



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Jeremy Brantley, Chair – Ridgeway/Funny River/Sterling District
Pamela Gillham – Kalifornsky/Kasilof District
Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District
Dawson Slaughter – South Peninsula District
Jeffery Epperheimer - Nikiski District
Diane Fikes – City of Kenai
Franco Venuti – City of Homer
Paul Whitney – City of Soldotna
Karina England – City of Seward

Monday, September 8, 2025

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

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

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

The hearing procedure for the Planning Commission 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 CONSENT AND REGULAR AGENDA

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

1. Time Extension Request - None
2. Planning Commission Resolutions - None
3. Plats Granted Administrative Approval

- [KPB-7158](#) a. Hope Lake Subdivision 2022 Replat; KPB File 2022-112
 b. King's Creek 2022 Replat; KPB File 2022-056

Attachments: [C3. Admin Approvals Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- [KPB-7172](#) a. Jack Gist Subdivision 2025 Replat; KPB File 2025-083

Attachments: [C4. Final Approvals Packet](#)

5. Plat Amendment Request - None
6. Commissioner Excused Absences

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula

7. Minutes

[KPB-7159](#) August 25, 2025 Planning Commission Minutes

Attachments: [C7. 082525 PC Meeting Minutes](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7160](#) Section Line Easement Vacation (POSTPONED TO 9/22 MEETING)
KPB File 2025-058V
AK Mental Health Trust Authority
Request: Vacate the entire 50' section line easement on the north line of Government Lots 2 & 3 and the entire 50' section line easement on the west line of Government Lots 3 & 4, SEC 27; and the entire west 50' and the entire south 50' of the S1/2 SW1/4 of SEC 22 all being located in T03N, R12W
Kasilof Area
Staff Responsible: Platting Manager Vince Piagentini

Attachments: [E1. SLEV AK Mental Health Trust Authority](#)
[PHN SLEV-Trust Land Survey 2025-07 West Cohoe Sub](#)
2. [KPB-7161](#) Utility Easement Vacation; KPB File 2025-121V
Edge Survey & Design / Christianson
Request: Vacate the 10' utility easement along all interior lot lines of Lots 8, 9 & 10, Block 5, Lake Hills Subdivision Part 3, Plat KN 84-265
Nikiski Area
Staff Responsible: Platting Manager Vince Piagentini

Attachments: [E2. UEV-Lake Hills Sub Packet](#)
[PHN UEV-Lake Hills Sub Christianson Addn](#)
3. [KPB-7162](#) Conditional Use Permit; PC Resolution 2025-19
Applicant: KNC Golf Inc.
Request: For the Kenai Golf Course to replace a bridge over an anadromous stream
Location: 1500 Lawton Drive / PIN 04938216
City of Kenai
Staff Responsible: Planner Morgan Aldridge

Attachments: [E3. CUP KNC Golf Inc Packet](#)
[PHN CUP- Kenai Golf Course Bridge](#)

4. [KPB-7163](#) Conditional Use Permit; PC Resolution 2025-20
Applicant: AK Railroad
Request: Install 1000 cubic yards of rip rap to stabilize the bank line along the Snow River
Location: Primrose AK, Coordinates 60.3319, -149.3405
Staff Responsible: Planner Morgan Aldridge
- Attachments: [E4. CUP_AK Railroad Packet](#)
[PHN_CUP-ARRC Snow River](#)

F. PLAT COMMITTEE REPORT - Will review 3 plats

G. OTHER

H. PUBLIC COMMENT/PRESENTATION

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

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

**MISCELLANEOUS INFORMATIONAL ITEMS
NO ACTION REQUIRED**

[KPB-7191](#) Advisory Planning Commission Meeting Minutes

Attachments: [Misc. Info](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, September 22, 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 7:30 p.m.

**CONTACT INFORMATION
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

website:

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

C. CONSENT AGENDA

- *3. Plats Granted Administrative Approval**
 - a. Hope Lake Subdivision 2022 Replat; KPB File 2022-112**
 - b. King's Creek 2022 Replat; KPB File 2022-056**



ADMINISTRATIVE APPROVAL

Subdivision: Hope Lake Subdivision 2022 Replat
KPB File 2022-112
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on August 22, 2022. Approval for the plat is valid for two years from the date of approval.

On July 10 2024, a Time Extension Request was received and subsequently granted, extending the subdivision approval to August 22, 2026.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, August 20, 2025.

