davis*  
Notary for Alaska

*My Commission Expires*

#### PLAT APPROVAL

Plot approved by the commission this 22 day of March, 1976.

*Stan Sears*  
Planning Director



#### CERTIFICATE OF SURVEY

I, the undersigned registered land surveyor, hereby certify that this survey has been completed by me or under my direct supervision and that the corners and monuments have been located and established and that dimensions shown herein are true and correct.

*Stan Sears*  
Stanley E. Sears  
Registered Land Surveyor  
2087-S

PLAT OF  
ROLLING HILLS SUBDIVISION  
A SUBDIVISION OF THE  
E/2 NW1/4 & W/2 NE1/4, SECTION 15, T&N, R&W  
SEWARD MERIDIAN, ALASKA

STAN SEARS AND ASSOCIATES  
REGISTERED LAND SURVEYORS  
6924 E. 6th AVENUE  
ANCHORAGE, ALASKA 99504

DATE MAY 1, 1976  
SHEET 1 OF 1

SCALE 1" = 200'

GRID STERLING

DRAWN BY B. THOMAS  
CHECKED BY STAN SEARS

WORK ORDER 76-2  
FIELD BOOK 27 S 29 A

# DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

## E. NEW BUSINESS

2. Rolling Hills Subdivision Addn No.1 Amended Sadler Addn  
KPB File 2025-115  
McLane Consulting Group / Sadler  
Location: Montclair Circle, Nicholas Street & Lou Morgan Road  
Sterling Area

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
AMENDED  
ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED SADLER ADDITION**

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<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

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**STAFF REPORT**

*This is an Amended Staff Report*

*Roads Director Dil Uhlin with further review has noted that the extension of E Morgan Rd across the north end of this plat is not recommended due the wetlands. Staff recommendation to extend the road west is being removed for the half dedication of East Morgan Rd and the plat note for road design and construction will not be needed.*

**Specific Request / Scope of Subdivision:** The proposed plat will combine four lots of varied size to create two lots of 4.890 acres and 13.034 acres.

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

Access to the plat is on the south by Montclair Cir and on the east by Nicholas St. Montclair Cir is a 50' dedicated cul-de-sac privately maintained and Nicholas St is a 60' dedicated road undeveloped. To the northeast is East Morgan Rd a half dedication coming in from the east and ending at Nicholas St.

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There appears to be a trail crossing from Nicholas St going to the west into the property adjacent. The trail does not look to be well used and may follow an old stream bed.

Block length is not compliant having no road to bring the block back to full connection. The extension of East Morgan Rd on the north of the plat would be start for the compliance.



KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: East Morgan Road ROW should be added to the north boundary of both lots
SOA DOT comments	

#### **Site Investigation:**

There are improvements located on the property, with structures currently located on Lot 4A. When the plat is complete, the improvements will be located on Lot 4-C.

There are steep areas over 20% grade shown on the plat with the dark hatch color along the contours.

Wetlands are also shown on the plat with two distinct hatch patterns for the wetlands identified by the KWF Wetlands Assessment. The larger hatch on the west is Kettle and the smaller on the east is Riverine. Plat note 5 is properly placed and should remain on the final submittal.

The River Center Review identified the plat to be located in a FEMA identified Flood Hazard Area of Zone X-unshaded. The note in KPB 20.30.280(D) should be added to the plat notes, including the FEMA Firm Panel and Flood Zone designation.

The River Center review did not identify the plat to be located in a habitat protection district. No note from KPB 20.30.290 will be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within the non-regulatory X-unshaded Zone. This is an area of minimal flood hazard. No depiction needed but plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel:</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 land was previously identified as the E1/2 NW1/4 and the W1/2 NE1/4 of Section 21, Township 5 North, Range 9 West, SM, Alaska. Rolling Hills Subdivision KN76-129 first platted the land. Rolling Hills Subdivision Addition No. 1 KN 86-110 replatted several lots within KN76-129 including the four involved with this plat. Rolling Hills Subdivision Addition No. 1 Amended KN 87-84 corrected several typographic errors as noted. This platting action will replat 4 lots of Block 2 KN87-84 into 2 new lots.

A soils report will not be required as the new lots are above 200,000 sq ft. each.

Notice of the proposed plat was mailed to the beneficial interest holders on August 5, 2025. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

There does not appear to be any encroachment issues on the lines.

The property is not within an advisory planning commission.

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

**Utility Easements**

There is a 10' utility easement along the north and east line of the plat as shown.

Per plat note 9 on KN87-84, the 20' building setback on former lots 4A and 4B is designated as a utility easement by KN87-84 and has been carried forward as plat note number 3. The front 10' along the setback is designated for a clearing easement per plat KN87-84.

Per plat note 3 from KN87-84 former lots 4A & 4B have a setback of 20' and 5A & 5B have a 50' setback from all dedicated right-of-ways.

**Staff recommends** the former line between lots 4a and 5A be dimensioned for purposes of identifying the setback and easement limits. Add a label for the 20-foot building setback.

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.

HEA has requested the easement as shown on KN87-84 along the southwest line of Lot 4B be added to the drawing. HEA comment is included in the packet.

**Utility provider review:**

HEA	See comment
ENSTAR	No Response
ACS	No comment
GCI	No response

**KPB department / agency review:**

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 36795 MONTCLAIR CIR, 36835 MONTCLAIR CIR, 36847 MONTCLAIR CIR, 36826 MONTCLARI CIR  Existing Street Names are Correct: Yes  List of Correct Street Names: NICHOLAS ST, MONTCLAIR CIR  Existing Street Name Corrections Needed:  All New Street Names are Approved: No
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	List of Approved Street Names:  List of Street Names Denied:  Comments: 36835 MONTCLAIR CIR WILL REMAIN, ALL OTHER ADDRESSES WILL BE DELETED
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.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

### **STAFF RECOMMENDATIONS**

#### **CORRECTIONS / EDITS**

Add date of August 25, 2025 to the Plat Approval.

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### **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:**  
Modify KPB File No to 2025-115  
Add Block 2 to the legal description of the parent plat.
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;  
**Staff recommendation:**  
Label Hall Lake
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:**  
Add Block 2 to the lot numbers

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### **KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

**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.

Add appropriate notes and certificates.

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**RECOMMENDATION:**

**STAFF RECOMMENDS:**

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

**END OF STAFF REPORT**

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## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/4/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine four lots into two lots.

KPB File No. 2025-115

Petitioner(s) / Land Owner(s): James Sadler of Sterling, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 25, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

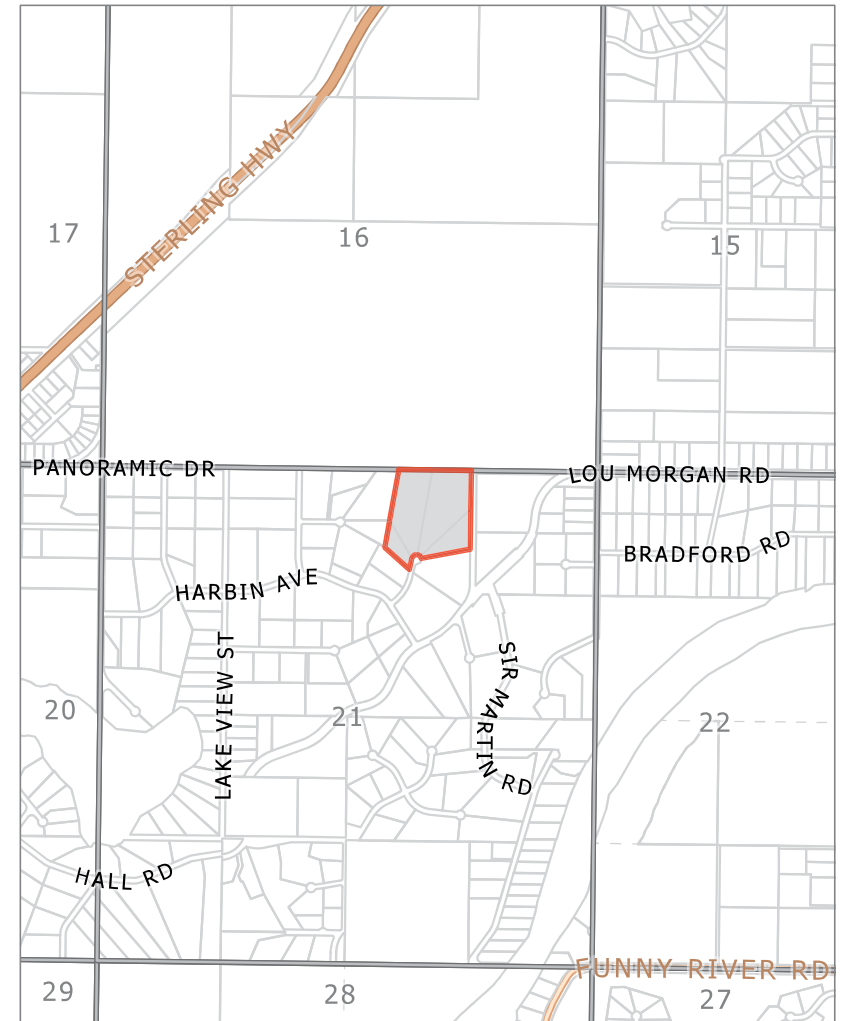
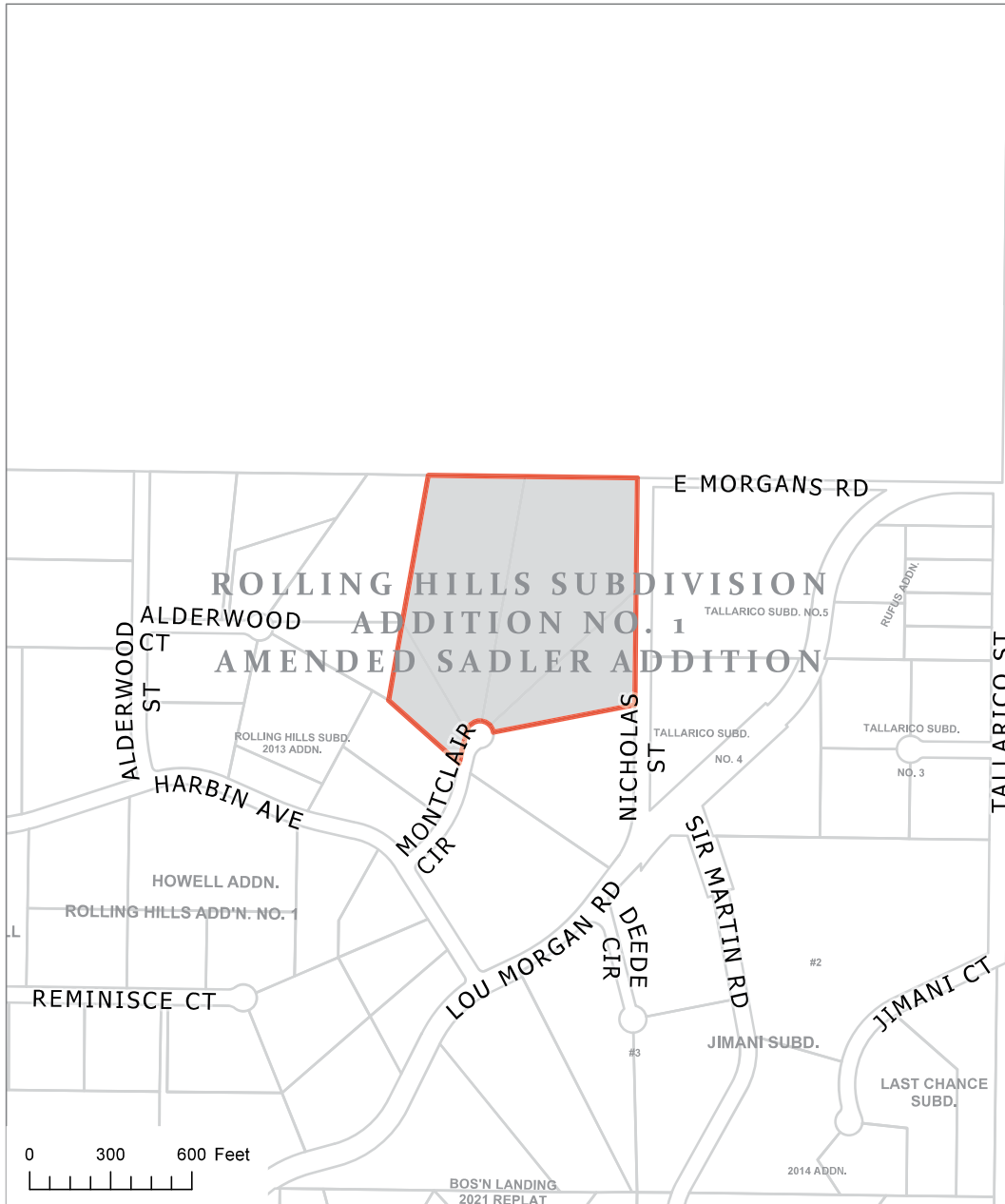
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 22, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

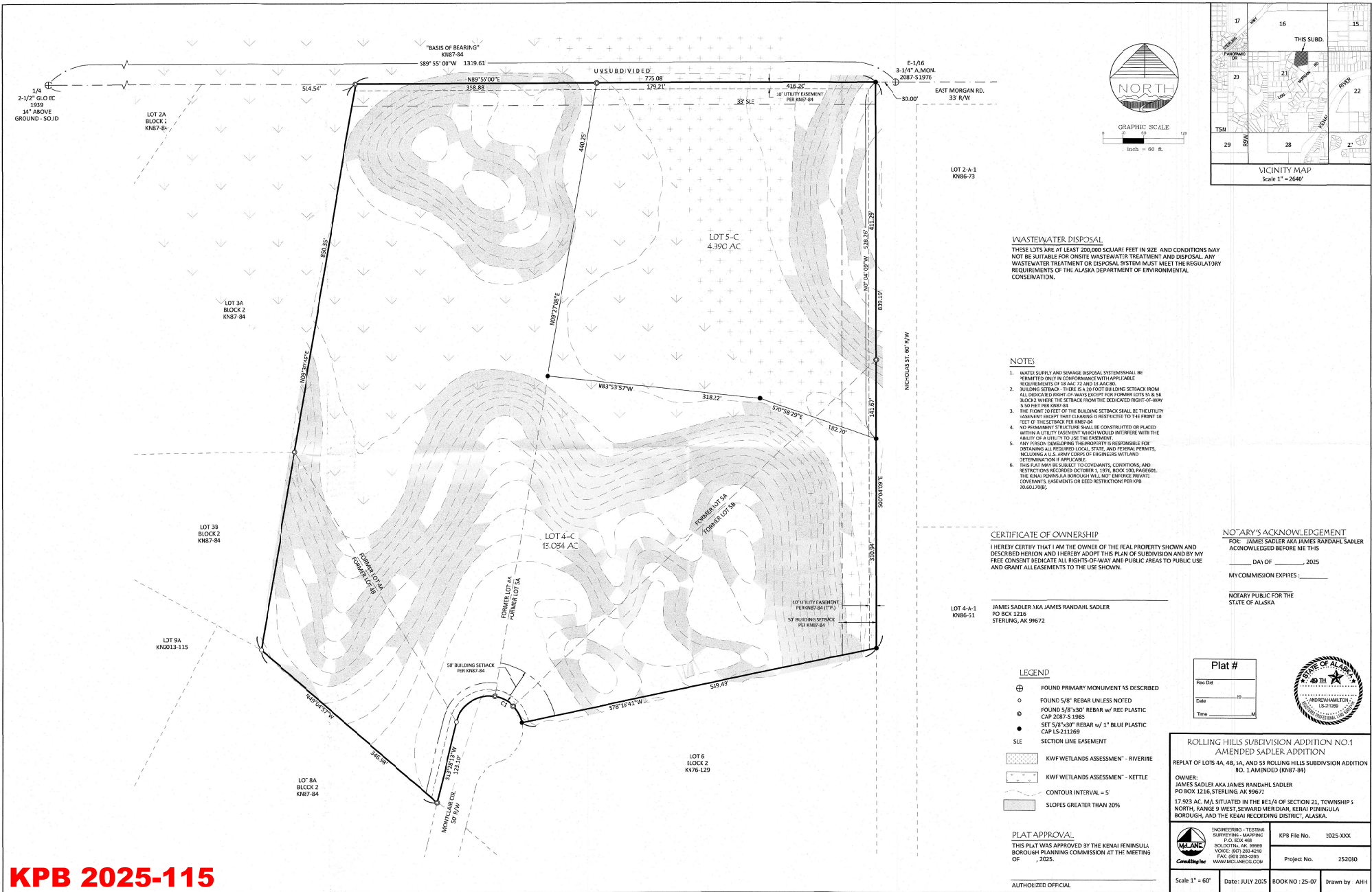
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 8/5/2025