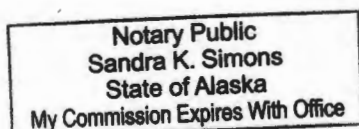
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 20th day of August 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



ADMINISTRATIVE APPROVAL

Subdivision: King's Creek 2022 Replat
KPB File 2022-056
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on May 23, 2022. Approval for the plat is valid for two years from the date of approval.

On April 16, 2024 a Time Extension Request was received and subsequently granted, extending the subdivision approval to May 23, 2026.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, August 20, 2025.

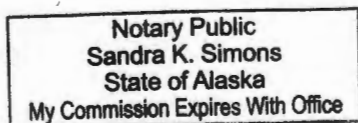
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 20th day of August 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.

C. CONSENT AGENDA

***4. Plats Granted Final Approval**

- a. Jack Gist Subdivision 2025 Replat; KPB File 2025-083**



FINAL APPROVAL OF PLAT SUBMITTED UNDER 20.10.040

Subdivision: Jack Gist Subdivision 2025 Replat
KPB File 2025-083
Homer Recording District

The Kenai Peninsula Borough Planning Department has reviewed the above referenced subdivision plat in accordance with 20.10.040 Borough Code of Ordinances. The final plat meets the conditions of the preliminary approval and complies with KPB Title 20; therefore, final approval has been granted by the undersigned on Monday, August 25, 2025.

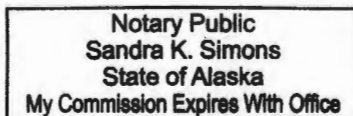
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 25th day of August 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.

C. CONSENT AGENDA

***7. Minutes**

a. August 25, 2025 Planning Commission Meeting Minutes

Kenai Peninsula Borough Planning Commission

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

**AUGUST 25, 2025
7:30 P.M.
UNAPPROVED MINUTES**

AGENDA ITEM A. CALL TO ORDER

Commissioner Brantley called the meeting to order at 7:30 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeremy Brantley, Sterling / Funny River
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Dawson Slaughter, Southern Peninsula District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Karina England, City of Seward
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

With 9 members present, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Samantha Lopez, Kenai River Center Manager
Morgan Aldridge, Planner
Jenny Robertson, LM Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

- *1. Time Extension**
 - a. Cooper Subdivision 2023 Replat; KPB File 2023-082
- *3. Plats Granted Administrative Approval**
 - a. Fort Morgan-Udelhoven Trails Subdivision; KPB File 2025-012
- *4 Plats Granted Final Approval**
 - a. Rainbow Heights Subdivision Donchi Addition; KPB File 2025-059
 - b. Moffitt's Knob Subdivision 2025 Replat; KPB File 2025-082
- *7. Minutes**
 - a. August 11, 2025 Planning Commission Meeting Minutes

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. He then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Chair Brantley brought it back to the commission for a motion.

MOTION: Commissioner Gillham moved, seconded by Commissioner Epperheimer to approve the consent and regular agendas.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM E. NEW BUSINESS

**ITEM #1 – CONDITIONAL USE PERMIT
CONSTRUCTION OF A PEDESTRIAN PATHWAY REQUIRING FILL WITHIN THE 50' HPD OF
UNNAMED CREEK 244-30-10010-2003**

PC Resolution No.	2025-17
Planning Commission Meeting	August 25, 2025
Applicant	AK Department of Transportation & Public Facilities
Location / PIN	Bridge Access Road / PIN 04901056
General Location:	City of Kenai

Staff report given by Planner Morgan Aldridge.

Chair Brantley opened the item for public comment.

Chester Fehrmann, DOT Engineer; 550 W. 7th Avenue, #1340, Anchorage AK 99501: Mr. Fehrmann is the engineer 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 Slaughter moved, seconded by Commissioner Epperheimer to adopt Planning Commission Resolution 2025-17, granting a conditional use permit pursuant to KPB 21.18 for the construction of a pedestrian path within the 50-foot Habitat Protection District of the unnamed creek 244-30-10010-2003.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #2 – ORDINANCE 2025-20
AMENDING KPB 21.18.025 TO ADDRESS ADOPTIONS AND DELECTIONS OF ANADROMOUS
WATERS WITHIN THE WEST DISTRICT OF THE KPB 21.18 APPENDIX**

Staff report given by River Center Manager Samantha Lopez

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to forward to the Assembly a recommendation to adopt Ordinance 2025-20, amending KPB 21.18.025 to address adoptions and deletions of anadromous waters within the West District of the KPB 21.18 appendix.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM G. OTHER

- Ms. Shirnberg reminded the commissioner that the 9/8/25 Planning Commission meeting will be held in person and not via Zoom only.

AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

AGENDA ITEM J. COMMISSIONER COMMENTS

- Commissioner Gillham asked to be excused from the 9/8/25 Planning Commission meeting.
- Commissioner Morgan asked to be excused from the 9/8/25 Planning Commission meeting.

AGENDA ITEM K. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 7:46 P.M.

Ann E. Shirnberg
Administrative Assistant

E. NEW BUSINESS

1. Section Line Easement Vacation; KPB File 2025-058V

AK Mental Health Trust Authority

Request: Vacate the entire 50' section line easement on the north line of Government Lots 2 & 3 and the entire 50' section line easement on the west line of Government Lots 3 & 4, SEC 27; and the entire west 50' and the entire south 50' of the S1/2 SW1/4 of SEC 22 all being located in T03N, R12W

Kasilof Area

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - SECTION LINE EASEMENT VACATION

VACATE THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE NORTH LINE OF GOVERNMENT LOTS 2 AND 3 AND THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE WEST LINE OF GOVERNMENT LOTS 3 AND 4 IN SECTION 27; AND THE ENTIRE WEST 50 FEET AND THE ENTIRE SOUTH 50 FEET OF THE S1/2 SW1/4 OF SECTION 22 ALL BEING LOCATED IN TOWNSHIP 3 NORTH, RANGE 12 WEST

KPB File No.	2025-058V
Planning Commission Meeting:	September 8, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority / Anchorage, AK
Surveyor:	Dave Hale / R&M Consultants Inc
General Location:	Coho Area
Legal Description:	T 3N R 12W SEC 22 SEWARD MERIDIAN KN S1/2 SW1/4 & T 3N R 12W SEC 27 SEWARD MERIDIAN KN GOV'T LOTS 2, 3 & 4

STAFF REPORT

Upon review of the submittal, it has been determined to postpone this item until additional information is provided by the applicants and surveyor. If there is anyone wishing to speak on the item, they may do so, but there will be no decision made.

END OF STAFF REPORT



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 8/11/2025 to vacate a Section Line easement in the Cohoe area. Area under consideration is described as follows:

Request / Affected Property: Vacate the entire 50-foot section line easement on the north line of Government Lots 2 and 3 and the entire 50-foot section line easement on the west line of Government lots 3 and 4 in Section 27; and the entire west 50 feet and the entire south 50 feet of the S1/2 SW1/4 of Section 22 all being located in Township 3 North, Range 12 West.

KPB File No. 2025-058V.

Petitioner(s) / Land Owner(s): Alaska Mental Health Trust Authority of Anchorage, AK.

Purpose as stated in petition: Requesting a vacation of all section line easements within the proposed subdivision Trust Land Survey 2025-07 West Cohoe Subdivision.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 8, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in 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>.