KPB File 2025-115  
T 05N R 09W S21  
Sterling

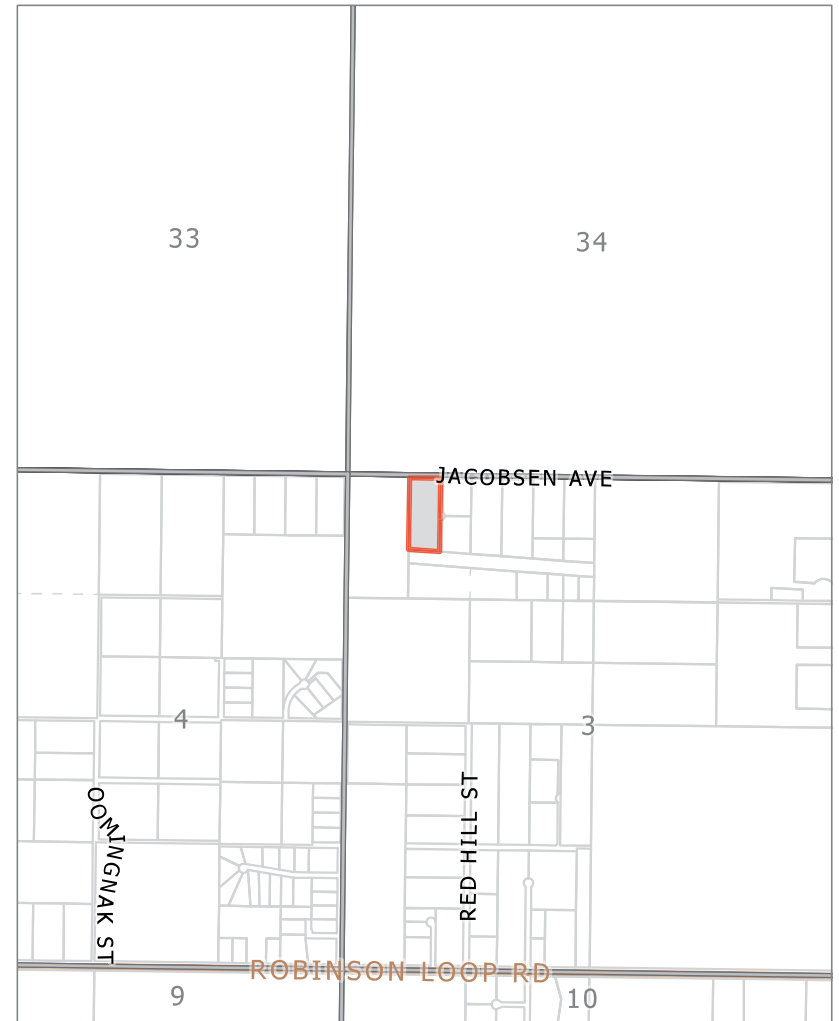
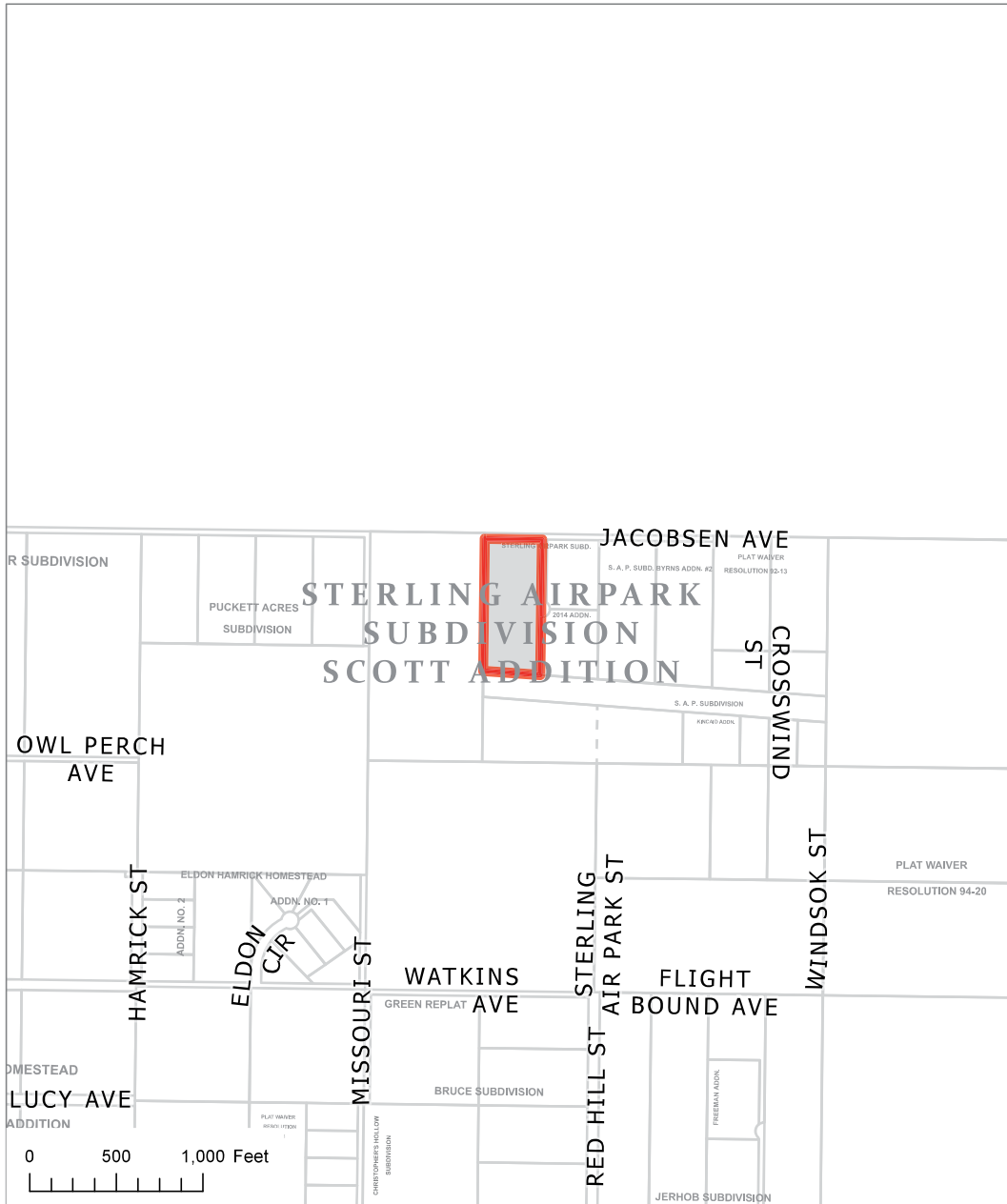
KPB 2025-115



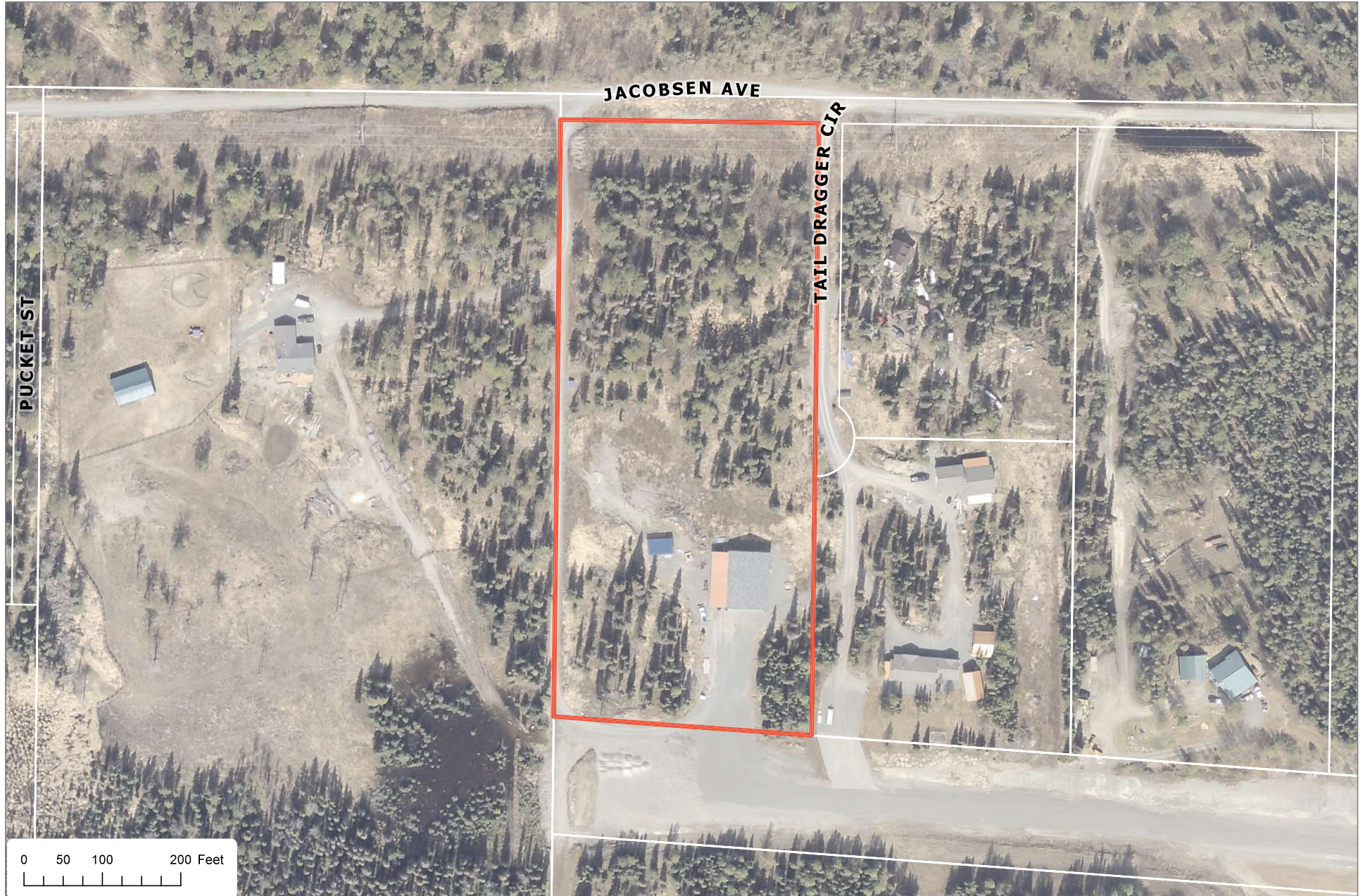


## **E. NEW BUSINESS**

- 3. Sterling Airpark Subdivision Scott Addition**  
**KPB File 2025-111**  
**Edge Survey & Design / Scott**  
**Location: Jacobsen Avenue Near Robinson Loop Road**  
**Sterling Area**

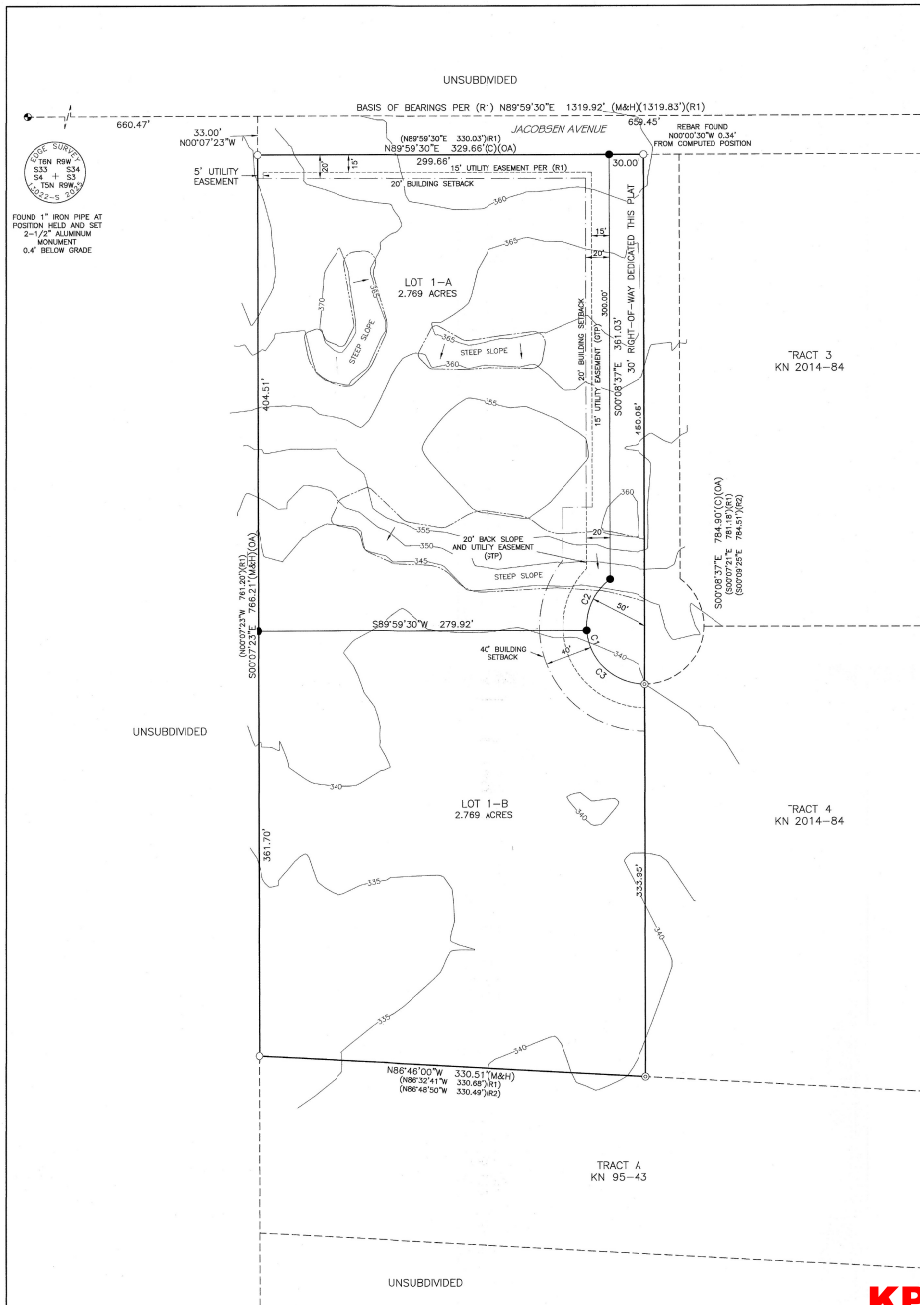


KPB File 2025-111  
T 05N R 09W S03  
Sterling



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





## NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- PER (R1) THE FRONT 15 FEET ADJACENT TO JACOBSEN AVENUE IS A UTILITY EASEMENT AND 20 FEET WITHIN 5 FEET OF SIDE LOT LINES, PER THIS PLAT THE FRONT 15 FEET ADJACENT TO TAIL DRAGGER CIRCLE FOR A DISTANCE OF 300 FEET, IS A UTILITY EASEMENT, THE REMAINDER OF TAIL DRAGGER CIRCLE ADJACENT TO CUL-DE-SAC IS SUBJECT TO A 20 FOOT WIDE UTILITY AND BACK SLOPE EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY OF BACK SLOPE EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON AUGUST 14, 1968 IN MISC. BOOK 32, PAGE 153, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ON APRIL 30, 2013 IN VOLUME/PAGE 2013-004122-0, KENAI RECORDING DISTRICT.
- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- 5/8" REBAR - NO CAP
- ⊕ FOUND SECONDARY MONUMENT
- 5/8" REBAR WITH BLUE PLASTIC CAP
- STAMPED INTEGRITY LS-11795
- SET PROPERTY CORNER
- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- STAMPED EDGE SURVEY LS-13022 2025
- ⊕ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STEEP SLOPES
- (M&H) MEASURED AND HELD
- (OA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT

## REFERENCES

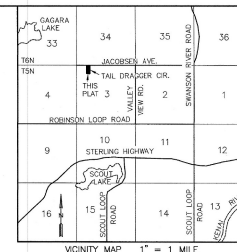
- (R1) STERLING AIRPARK SUBDIVISION, PLAT 2013-120, KENAI RECORDING DISTRICT
- (R2) STERLING AIRPARK SUBDIVISION 2014 ADDITION, PLAT 2013-120, KENAI RECORDING DISTRICT

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(OA)	50.00'	124.90'	143°07'48"	N18°34'43"W	94.87'
C2	50.00'	49.81'	57°04'36"	S24°26'53"W	47.77'
C3	50.00'	75.10'	89°03'13"	N47°07'01"W	66.23'

PRELIMINARY PLAT

KPB 2025-111



## CERTIFICATE OF SURVEY

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

STERLING AIRPARK  
SUBDIVISION  
SCOTT ADDITION

A SUBDIVISION OF  
TRACT 1  
STERLING AIRPARK SUBDIVISION  
PLAT 2013-120  
KENAI RECORDING DISTRICT

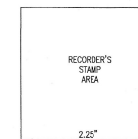
LOCATED WITHIN:  
NW 1/4 SECTION 3  
T.5N., R.9W., S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572  
CONTAINING 5.538 ACRES



8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-0990 Fax (907) 344-7794  
AOL# 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
JY	07/28/2025	25-555
CHECKED BY:	SCALE:	SHEET:
MA	1" = 50'	1 OF 2





CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572

NOTARY'S ACKNOWLEDGEMENT

FOR: KENNETH L. SCOTT  
ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

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



CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAN IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAN - WEST 30 FEET OF TAIL DRAGGER CIRCLE AND CUL-DE-SAC.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669

DATE \_\_\_\_\_

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION  
AT THE MEETING OF AUGUST 25, 2025.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. 2025-XXX

STERLING AIRPARK  
SUBDIVISION  
SCOTT ADDITION

A SUBDIVISION OF  
TRACT 1  
STERLING AIRPARK SUBDIVISION  
PLAT 2013-120  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 3  
T.5N., R.9W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

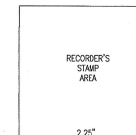
OWNER:  
KENNETH L. SCOTT  
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STERLING ALASKA 99572

CONTAINING 5.538 ACRES



8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794  
AOL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 07/28/2025	PROJECT: 25-555
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 2 OF 2



KPB 2025-111

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
STERLING AIRPARK SUBDIVISION SCOTT ADDITION**

<b>KPB File No.</b>	2025-111
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	Kenneth L. Scott of Sterling, Alaska
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Tail Dragger Circle and Jacobsen Avenue, Sterling

<b>Parent Parcel No.:</b>	063-043-73
<b>Legal Description:</b>	T5N R 9W SEC 3 Seward Meridian KN 2013120 Sterling Airpark Subdivision Tract 1
<b>Assessing Use:</b>	Residential Accessory Building
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 5.84-acre parcel into two parcels each containing 2.769 acres and proposes to dedicate the west portion of Tail Dragger Circle.

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

The proposed plat is located on the north side of the west end of the Sterling Air Park Air Strip south of Jacobsen Avenue.

Legal access is provided by Jacobsen Avenue to the north and the proposed dedicated Tail Dragger Circle to the east. Tail Dragger Circle will provide access to both proposed parcels and connects to Jacobsen Avenue to the north and terminates in a cul-de-sac on the south. Jacobsen Avenue is a 33-foot road dedicated by the parent plat, Sterling Airpark Subdivision (KN 2013-120) and is currently borough-maintained. Future subdivision of the parcel to the north will be expected to provide additional right-of-way width to comply with KPB 20.30.120 to complete the 60' requirement. Jacobsen Avenue intersects with KPB-maintained Valley View Road to the east, which then connects to Robinson Loop Road to the south. Robinson Loop Road is a state-maintained road.

The proposed plat is dedicating 30-feet on the east to the western portion of the existing Tail Dragger Circle right of way and completing the cul-de-sac bulb. A 20-foot back slope easement is also being granted adjacent to the cul-de-sac bulb due to the steep terrain of that area. The KPB Roads Department reviewed the preliminary plat and had no concerns. **Staff recommends** the surveyor provide dimensions of the slope easement and include the easement in the Certificate of Acceptance.

A 30-foot private access easement is located along the western boundary according the easement recorded at document 2013-004121-0 KRD and shown on the parent plat (KN 2013-120). **Staff recommends** this easement be depicted and labeled on the final plat and included on the final certificate to plat.

A 66-foot section line easement exists to the north, 33-feet on either side of the section line. Jacobsen Avenue has been dedicated within the southern half of the section line easement. **Staff recommends** the surveyor depict and label the section line easement on the final plat.

The block length is not compliant, with no roads completing a closed block in the close vicinity. Large unsubdivided tracts and private roads have contributed to the non-compliant block issue. The airstrip behind this tract prevents the plat from providing relief of a though road. Tail Dragger Circle provides some relief to the block length with a

break of the long stretch along Jacobsen Ave. Based on the location of the private airstrip and size of the subject plat, staff recommends the Plat Committee concur that an exception to KPB 20.30.170 is not required.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	No comment

**Site Investigation:**

Structures are located to the south according to KPB GIS Imagery. When the plat is complete, the structures will be located on Lot 1-B.

There appear to be no encroachment issues of structures. There does appear to be a driveway from the parcel to the west coming onto the plat area. The drive looks to be accessing the drive within the private easement listed in document 2013-004121-0. Staff recommends the surveyor verify that the use of this driveway from the west is allowable by the language of the easement (beyond the fact both properties are owned by the same person) and provide information to KPB staff.

No wetlands affect the subject area according to the KWF Wetlands Assessment.

KPB GIS Contours identify steep slopes with grades exceeding 20% on various portions of the plat. 5-foot contours are depicted on the drawing and the steep slopes have been identified with arrows of direction and lines encircling the area. **Staff recommends** the surveyor remove the contours from the final plat, and keep the steep slopes labeled.

The proposed plat is within a Flood Hazard Zone per the River Center Reviewer. **Staff recommends** the Flood Hazard Notice [KPB 20.30.280 (D)] be added to the final plat including reference to the flood zone and FEMA FIRM panel. Designation on the drawing will not be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Is within non-regulatory floodplain X-Unshaded Zone. This is an area of minimal flood hazard. No depiction required. Code required plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response

### **Staff Analysis**

This piece of land was originally surveyed as part of Government Lot 4 in Section 3, Township 5 North, Range 9 West, SM Alaska. Sterling Airpark Subdivision (KN 2013-120) first subdivided the land in 2013 into two tracts and dedicated 33-feet to Jacobsen Avenue on the north. In 2014, Sterling Airpark Subdivision 2014 Addition (KN 2014-84) subdivided tract 2 on the east and dedicated the eastern half of Tail Dragger Circle. The proposed plat will subdivide tract 1 into two lots, both consisting of 2.769 acres and will dedicate the western half of Tail Dragger Circle.

CCR's affect the proposed plat as recorded in document 2013-004122-0 as denoted in plat note number 5. **Staff recommends** the surveyor include in the plat notes: the borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.

A soils report will be required and an engineer will sign the final plat as the new lots are less than 200,000 square feet.

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.

The property is not within an advisory planning commission.

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

### **Utility Easements**

Plat note 2 from the parent plat needs to be carried forward and to this plat completely. Dimensioning of the 15' easement should be on the east side of Lot 1-A and in Lot 1-B for clarification.

Plat note 4 needs corrected, as the easement in Bk 32 Pg 153 is defined as being parallel to the north boundary of the lots not to exceed 100'. This easement was shown on the parent plat KN2013-120 as a 100' wide Electric Transmission Line Easement. **Staff recommends** the easement be carried forward from the plat as shown and the plat note be corrected to reference to document details.

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.

HEA has sent a comment concerning the 100' easement and the overhead electric transmission line being the center of the 100' easement and adding a note. HEA comment has also requested a matching 10' utility easement along the east line of Lot 1-B south of Tail Dragger Cir to match to the easement on shown on Lot 4 KN2014-84 to the east

### **Utility provider review:**

HEA	See comment
ENSTAR	No Comment
ACS	No Objections
GCI	Approved as shown

### **KPB department / agency review:**

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 36995 JACOBSEN AVE  Existing Street Names are Correct: No
-------------------	---



	<p>List of Correct Street Names: JACOBSEN AVE, TAIL DRAGGER CIR</p> <p>Existing Street Name Corrections Needed: Please label Tail Dragger Cir on plat.</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 36995 JACOBSEN AVE will be replaced with a TAIL DRAGGER CIR address</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

- Modify the KPB File Number to 2025-111 on both pages.

#### **PLAT NOTES TO ADD**

- 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 (KPB 14.06).
- 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.

### **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:**

- Total area should include the ROW dedication. Parent Plat states 5.843 acres.
- Modify the Owners address to 37001 Jacobsen Avenue, Sterling, AK 99572

- 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:**
- Depict section lines and section line easements
  - Add ROW width to label for Jacobsen Circle
  - Include a label including width for portion of Tail Dragger Circle to the east dedicated by KN 2014-84
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;  
**Staff recommendation:**
- Modify Road Name to Scout Lake Loop Road
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:**
- Add label for Tail Dragger Circle to the ROW being dedicated
  - Depict 100' transmission line easement to the north including label referencing plat note of HEA easement
  - Depict and label the 30-foot private easement 2013-004121-0 on the west boundary as shown on the parent plat. The final Certificate to Plat should include this easement.

---

#### **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**

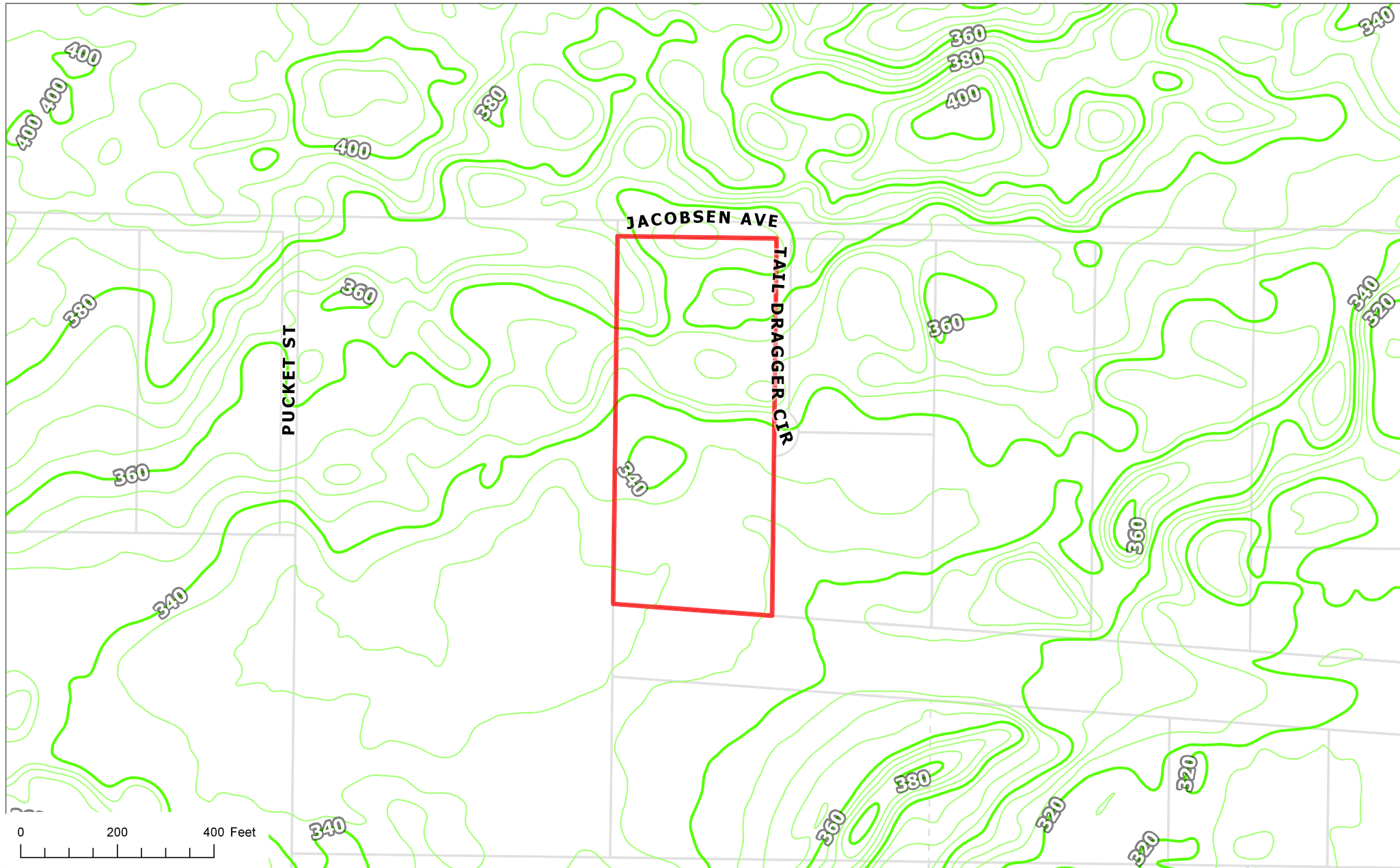
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



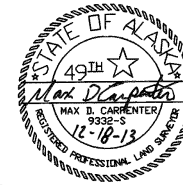


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**NOTES:**

1. Building setback- A setback of 20 feet is required from all road rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
2. The front 15 feet of this setback and the entire setback within 5 feet of the side lot lines is a utility easement, as well as 10 feet each side of all existing o.h. and u.g. power lines including guys and anchors. No permanent structure shall be constructed or placed within this easement which would interfere with the ability of the utility to use the easement.
3. 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.
4. This property is subject to covenants as provided in instrument recorded April 30, 2013 as Serial No. 2013-004122-0.
5. An exception to KPB 20.20.030 was granted by the Kenai Peninsula Borough Planning Commission at the meeting of November 25, 2013.

These lots 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.



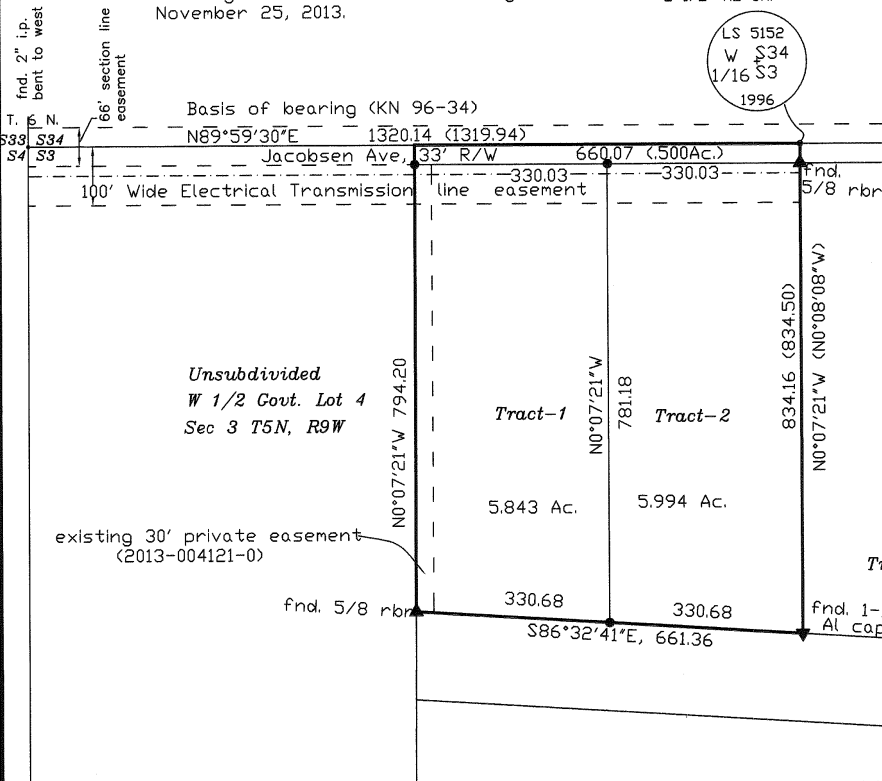
**LEGEND**

- 5/8" Rebar/ Set this survey
- ▲ 5/8" Rebar/ found this survey
- ▼ 1-1/2" AL Cap found this survey (illegible)

33	34	35	36
Jacobsen Ave.	this plat	T 6 N	Swanson River Road
4	3	T 5 N	1
	Robinson Loop Road	Valley	
9	10	11	12

1 mile

**VICINITY MAP**  
SCALE 1" = 1 MILE



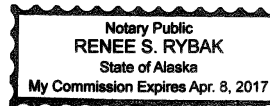
**CERTIFICATE OF OWNERSHIP**

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

*Kenneth L. Scott*  
Kenneth L. Scott

**NOTARY'S ACKNOWLEDGEMENT**

Kenneth L. Scott  
SUBSCRIBED AND SWORN BEFORE ME THIS  
16th DAY OF Dec 2013  
MY COMMISSION EXPIRES April 8, 2017  
*Renee S. Rybak*  
Notary Public for Alaska



**Plat Approval**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 25 November, 2013

By: *Max J. Burt*  
Borough Official  
KPB FILE No. 2013-133

**STERLING AIRPARK SUBDIVISION**

Kenneth L. Scott  
P.O. Box 2978  
Soldotna, AK 99669

**DESCRIPTION**

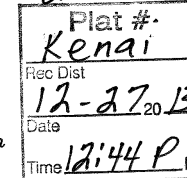
A tract located in the W 1/2 NW 1/4, Sec. 3, T5N, R9W (Govt. Lot 4) S.M. Kenai Peninsula Borough, Alaska

**KENAI RECORDING DISTRICT.**

Containing 12.337 Acres.