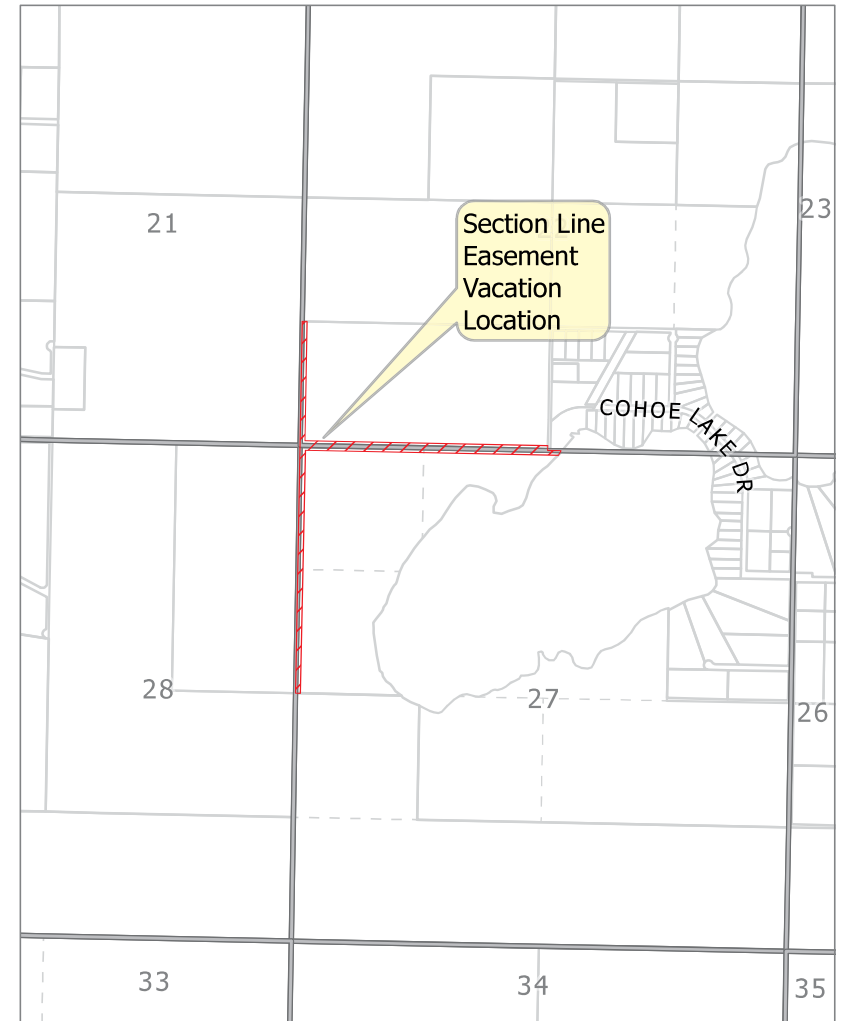
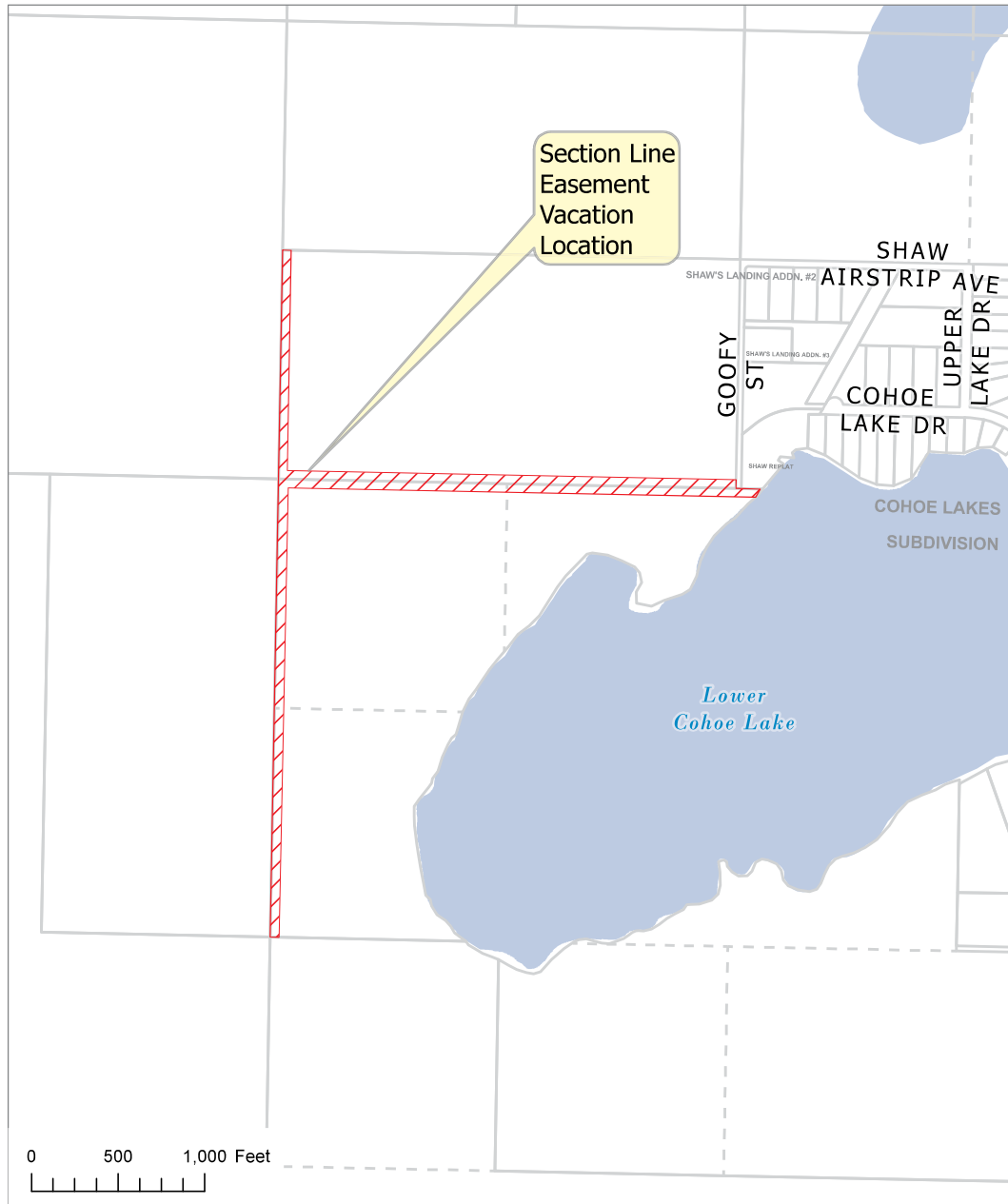
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