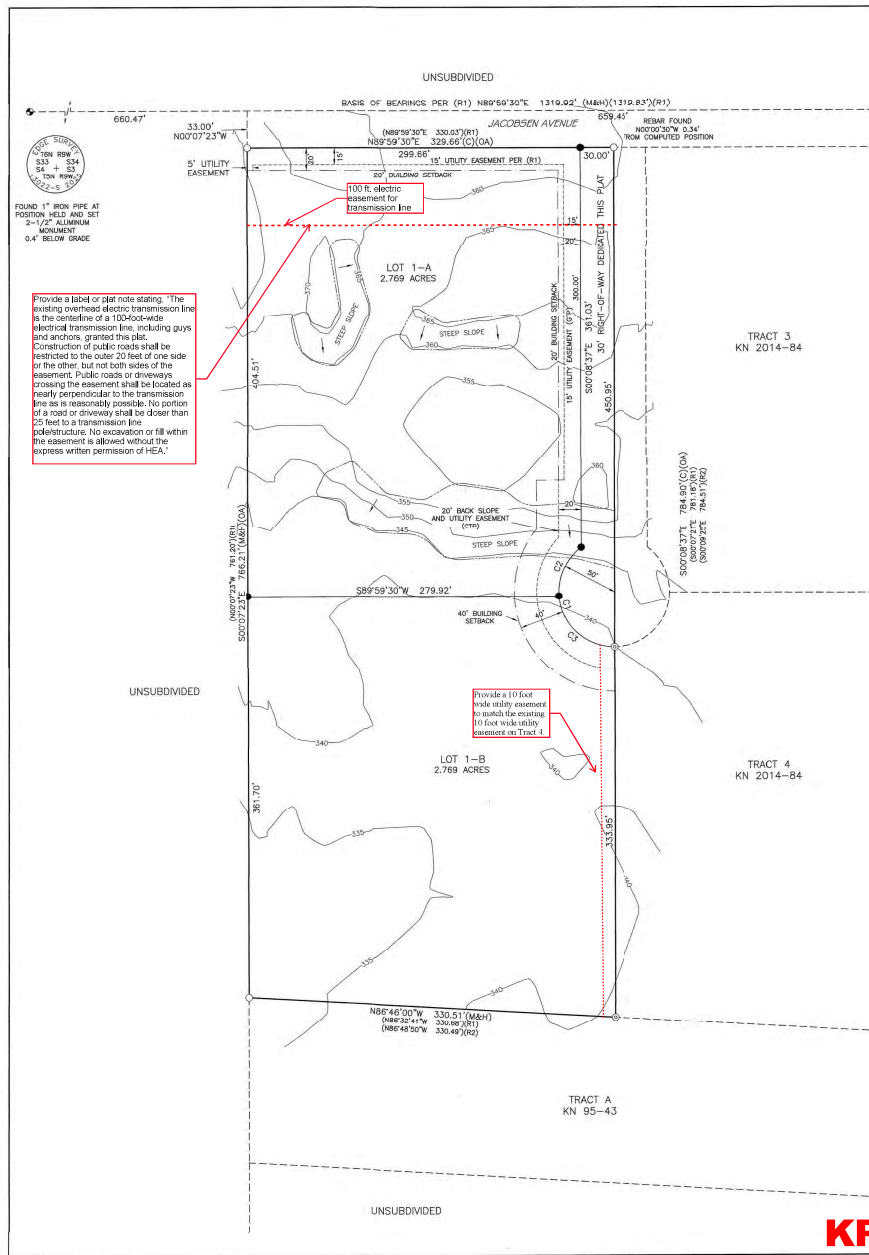
*SurveyMax*  
P. O. Box 983  
Soldotna, AK 99669

Drawn: Dec. 2013 MDC SCALE: 1"=200' 907-394-2907



Tr. A S.A.P. Subdivision  
KN 95-43

S.A.P. SUBD.  
BYRNS ADDN. #2  
KN 95-43 2006-26  
Tr. B2



#### NOTES

- BUILDING SETBACK -- A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- PER (R1) THE FRONT 15 FEET ADJACENT TO JACOBSEN AVENUE IS A UTILITY EASEMENT AND 20 FEET WIDE WITHIN 3 FEET OF SIDE LOT LINES. PER THIS PLAT THE FRONT 15 FEET ADJACENT TO TAIL DRAGGER CIRCLE FOR A DISTANCE OF 300 FEET, IS A UTILITY EASEMENT, THE REMAINDER OF TAIL DRAGGER CIRCLE ADJACENT TO CUL-DE-SAC IS SUBJECT TO A 20 FOOT WIDE UTILITY AND BACK SLOPE EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY OF BACK SLOPE EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY AS USC. 9-22.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON AUGUST 14, 1968 IN MISC. BOOK 32, PAGE 153, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ON APRIL 30, 2013 IN VOLUME/PAGE 2013-2001122-05, KENAI RECORDING DISTRICT.
- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE NUMBER DATE

#### LEGEND

- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- 5/8" REBAR -- NO CAP
- FOUND SECONDARY MONUMENT
- 5/8" REBAR WITH BLUE PLASTIC CAP
- STAMPED INTEGRITY LS 11795
- SET PROPERTY CORNER
- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- STAMPED EDGE SURVEY LS-13022 2025
- ① MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STEEP SLOPES
- (M&H) MEASURED AND HELD
- (OA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT

#### REFERENCES

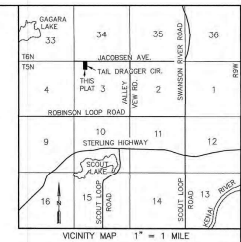
- (R1) STERLING AIRPARK SUBDIVISION, PLAT 2013-120, KENAI RECORDING DISTRICT
- (R2) STERLING AIRPARK SUBDIVISION 2014 ADDITION, PLAT 2013-120, KENAI RECORDING DISTRICT

#### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	124.80'	143°07'48"	N15°34'43"W	94.87'
C2	50.00'	49.81'	57°04'36"	S24°26'53"W	47.77'
C3	50.00'	75.10'	86°03'13"	N47°07'01"W	68.23'

PRELIMINARY PLAT

KPB 2025-111



#### CERTIFICATE OF SURVEYOR

I, MARK AIGNETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

HEA REVIEWED - SEE COMMENTS

Scott Huff 8/13/2025  
Land Management Officer

HEA REVIEWED - SEE COMMENTS

Scott Huff 8/5/2025  
Land Management Officer



KPB FILE NO. 2025-XXX

## STERLING AIRPARK SUBDIVISION SCOTT ADDITION

A SUBDIVISION OF  
TRACT 1  
STERLING AIRPARK SUBDIVISION  
PLAT 2013-120  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 3  
T.5N., R.9W., S.4  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572  
CONTAINING 5.536 ACRES



8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794  
A.L.U.B. 1392 www.edgesurvey.net

DRAWN BY: DATE: 07/28/2025 PROJECT: 25-555  
CHECKED BY: SCALE: 1" = 50' SHEET: 1 OF 2  
MA



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/29/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2025-111

Petitioner(s) / Land Owner(s): Kenneth L. Scott of Sterling, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 25, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

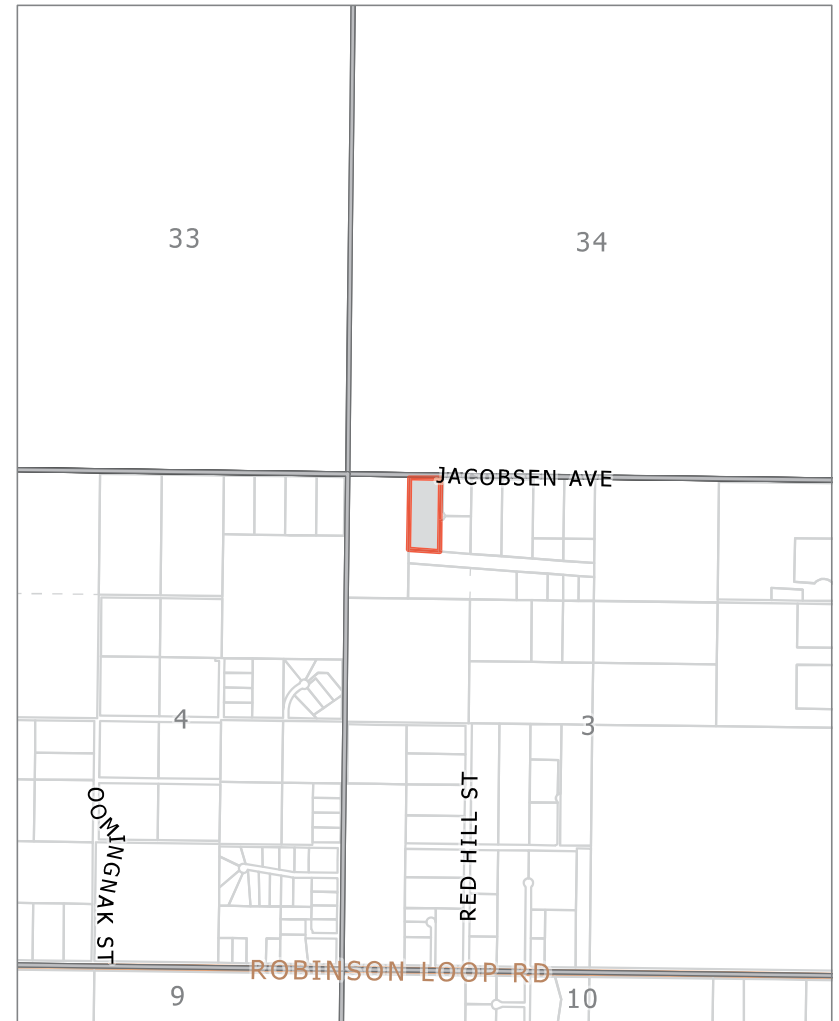
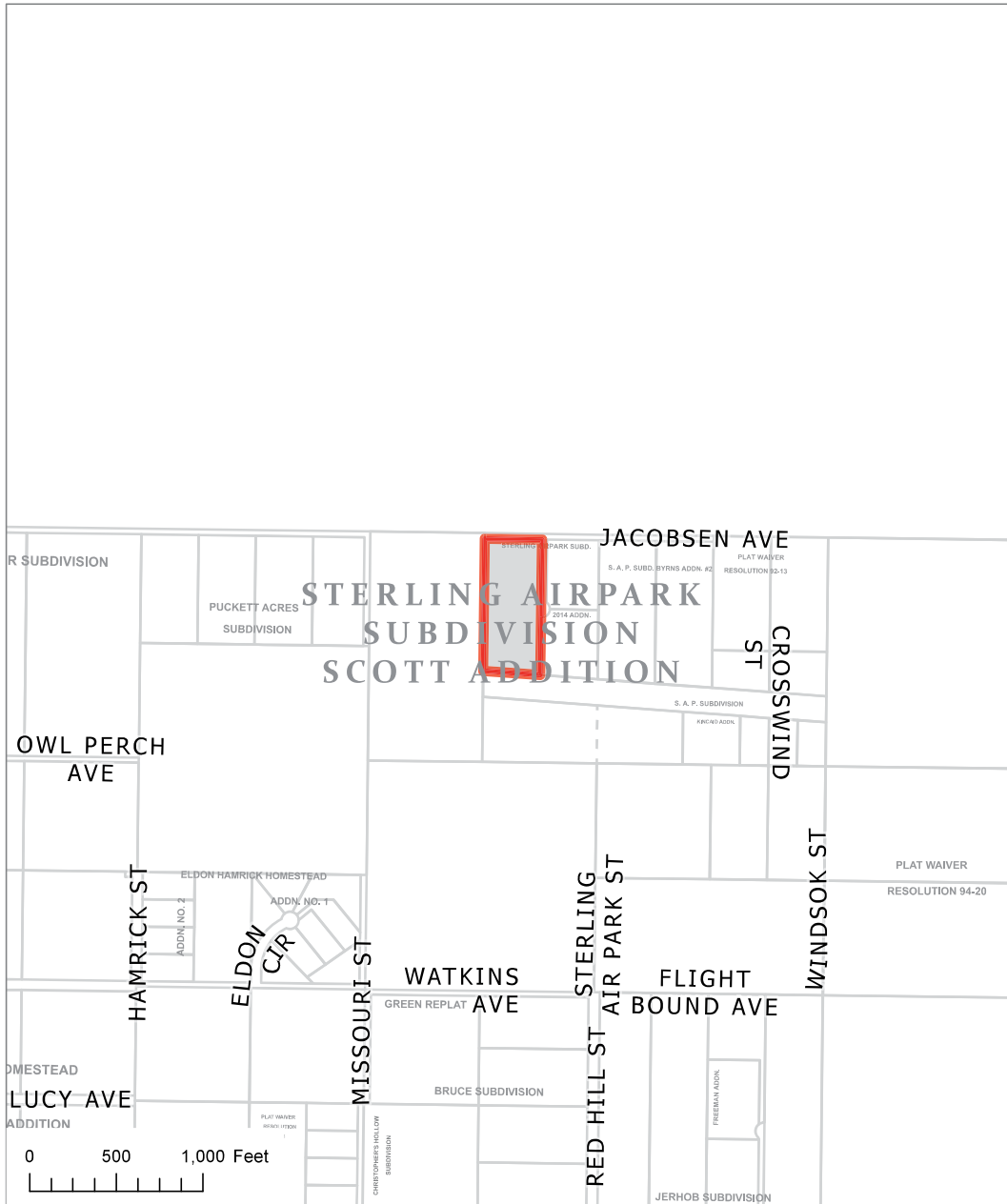
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 22, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.



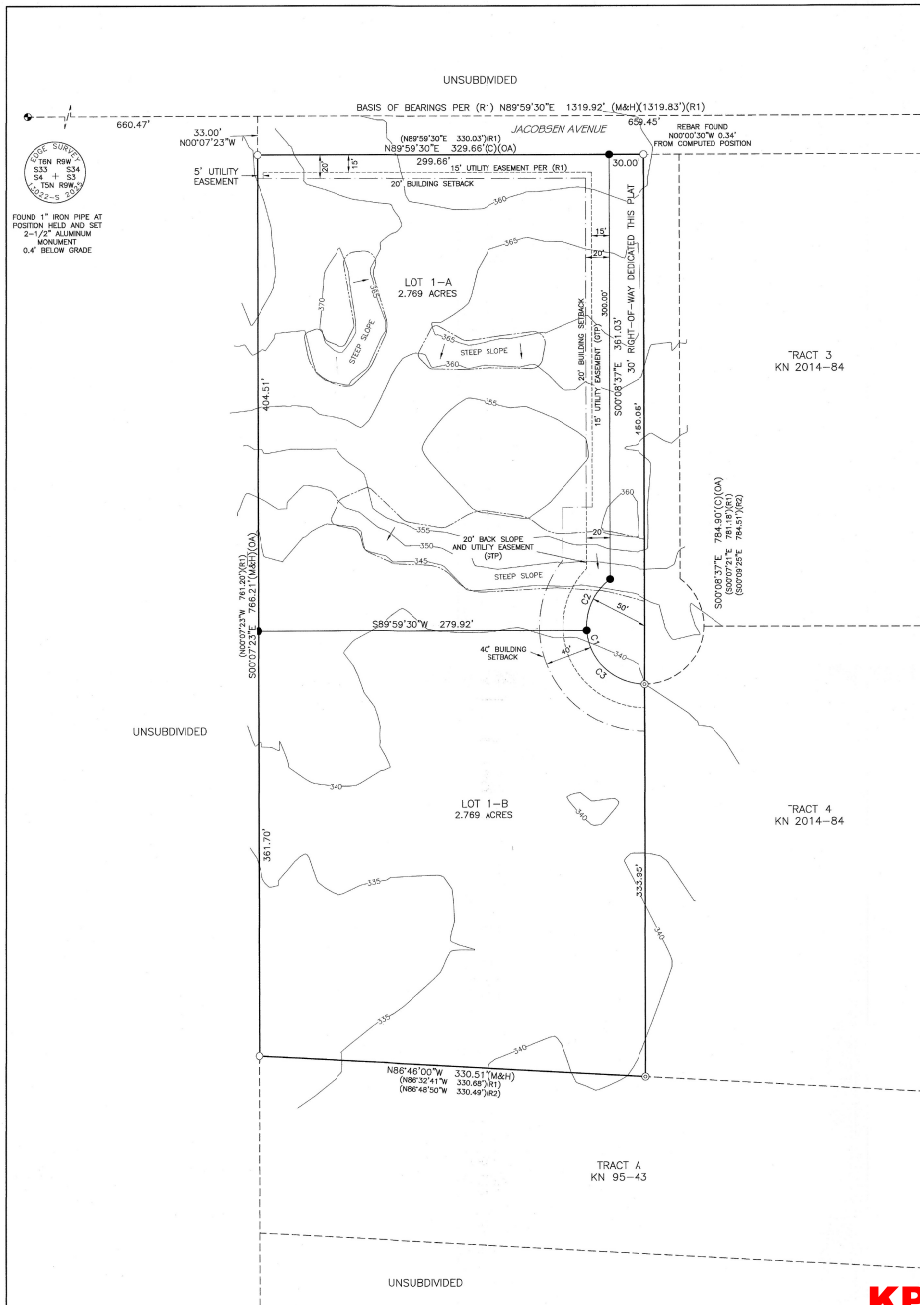
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 8/5/2025



KPB File 2025-111  
T 05N R 09W S03  
Sterling



## NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON AUGUST 14, 1968 IN MISC. BOOK 32, PAGE 153, KENAI RECORDING DISTRICT.
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- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT 5/8" REBAR - NO CAP
- ⊙ FOUND SECONDARY MONUMENT 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED INTEGRITY LS 11795
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- ⊕ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STEEP SLOPES
- (M&H) MEASURED AND FIELD
- (OA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT

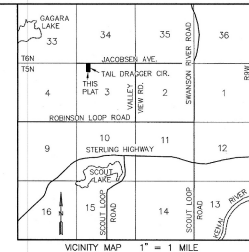
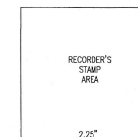
## REFERENCES

- (R1) STERLING AIRPARK SUBDIVISION, PLAT 2013-120, KENAI RECORDING DISTRICT
- (R2) STERLING AIRPARK SUBDIVISION 2014 ADDITION, PLAT 2013-120, KENAI RECORDING DISTRICT

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(OA)	50.00'	124.90'	143°07'48"	N18°34'43"W	94.87'
C2	50.00'	49.81'	57°04'36"	S24°26'53"W	47.77'
C3	50.00'	75.10'	89°03'13"	N47°07'01"W	66.23'

PRELIMINARY PLAT



## CERTIFICATE OF SURVEY

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

STERLING AIRPARK  
SUBDIVISION  
SCOTT ADDITION

A SUBDIVISION OF  
TRACT 1  
STERLING AIRPARK SUBDIVISION  
PLAT 2013-120  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 3  
T.5N., R.9W., S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572  
CONTAINING 5.538 ACRES



5000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-0090 Fax (907) 344-7794  
AOL# 1392 www.edgesurvey.net

DRAWN BY: DATE: 07/28/2025 PROJECT: 25-555  
CHECKED BY: SCALE: 1" = 50' SHEET: 1 OF 2  
MA

KPB 2025-111

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572

NOTARY'S ACKNOWLEDGEMENT

FOR: KENNETH L. SCOTT  
ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

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



CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 30 FEET OF TAIL DRAGGER CIRCLE AND CUL-DE-SAC.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669

DATE \_\_\_\_\_

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION  
AT THE MEETING OF AUGUST 25, 2025.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. 2025-XXX

STERLING AIRPARK  
SUBDIVISION  
SCOTT ADDITION

A SUBDIVISION OF  
TRACT 1  
STERLING AIRPARK SUBDIVISION  
PLAT 2013-120  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 3  
T.5N., R.9W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

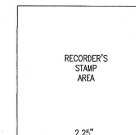
OWNER:  
KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572

CONTAINING 5.538 ACRES



8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794  
KCU# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 07/28/2025	PROJECT: 25-555
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 2 OF 2



KPB 2025-111



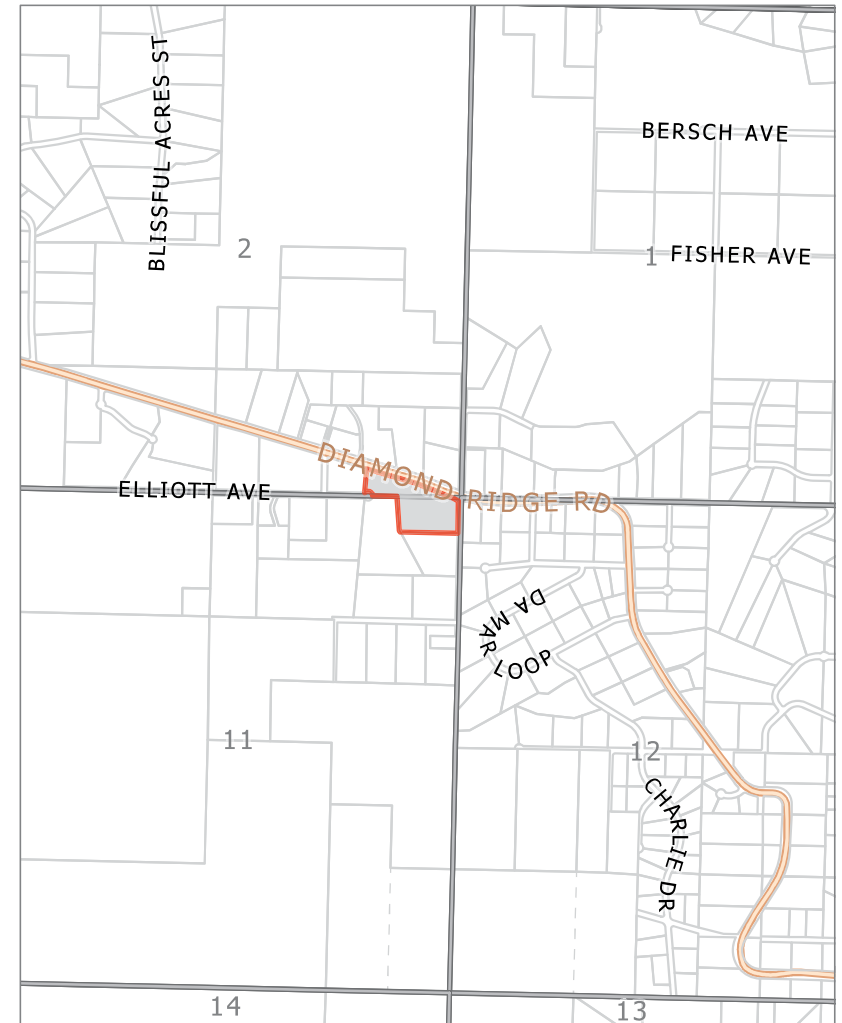
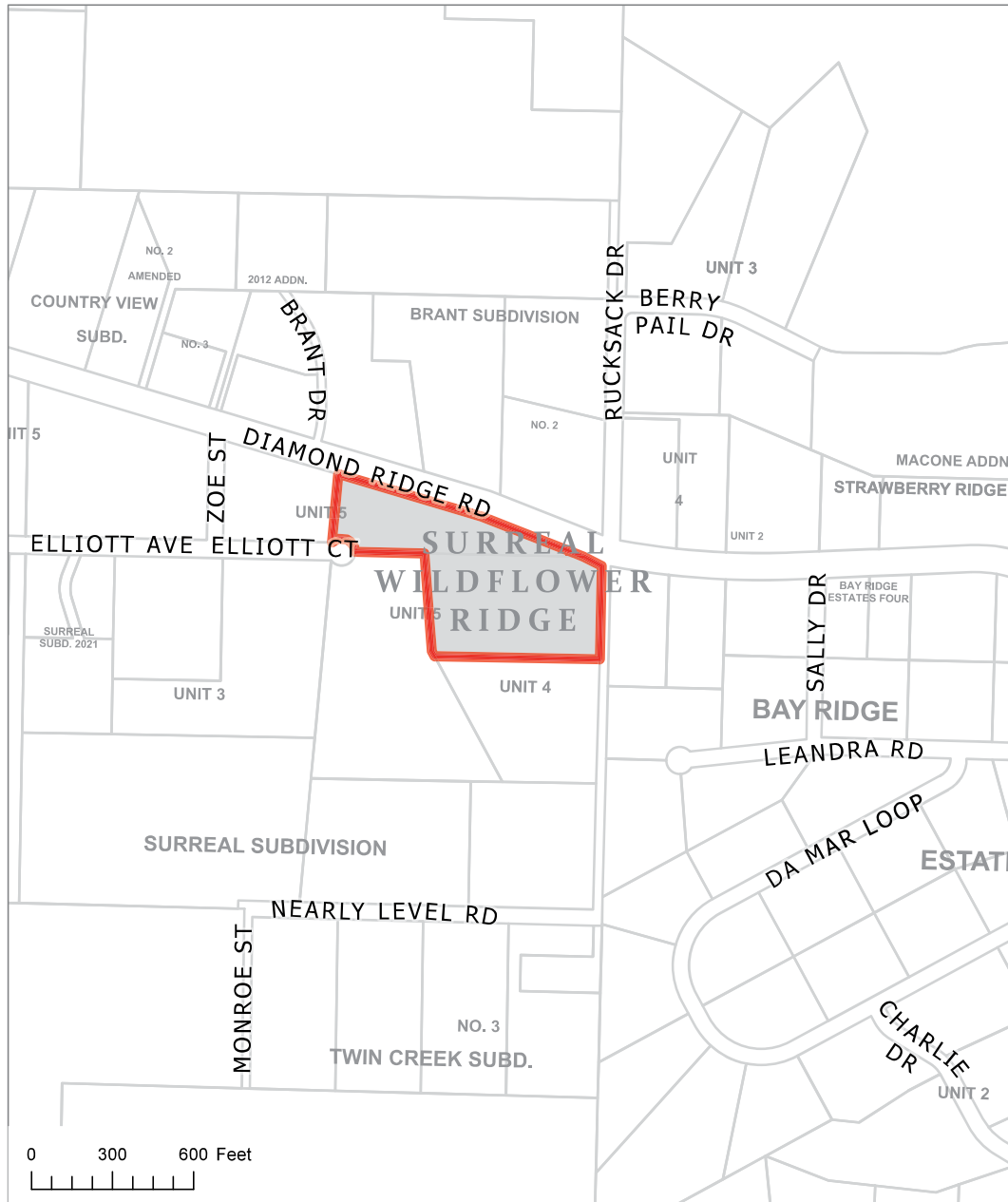
## **E. NEW BUSINESS**

### **4. Surreal Wildflower Ridge; KPB File 2025-114**

**Mullikin Surveys / Martin**

**Location: Diamond Ridge Road, Nearly Level Road &  
Elliott Court**

**Diamond Ridge Area**



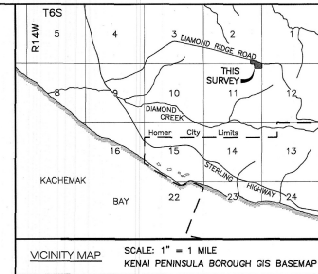
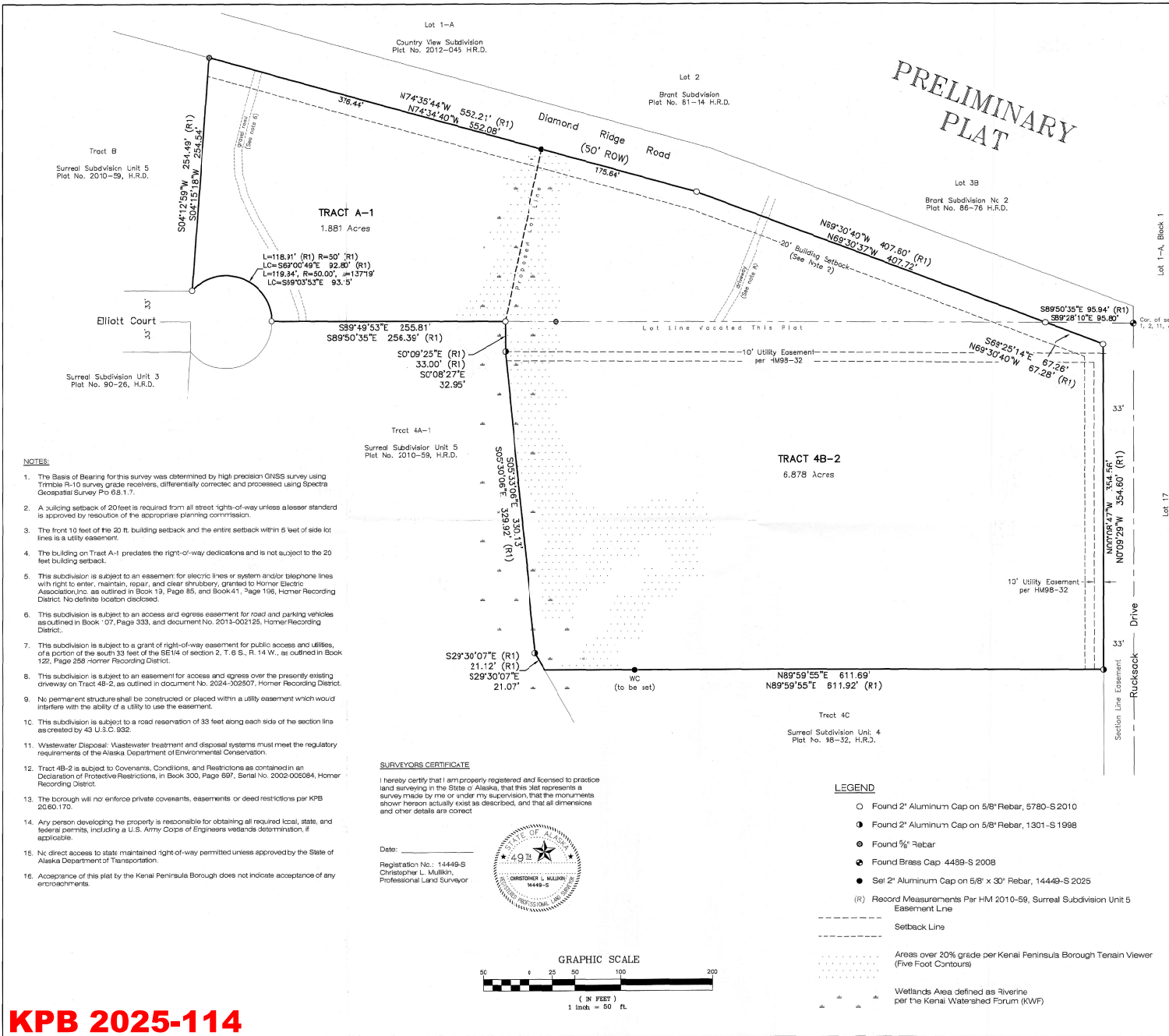
KPB File 2025-114  
T 06S R 14W S02  
Diamond Ridge





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.





CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Katie L. Martin  
65105 Diamond Ridge Road  
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

For: \_\_\_\_\_

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 8th, 2025.

Kenai Peninsula Borough Authorized Official



SURREAL WILDFLOWER RIDGE

A SUBDIVISION/REPLAT OF TRACT A AND TRACT 4B-1  
SURREAL SUBDIVISION UNIT 5, PLAT No. 2010-59  
HOMER RECORDING DISTRICT

LOCATED WITHIN  
THE N/2 NE1/4 OF SECTION 11 AND THE S1/2 SE1/4 OF SECTION 2  
TOWNSHIP 6 SOUTH, RANGE 14 WEST,  
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
KENAI PENINSULA BOROUGH,  
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 8.759 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	KATIE L. MARTIN 65105 DIAMOND RIDGE ROAD HOMER, AK 99603
SURVEY DATE: 7/10/2025	SCALE: 1" = 50'
PLAT DATE: 7/22/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: SURREAL SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-##

KPB 2025-114



AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
SURREAL WILDFLOWER RIDGE**

<b>KPB File No.</b>	2025-114
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	Katie L. Martin AKA Katie Martin and Katie Lynn Verjinsky of Homer, Alaska
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys LLC
<b>General Location:</b>	Diamond Ridge Road, Nearly Level Road and Elliott Court

<b>Parent Parcel No.:</b>	173-710-15 and 173-710-16
<b>Legal Description:</b>	T 6S R 14W SEC 02 SEWARD MERIDIAN HM 2010059 SURREAL SUB UNIT 5 TRACT A AND TRACT 4B-1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will adjust the lot lines between two tracts of sizes 3.227 acres and 5.532 acres to create two new tracts of sizes of 1.881 acres and 6.878 acres.

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

The plat is located on the south side of Diamond Ridge Road, a 100' dedication maintained by the State of Alaska. Both lots will have direct access to Diamond Ridge Rd. Access easements affect both proposed tracts. Tract A-1 has an easement crossing from Diamond Ridge Rd to the tract to the south. Tract 4B-2 has an easement that originally was across the tract north of it, but is now located entirely within the tracts. **Staff recommends** plat note 8 be revised to state the easement is located entirely within proposed Tract 4B-2. **PER DOT:** The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

Access to the plat is also from Elliott Ct on the west, an undeveloped 66' dedication that ends in a cul-de-sac bulb.

Access on the east side of the plat to Tract 4B-2 is also by Nearly Level Rd., which is a 33' undeveloped dedication.

The plat is affected by section line easements. There are 33' section line easements to the east of the plat in Rucksack Dr that should be shown. There are also 33' section line easement running east/west along the section line being the former lot line, that needs to be shown. **Staff recommends** all section line easement be added and labeled on the drawing.

Block length is not compliant along this plat area. The location of this plat to the intersection of Diamond Ridge Rd and Rucksack Rd makes a road dedication not a good location for a road to break the block down. Staff recommends the Plat Committee concur that an exception to KPB 20.30.170 Block Length requirements is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments:
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	RSA has no objections at this time.
SOA DOT comments	Show the existing 66' Section Line Easement between Sec 2-11 thru Tract A-1 and 4B-2 referenced in note 10. Change Diamond Ridge Road ROW text to 100'. Plat 2010-59 dedicated 50' of ROW on south while Plat 81-14 dedicated the 50' on north.

#### **Site Investigation:**

Per the KPB GIS information and the Asbuilt that was included in the easement document there are structures on both tracts. When the plat is complete, the structures will be located on each new tract respectively also.