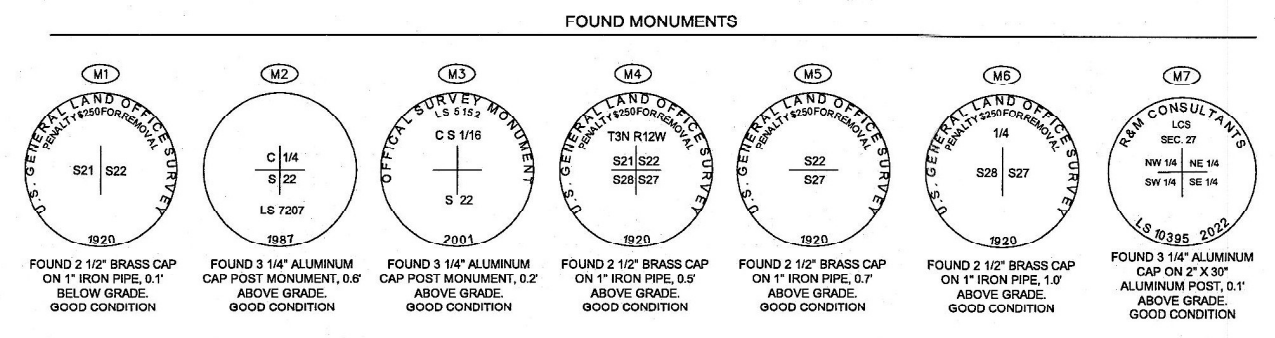
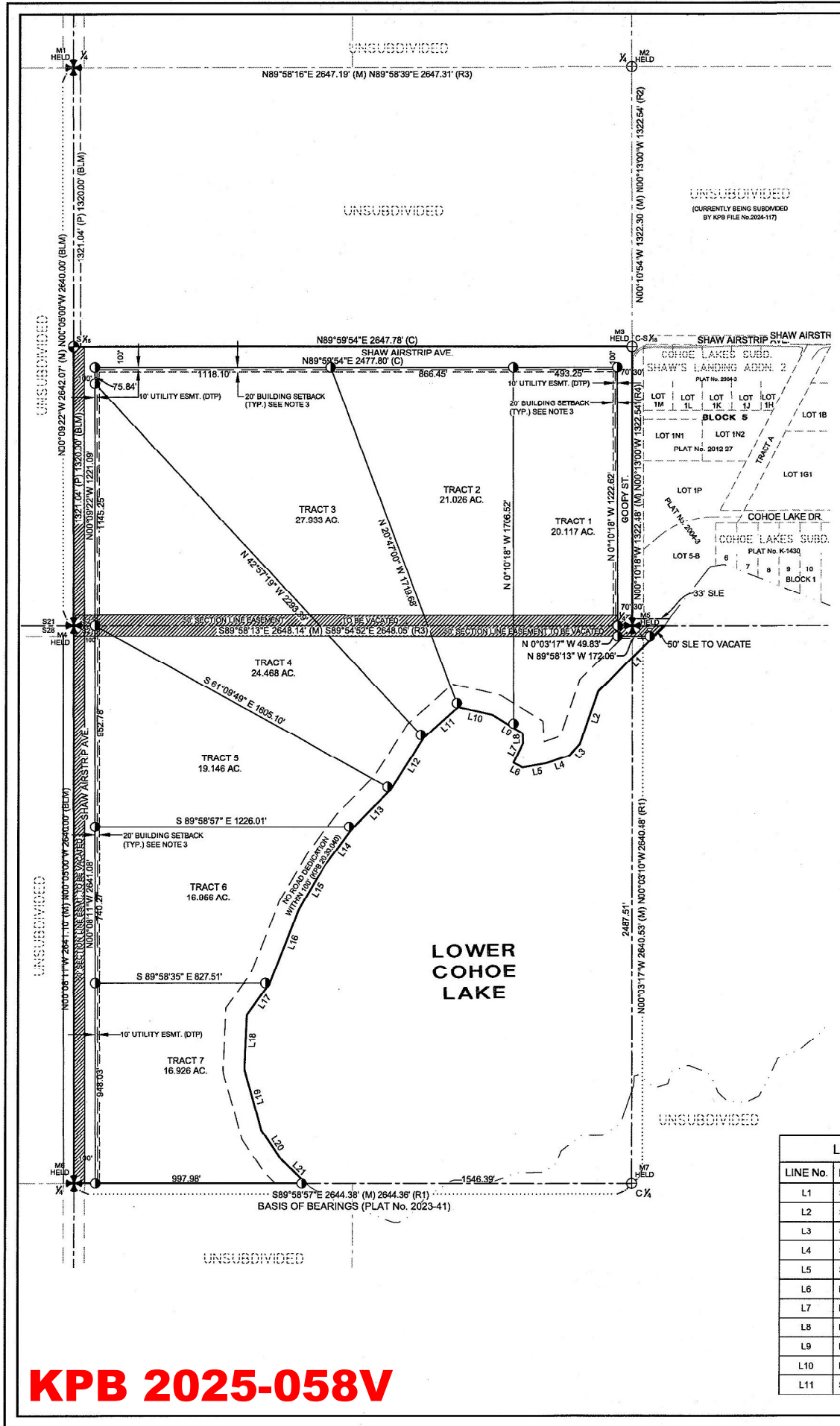
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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) or email planning@kpb.us.