The structure on proposed Tract A-1 is noted in plat note 4 as predating the building setback creation from Surreal Subdivision HM2010-59. **Staff recommends** the surveyor revise the note to better reflect the details of the parent plat and creation of the building setback limits with the structure.

There are wetlands on the plat, that are located on the west line of Tract 4B-2 and up along the proposed new lot line between the tracts

There are steep areas located along the west side of Tract 4B-2 that are not shown but follow the wetlands shown.

The River Center review indicated the plat to be located in a FEMA designated flood hazard zone of Zone X. plat note in KPB 20.30.280(D) should be added to the plat notes and include the FEMA FIRM Panel and Zone designation. Zone depiction on the drawing will not be needed. River Center review did not identify the plat to be in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: This is within non-regulatory floodplain X Zone, an area of minimal flood risk. No depiction required but the code required plat note should be present.</p> <p>Flood Zone: X Zone  Map Panel: 02122C-2015E  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	No response

#### **Staff Analysis**

The land was originally identified as the N1/2 NE1/4 of Section 11, and the S1/2 SE1/4 Section 2 south of Diamond Ridge Rd in Township 6 South, Range 14 West S.M. Homer Recording District, Alaska. Surreal Subdivision HM 82-6 was the first division of the N1/2 NE1/4. Surreal Subdivision Unit 4 HM98-32 replatted Tract 4 of HM82-6. Surreal Subdivision Unit 5 replatted a portion of HM 98-32 and all of the S1/2 SE1/4 lying south of Diamond Ridge Rd.

A soils report will not be required for either tract as Tract 4B-2 is above 200,000 sq ft. and Tract A-1 has a soils report from the parent plat that covers the existing area. **Staff recommends** the proper waster water disposal notes be applied to the drawing from KPB 20.40.

There does not appear to be any encroachments to or from the property. Staff recommends the surveyor watch for issues when doing the boundary survey and if found, label them on the plat drawing with a solution to the issues found.

Notice of the proposed plat was mailed to the beneficial interest holders on August 5, 2025 and August 13, 2025. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission and no review will be given.

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

### **Utility Easements**

The plat is carrying forward a 10' utility easement in the front 10' of the building setback line and the entire setback within 5' of side lot lines. These easements need to be added completely to the drawing.

There is also a 10' utility easement being carried forward from the parent plat, located 33' south of the former lot line.

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.

HEA has sent a comment requesting the location of an overhead line and easement near the west line of proposed Tract A-1. The comment is in the packet.

### **Utility provider review:**

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

### **KPB department / agency review:**

Addressing Review	<p>Reviewer: Pace, Rhealyn</p> <p>Affected Addresses: 65105 DIAMOND RIDGE RD, 64794 NEARLY LEVEL RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: DIAMOND RIDGE RD, NEARLY LEVEL RD, ELLIOT CT</p> <p>Existing Street Name Corrections Needed: RUCKSACK DR WAS CHANGED TO NEARLY LEVEL RD PER SN RES 2014-02</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p>
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	List of Street Names Denied:  Comments: 64794 NEARLY LEVEL RD WILL BE CHANGED. 65105 DIAMOND RIDGE RD WILL REMAIN  See attachments
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.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

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**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Under the Certificate of Ownership and Dedication the owner should be listed as Katie L. Martin aka Katie Martin per the CTP and Assessor Page  
In the Plat Approval change the date to August 25, 2025.

PLAT NOTES TO ADD

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**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:**

Modify the KPB File No to 2025-114

Owner should be listed as Katie L. Martin aka Katie Martin per the CTP and Assessor Page.

Katie Lynn Verjinsky is also listed as an owner

- 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:**

Rucksack Dr on the east south of Diamond Ridge Rd was renamed to Nearly Level Rd, change name on drawing.

Rucksack Dr on the east is a 33' ROW and 66' SLE, show correctly.

Rucksack Dr and ROW should be shown to the north.



- D. Diamond Ridge Rd should be continued to the east., show as full 100' ROW, 50' each side of centerline.  
A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;  
**Staff recommendation:**  
Add labels identifying the lines on the vicinity map such as in section 9 running north to section 3
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;  
**Staff recommendation:**  
CCR Document Book 300 Page 697 does not affect the proposed plat and should be removed from plat note number 12.
- 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:**  
The section line easements should be shown running east/west on the plat.  
Plat note 8 should be revised to state that noted easement is entirely with proposed Tract 4B-2.
- 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:**  
Show the line between the lots to the north of Diamond Ridge Rd.  
Modify the label for the parcel south of Elliott Court: Tract 3B-1 HM 2024-030
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;  
**Staff recommendation:**  
Revise plat note 4 to indicate that the note is carried forward from the parent plat, include HM2010-59.

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#### KPB 20.30 – Subdivision Design Requirements

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

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#### 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.

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**RECOMMENDATION:**

**STAFF RECOMMENDS:**

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

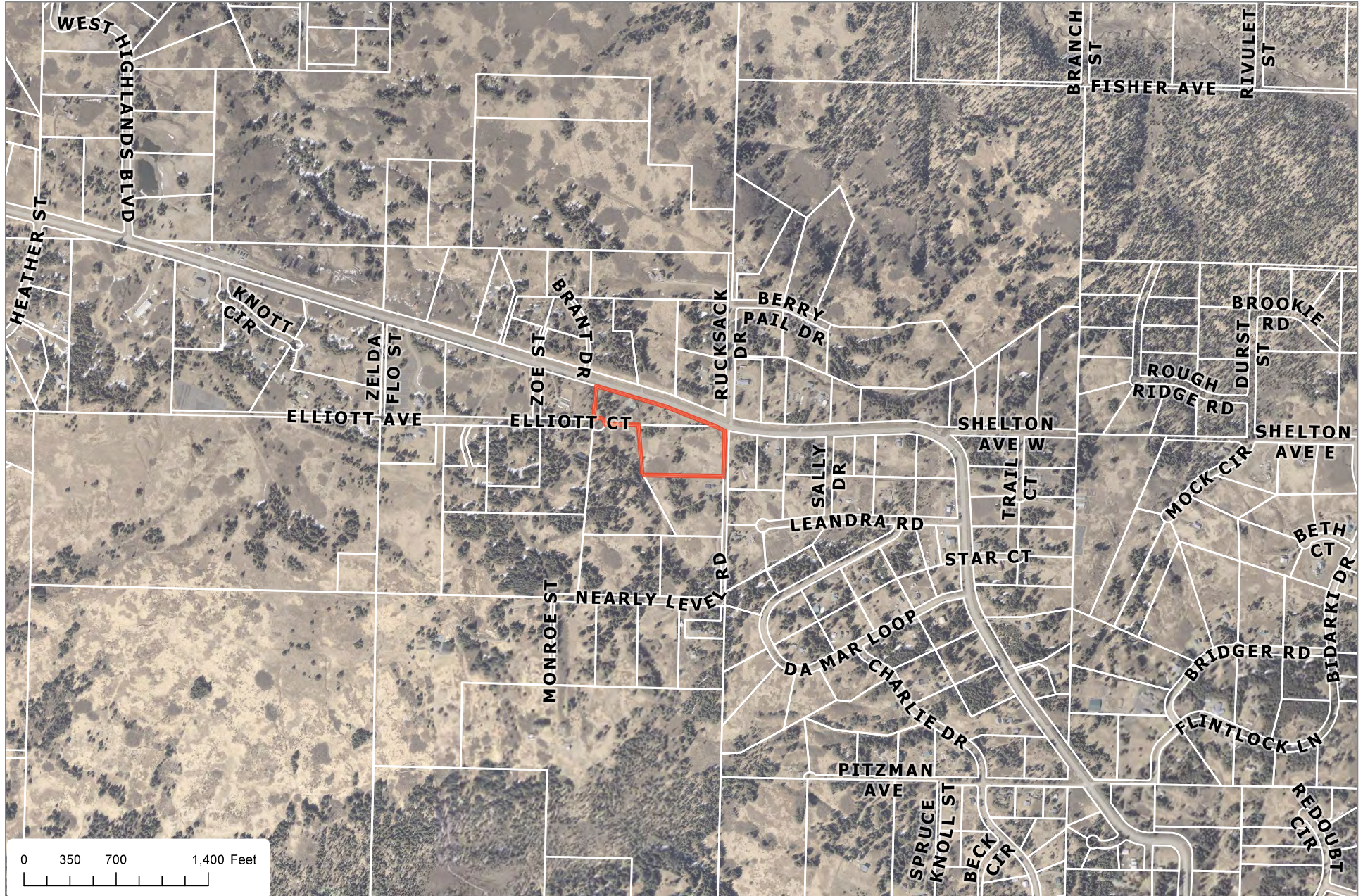
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

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

END OF STAFF REPORT

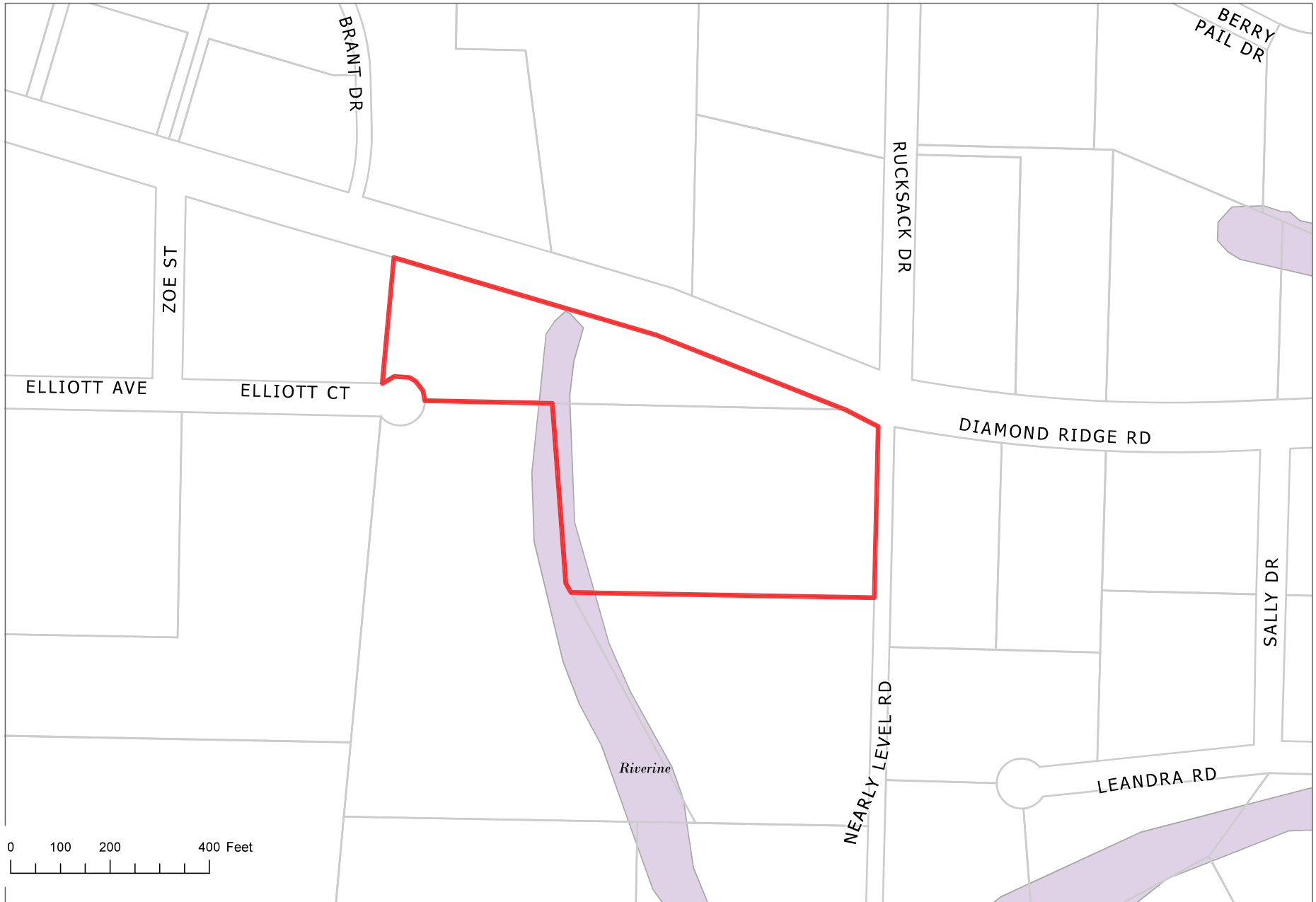
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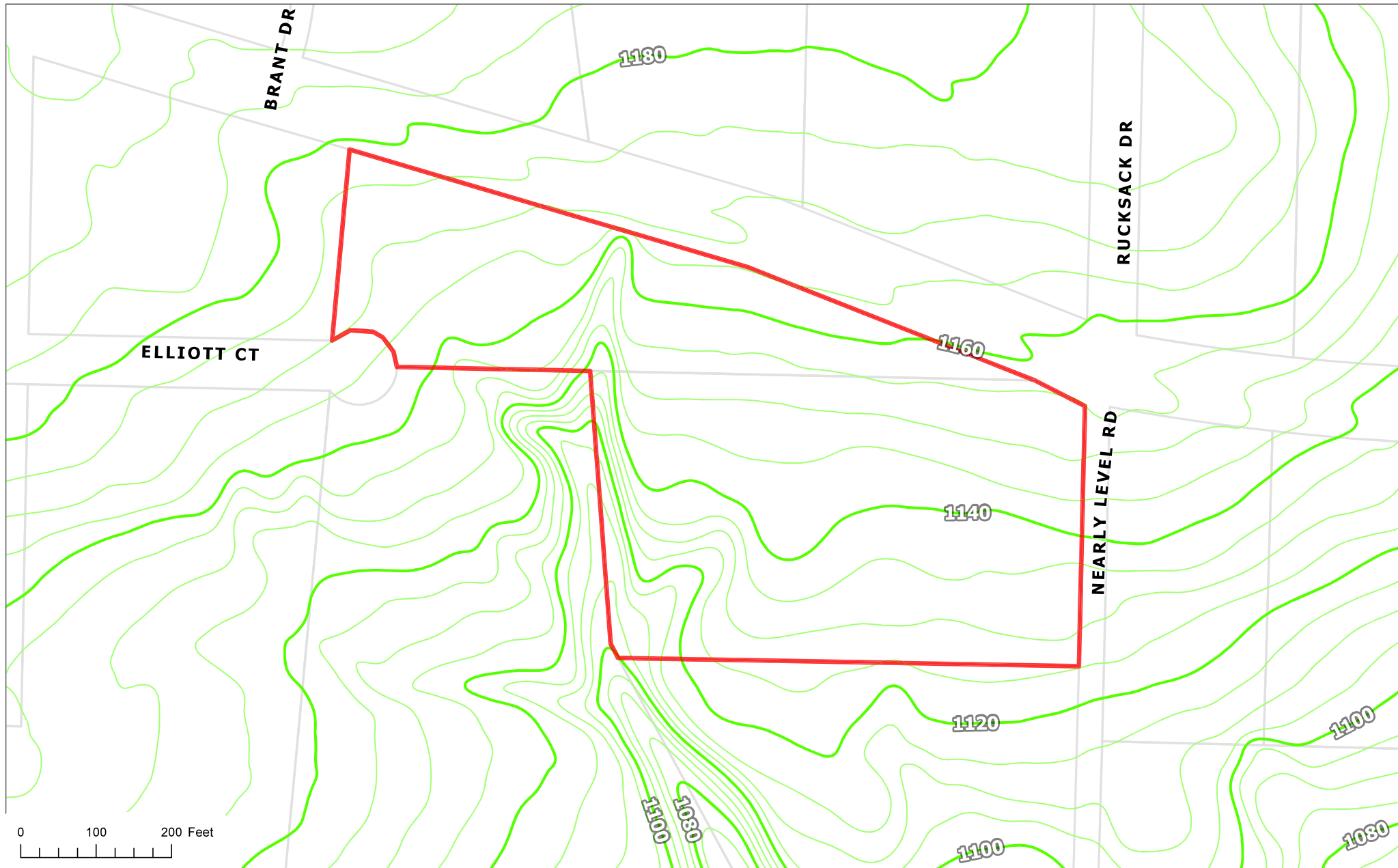
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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





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.

# Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date 11-23-2010 Roger W. Imhoff LS 5780

## Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

SEPTEMBER 13, 2010

KENAI PENINSULA BOROUGH

By: [Signature]  
Authorized Official

Page a Wake

Owner Former Tract 4B Surreal Subdivision Unit 4  
Gaye A. Wolfe  
PO Box 3335  
Homer AK 99603

Notary's Acknowledgement  
Subscribed and sworn to me before this 29<sup>th</sup> day  
of November, 2010

for Gaye A. Wolfe

Cananda McMah  
Notary Public for Alaska  
My Commission Expires 10/13/14

## Owners Certification

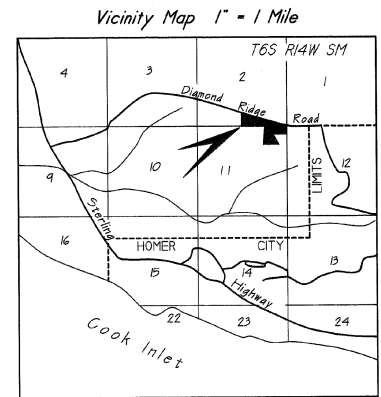
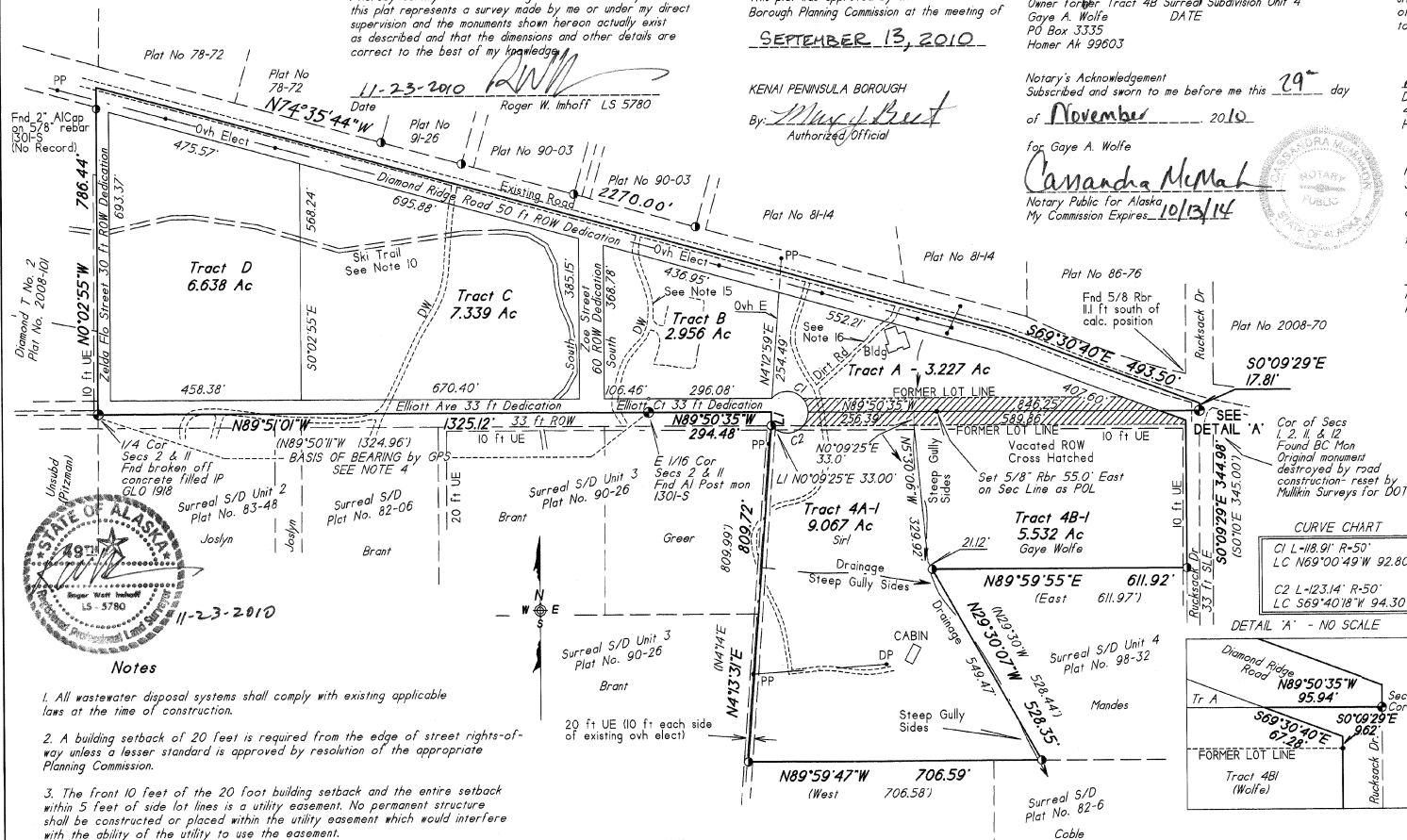
We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Donald Wellington Marlatt 11-24-10  
Date  
Donald Wellington Marlatt  
460 Grubstake Avenue  
Homer AK 99603

Notary's Acknowledgement  
Subscribed and sworn to me before this 24<sup>th</sup> day  
of November, 2010

for Donald Wellington Marlatt

Donald Wellington Marlatt  
Notary Public for Alaska  
My Commission Expires 8/28/2014



## Surreal Subdivision Unit 5

Being a partial vacation of the ROW of Elliott Avenue AND a subdivision of that portion of the S 1/2 SE 1/4 Section 2, Township 6 South, Range 14 West, Seward Meridian, lying south of Diamond Ridge Road AND Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32

within the Kenai Peninsula Borough

Homer Recording District  
Third Judicial District, Alaska

Containing 40.286 Acres, more or less

Clients:  
Sirl, Brant, Marlatt, Ford,  
and Wolfe  
Homer AK 99603

Surveyor:  
Roger W. Imhoff, RLS  
PO Box 2588  
Homer AK 99603

Date: June 2010

File surreal.vcd

Drawn RWI

Scale 1"=200 ft

KPB File No 2010-116  
KPB File No 2010-119

SHEET 1 of 4  
SHEETS 2, 3, & 4 are SIGNATURE SHEETS ONLY

Signature Sheet

Sheet 2 of 4

**Surreal Subdivision Unit 5**

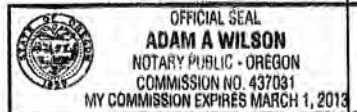
I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Michael W. Sirl 11/29/2010  
 Michael W. Sirl Date  
 2866 Talbot Rd. S.  
 Jefferson, Or. 97352

Notary's Acknowledgement  
 Subscribed and sworn to me before me this 29<sup>th</sup> day  
 of November, 2010

for Michael W. Sirl

Adam Wilson  
 Notary Public for Oregon  
 My Commission Expires March 1, 2013



**Surreal Subdivision Unit 5**

Being a partial vacation of the ROW of Elliott Avenue AND  
 a subdivision of that portion of the S 1/2 SE 1/4  
 Section 2, Township 6 South, Range 14 West, Seward  
 Meridian, lying south of Diamond Ridge Road AND  
 Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32

within the Kenai Peninsula Borough

Homer Recording District  
 Third Judicial District, Alaska

Containing 40.286 Acres, more or less

Clients:  
 Sirl, Brant, Marlatt, Ford,  
 and Wolfe  
 Homer Ak 99603

Surveyor:  
 Roger W. Imhoff, RLS  
 PO Box 2588  
 Homer AK 99603

KPB File No 2010-116 KPB File No 2010-119

Signature Sheet

Sheet 3 of 4

## Surreal Subdivision Unit 5

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

David Eldon Ford 12-1-10  
 Date  
6489 SW Longview Street  
Bend OR 97702-1976

Notary's Acknowledgement  
 Subscribed and sworn to me before me this 15<sup>th</sup> day  
 of December, 2010

for David Eldon Ford

Carin L Springer  
 Notary Public for Deschutes Co Oregon  
 My Commission Expires Oct. 7, 2011



## Surreal Subdivision Unit 5

Being a partial vacation of the ROW of Elliot Avenue AND  
 a subdivision of that portion of the S 1/2 SE 1/4  
 Section 2, Township 6 South, Range 14 West, Seward  
 Meridian, lying south of Diamond Ridge Road AND  
 Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32

within the Kenai Peninsula Borough

Homer Recording District  
 Third Judicial District, Alaska

Containing 40.286 Acres, more or less

Clients:  
 Sirl, Brant, Marlatt, Ford,  
 and Wolfe  
 Homer Ak 99603

Surveyor:  
 Roger W. Imhoff, RLS  
 PO Box 2588  
 Homer AK 99603

KPB File No 2010-116 KPB File No 2010-119



Signature Sheet

Sheet 4 of 4

*Surreal Subdivision Unit 5*

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

Robert J. Brant Jr 12/8/10 Pamela J. Brant 12/8/10  
 Robert J. Brant, Jr Date Pamela J. Brant Date  
 65299 Elliott Ave  
 Homer Ak 99603

Notary's Acknowledgement  
 Subscribed and sworn to me before me this 8<sup>th</sup> day  
 of December, 2010

for Robert J. Brant, Jr and Pamela J. Brant

Mary Ann Rowe

**STATE OF ALASKA  
 NOTARY PUBLIC  
 MARY ANN ROWE**

Notary Public for ALASKA

My Commission Expires \_\_\_\_\_

My Commission Expires 7-30-14

*Surreal Subdivision Unit 5*

*Being a partial vacation of the ROW of Elliott Avenue AND  
 a subdivision of that portion of the S 1/2 SE 1/4  
 Section 2, Township 6 South, Range 14 West, Seward  
 Meridian, lying south of Diamond Ridge Road AND  
 Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32*

*within the Kenai Peninsula Borough*

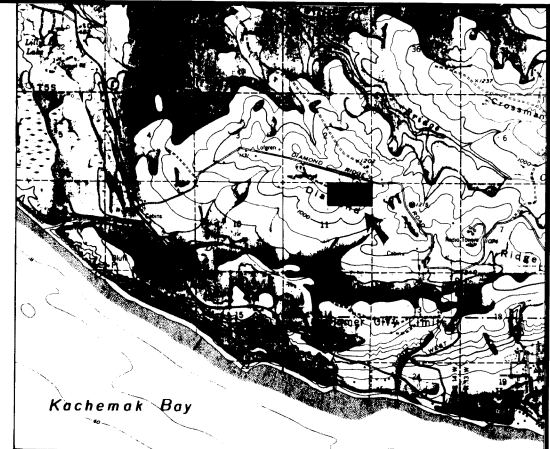
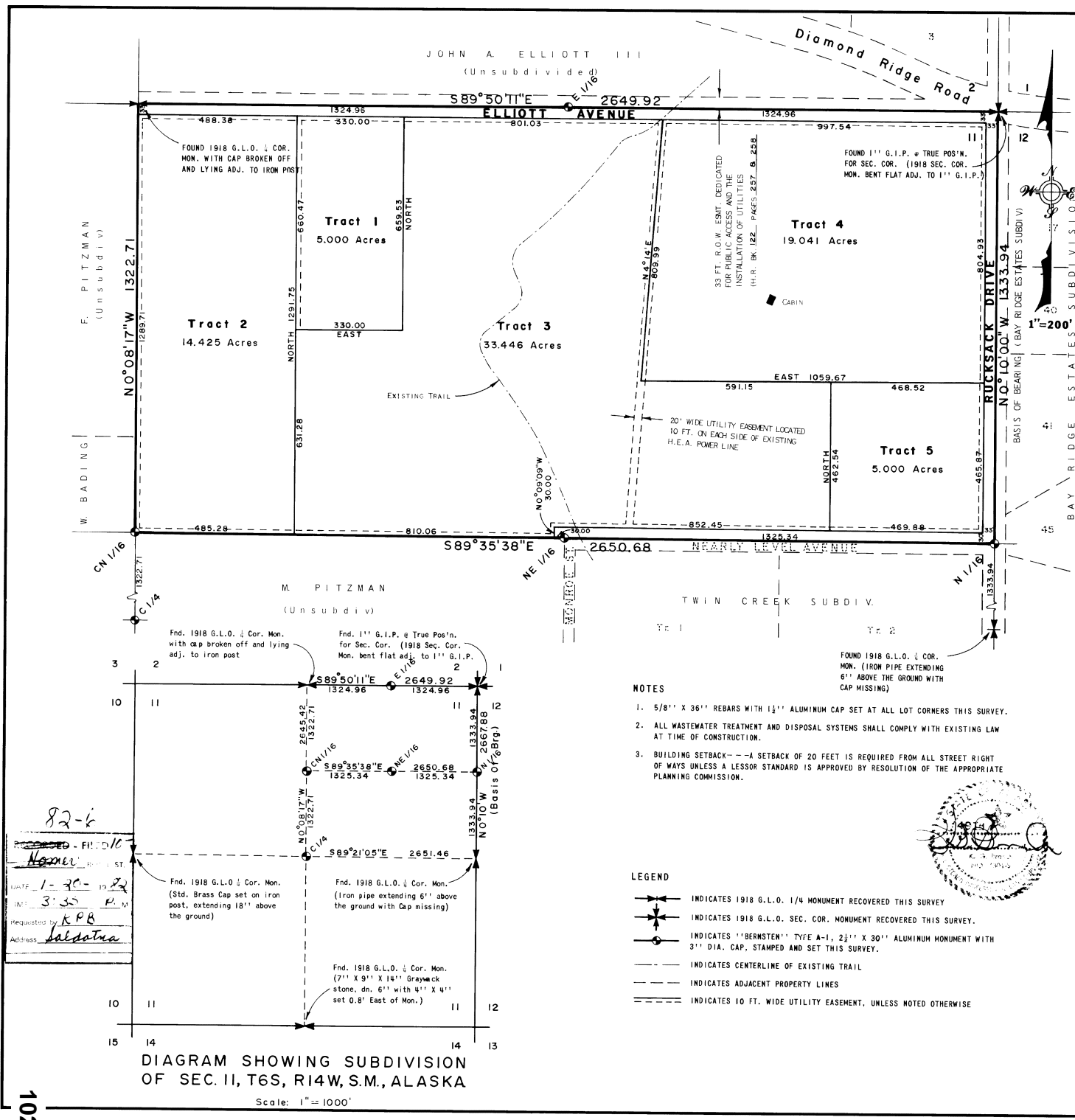
*Homer Recording District  
 Third Judicial District, Alaska*

*Containing 40.286 Acres, more or less*

Clients:  
 Sirl, Brant, Marlatt, Ford,  
 and Wolfe  
 Homer Ak 99603

Surveyor:  
 Roger W. Imhoff, RLS  
 PO Box 2588  
 Homer AK 99603

KPB File No 2010-116 KPB File No 2010-119



**VICINITY MAP**  
1" = 1 Mile

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Date: 9/15/81  
Ken Branch, R.L.S. No. 1301 S

**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Date: 10-2-81  
Michael W. Sirl  
Box 1061  
Homer, Alaska 99603

**NOTARY'S ACKNOWLEDGEMENT**

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF October 1981.

Michael W. Sirl  
Notary Public in and for the STATE OF ALASKA

My Commission expires: 7-15-84

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 22, 1981

By: [Signature]  
Kenai Peninsula Borough  
Authorized Official

**SURREAL SUBDIVISION**

Situated in the N1/2 NE1/4 of Section II, T6S, R14W, S.M., Homer Recording District, Alaska.