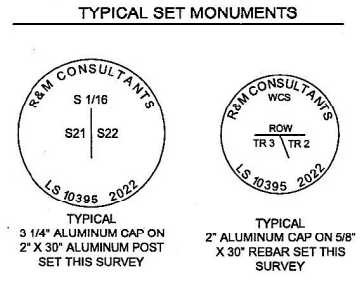
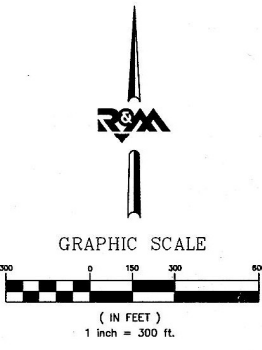
Mailed 8/18/2025



KPB File 2025-058V
T 03N R 12W S22 & 27
Cohoe



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. 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).
 3. 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 (KPB 20.30.240).
 4. THE FRONT 10 FEET ADJOINING THE DEDICATED RIGHTS-OF-WAY OF SHAW AIRSTRIP AVENUE AND GOOFY STREET IS GRANTED BY THIS PLAT AS UTILITY EASEMENTS (KPB 20.30.080).
 5. 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 (KPB 20.60.150).
 6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 7. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 8. EASEMENTS LABELED AS "DTP" ARE DEDICATED BY THIS PLAT. ALL EASEMENTS NOT FOLLOWED BY "DTP" ARE EXISTING EASEMENTS THAT ARE NOT DEDICATED BY THIS PLAT.
 9. THE CONTOUR INTERVAL SHOWN IS ONE-FOOT. CONTOURS WERE OBTAINED FROM THE MOST CURRENT KENAI PENINSULA BOROUGH GIS DATA.
 10. THE ORDINARY HIGH WATER LINE OF LOWER COHOE LAKE WAS FIELD SURVEYED ON FEBRUARY 16, 2025.