Containing 80.816 Acres

Prepared For	Prepared By	Date
Michael W. Sirl	Ken Branch, R.L.S.	5/23/81
Box 1061	Box 1295	Scale
Homer, Alaska	Homer, Alaska	1" = 200'

- NOTES**
- 5/8" X 36" REBARS WITH 1 1/2" ALUMINUM CAP SET AT ALL LOT CORNERS THIS SURVEY.
  - ALL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.
  - BUILDING SETBACK -- A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSOR STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

- LEGEND**
- INDICATES 1918 G.L.O. 1/4 MONUMENT RECOVERED THIS SURVEY
  - INDICATES 1918 G.L.O. SEC. COR. MONUMENT RECOVERED THIS SURVEY.
  - INDICATES "BERNSTEIN" TYPE A-1, 2 1/2" X 30" ALUMINUM MONUMENT WITH 3" DIA. CAP, STAMPED AND SET THIS SURVEY.
  - INDICATES CENTERLINE OF EXISTING TRAIL
  - INDICATES ADJACENT PROPERTY LINES
  - INDICATES 10 FT. WIDE UTILITY EASEMENT, UNLESS NOTED OTHERWISE

## WASTEWATER DISPOSAL

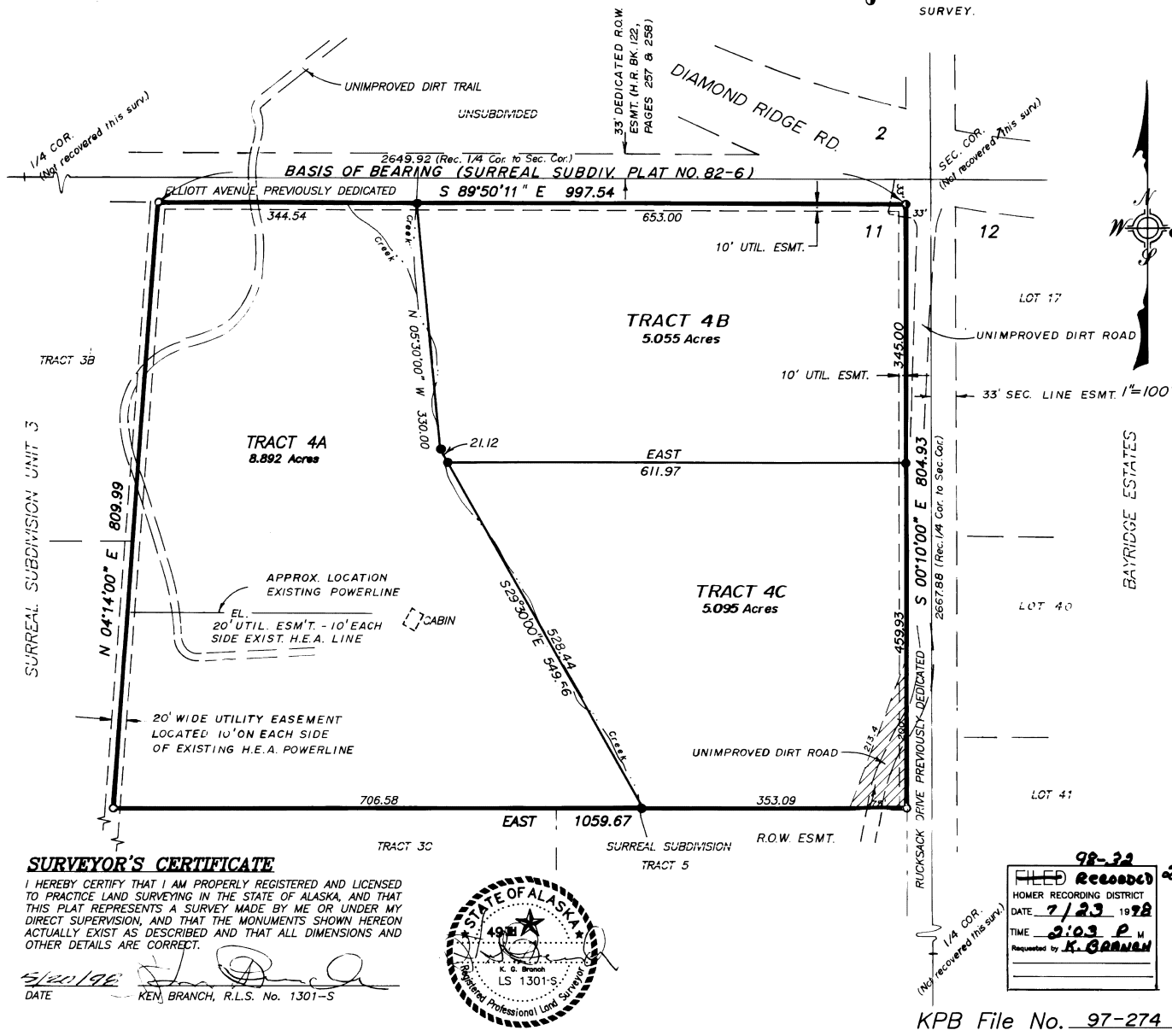
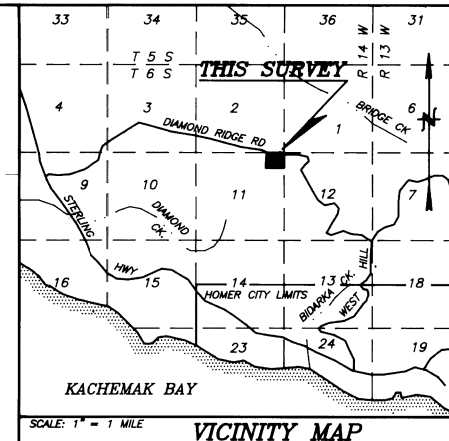
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION.

## NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPT. OF TRANSPORTATION.
4. THE FRONT 10' OF THE 20' BUILDING SETBACK AND WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT.

## LEGEND

- INDICATES 5/8" REBAR WITH 2" ALCAP SET THIS SURVEY.
- INDICATES ADJACENT PROPERTY LINES
- INDICATES 1 1/2" ALCAP SET IN 1981, 1301-S RECOVERED THIS SURVEY.
- /// INDICATES R.O.W. EASEMENT DEDICATED THIS PLAT.
- INDICATES 5/8" REBAR RECOVERED THIS SURVEY.



## CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT 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 HEREON.

*Michael W. Sirl*  
MICHAEL W. SIRL  
65105 ELLIOTT AVE.  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF March, 1998

FOR: MICHAEL W. SIRL  
*Mary Ellen Hughes*  
NOTARY PUBLIC FOR STATE OF NEW YORK

MY COMMISSION EXPIRES \_\_\_\_\_  
MARY ELLEN HUGHES  
Notary Public, State of New York  
No. 304772454  
Qualified in Nassau County  
Commission Expires June 30, 1998

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 24, 1997

KENAI PENINSULA BOROUGH BY: *Paul Hest*  
AUTHORIZED OFFICIAL

## SURREAL SUBDIVISION

### UNIT 4

A subdivision of Tract 4 of the Surreal Subdivision situated within a portion of the N1/2 NE 1/4 of Section 11, T.6S, R.14W, S.M., Alaska CONTAINING 19.042 ACRES MORE OR LESS HOMER RECORDING DISTRICT, ALASKA

Prepared For:  
Michael W. Sirl  
65105 Elliott Ave.  
Homer, Alaska

Prepared By:  
Ken Branch, R.L.S.  
Box 1295  
Homer, Alaska 99603

DRAWN BY: H.F.	DATE: 10/10/97	SCALE: 1" = 100'
CHK BY: K.B.	JOB #97-41	SHEET 1 OF 1

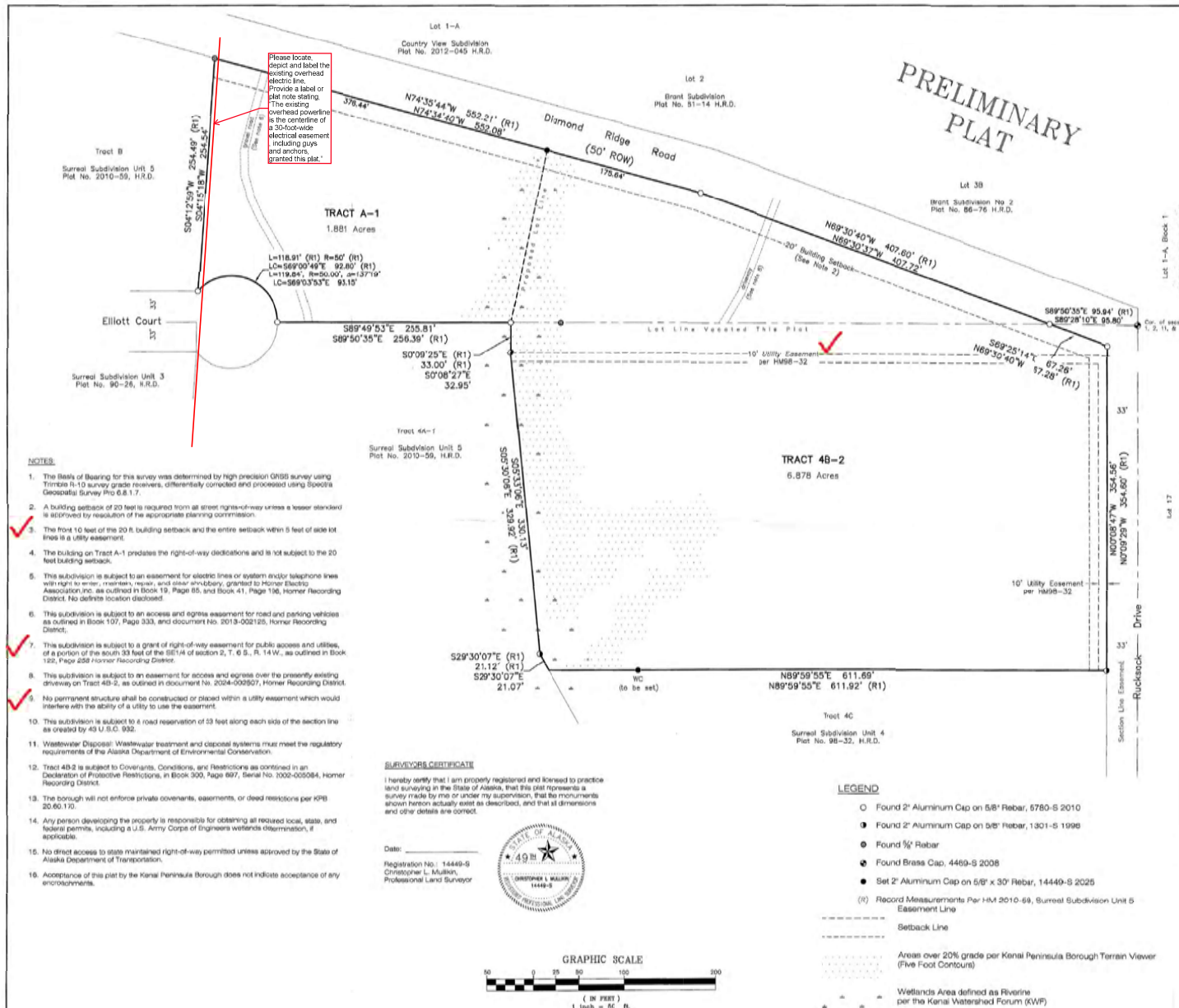
KPB File No. 97-274

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

5/20/98  
DATE  
KEN BRANCH, R.L.S. No. 1301-S





KPB 2025-114

**PRELIMINARY PLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Kate L. Martin  
69105 Diamond Ridge Road  
Homer, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires \_\_\_\_\_

For: \_\_\_\_\_

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 27, 2025.

Kenai Peninsula Borough Authorized Official: \_\_\_\_\_

**MULLIKIN SURVEYS LLC**  
8/6/2025  
Land Management Officer

**SURREAL WILDFLOWER RIDGE**

A SUBDIVISION/REPLAT OF TRACT A AND TRACT 4B-1  
SURREAL SUBDIVISION UNIT 5, PLAT No. 2010-59, HOMER RECORDING DISTRICT

LOCATED WITHIN  
THE N1/2 NE1/4 OF SECTION 11 AND THE S1/2 SE1/4 OF SECTION 2  
TOWNSHIP 6 SOUTH, RANGE 14 WEST,  
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
KENAI PENINSULA BOROUGH,  
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 8.759 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	KATE L. MARTIN 69105 DIAMOND RIDGE ROAD HOMER, AK 99603
SURVEY DATE: 7/10/2025	SCALE: 1" = 50'
PLAT DATE: 7/27/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: SURREAL SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-114





## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/4/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide two tracts into two tracts with newly configured lot lines.

KPB File No. 2025-114

Petitioner(s) / Land Owner(s): Katie L. Martin of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 25, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

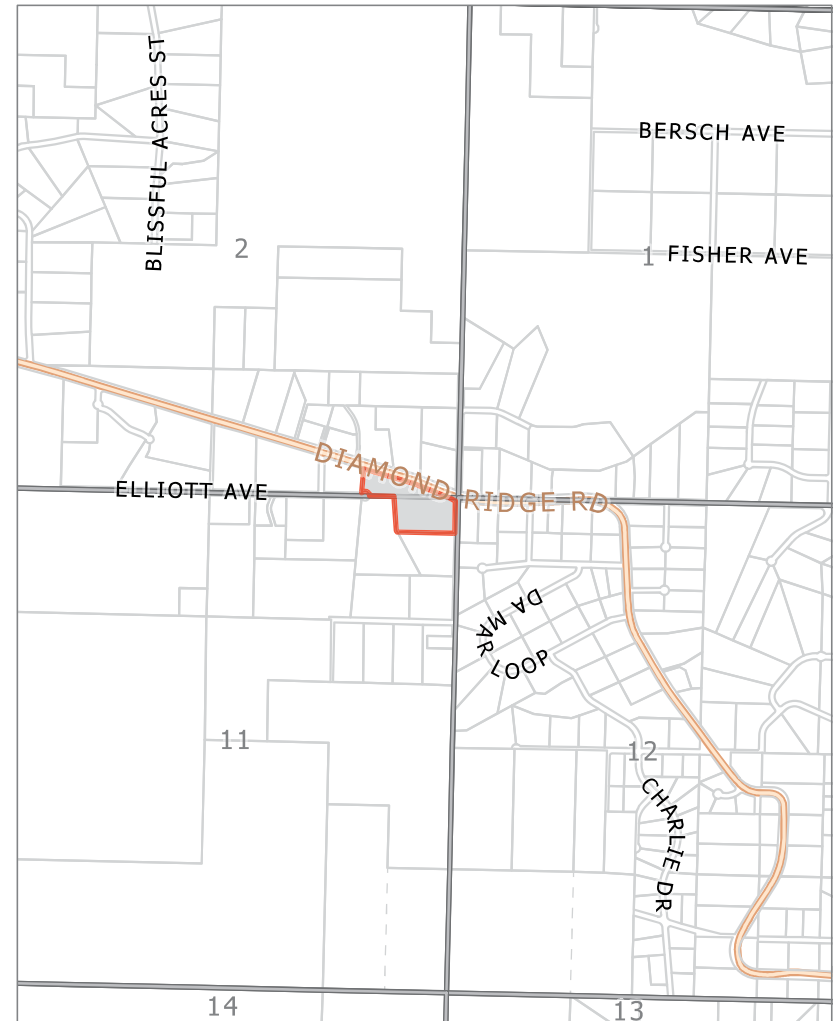
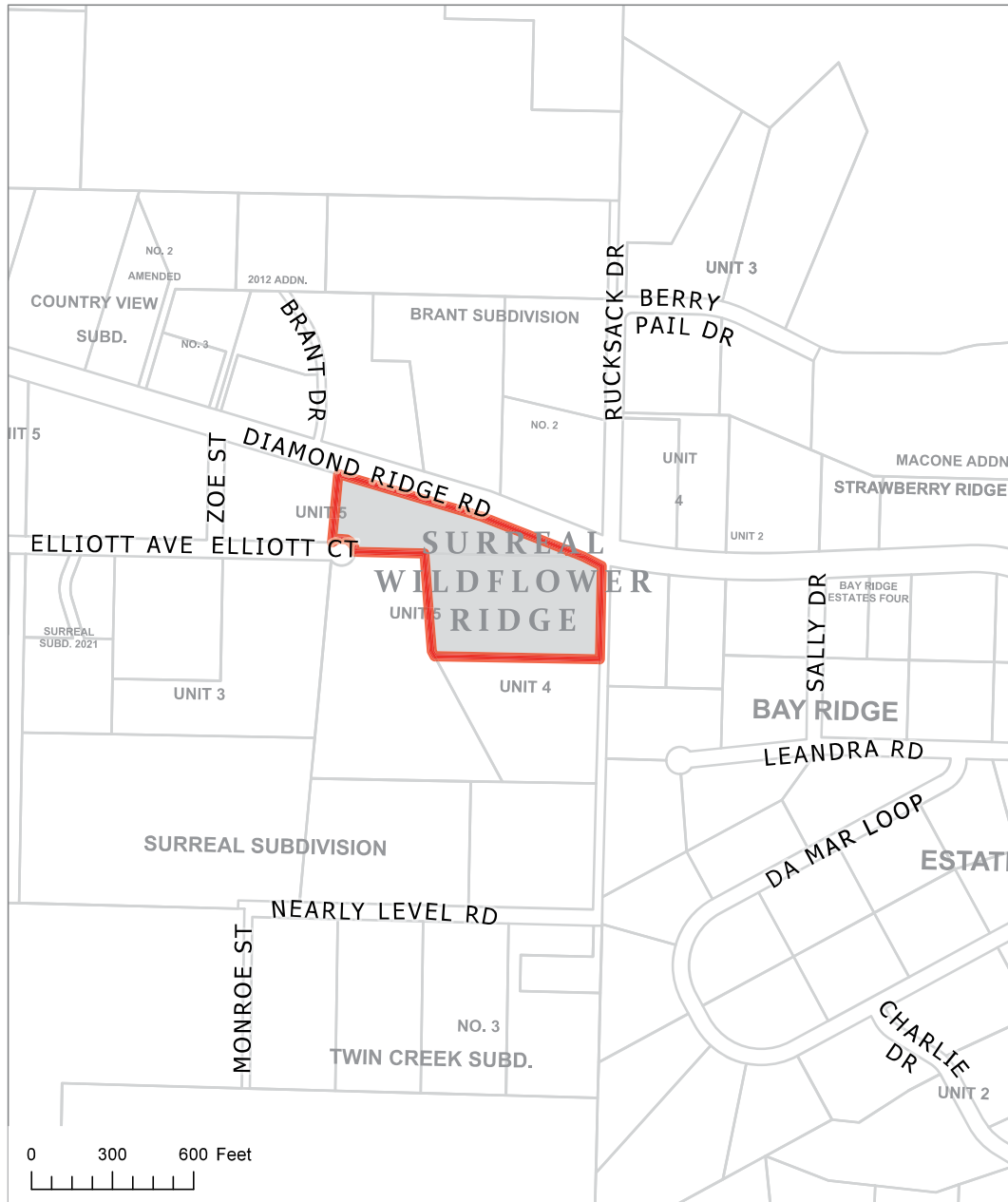
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 22, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 8/5/2025



KPB File 2025-114  
T 06S R 14W S02  
Diamond Ridge