- LEGEND**
- FOUND GLO MONUMENT AS DESCRIBED
 - FOUND PRIMARY MONUMENT AS DESCRIBED
 - SET TYPICAL ALUMINUM CAP THIS SURVEY
 - SET TYPICAL PRIMARY ALUMINUM MONUMENT THIS SURVEY
 - SUBDIVISION BOUNDARY
 - LOT LINE WITHIN THIS SUBDIVISION
 - ADJACENT PROPERTY LINE NOT SURVEYED
 - SECTION LINE
 - EASEMENT LINE
 - HELD FOUND MONUMENT POSITION
 - MEASURED DIMENSION THIS SURVEY
 - COMPUTED DIMENSION
 - PROPORTIONED DIMENSION
 - RECORD DIMENSIONS PER BUREAU OF LAND MANAGEMENT PLAT APPROVED ON JULY 19, 1921
 - RECORD DIMENSIONS PER PLAT No. 2023-41, K.R.D.
 - RECORD DIMENSIONS PER PLAT No. 2001-43, K.R.D.
 - RECORD DIMENSIONS PER PLAT No. 88-20, K.R.D.
 - RECORD DIMENSIONS PER PLAT No. 2012-27, K.R.D.
 - EASEMENT DEDICATED BY THIS PLAT
 - SECTION LINE EASEMENT
 - SECTION LINE EASEMENT TO BE VACATED BY THIS PLAT

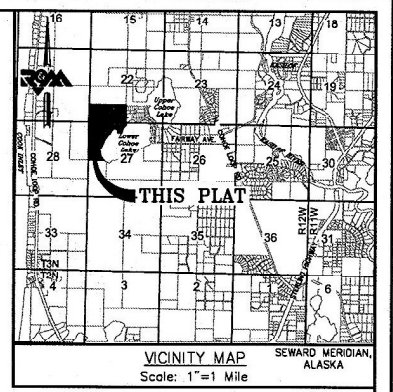
LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	S 45°21'28"W	441.17
L2	S 18°45'05"W	266.45
L3	S 43°11'14"W	72.65
L4	S 71°38'13"W	113.20
L5	S 79°56'24"W	116.64
L6	N 62°13'29"W	48.95
L7	N 26°37'57"E	101.70
L8	N 03°17'54"W	47.67
L9	N 58°30'23"W	168.74
L10	N 77°07'05"W	164.10
L11	S 48°26'09"W	220.95

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L12	S 32°31'11"W	285.70
L13	S 44°43'21"W	255.00
L14	S 36°52'13"W	224.94
L15	S 30°16'11"W	249.88
L16	S 21°01'28"W	190.64
L17	S 35°27'11"W	185.10
L18	S 02°32'59"W	259.44
L19	S 15°49'54"E	299.04
L20	S 34°23'40"E	167.59
L21	S 46°06'03"E	160.55

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA; 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 ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

DAVID C. HALE, L.S. 10395 DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS.37.14.009, AS 38.05.801, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.), I HEREBY APPROVE TRUST LAND SURVEY 2024-07, LONESOME LAKE SUBDIVISION, FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUSDI WARNER
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST AUTHORITY
2600 CORDOVA STREET, SUITE 201
ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

FOR: JUSDI WARNER

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

CERTIFICATE OF ACCEPTANCE

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, RIGHT-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: GOOFY STREET AND SHAW AIRSTRIP AVENUE DEDICATION. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

WASTEWATER DISPOSAL

TRACTS THAT 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.

PRELIMINARY PLAT OF TRUST LAND SURVEY 2024-07 WEST COHOE SUBDIVISION CREATING TRACTS 1 THRU 7

A SUBDIVISION OF THE S½, SW¼, SECTION 22, AND GOVERNMENT LOTS 2, 3 & 4, SECTION 27, T.3N., R.12W., SEWARD MERIDIAN, ALASKA, CONTAINING 163.74 ACRES, MORE OR LESS

KENAI RECORDING DISTRICT, ALASKA

ALASKA MENTAL HEALTH TRUST AUTHORITY
STATE OF ALASKA, OWNER
2600 CORDOVA ST., SUITE 201
ANCHORAGE, ALASKA 99503

SURVEYOR:
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

AECC 111

DRAWN: NP SCALE: 1"=300' TLS 2024-07 KPB FILE No. 2025-XX
CHECKED: DCH FIELD BK: 3130.03 DATE: 04-21-25 SHEET: 1 OF 1

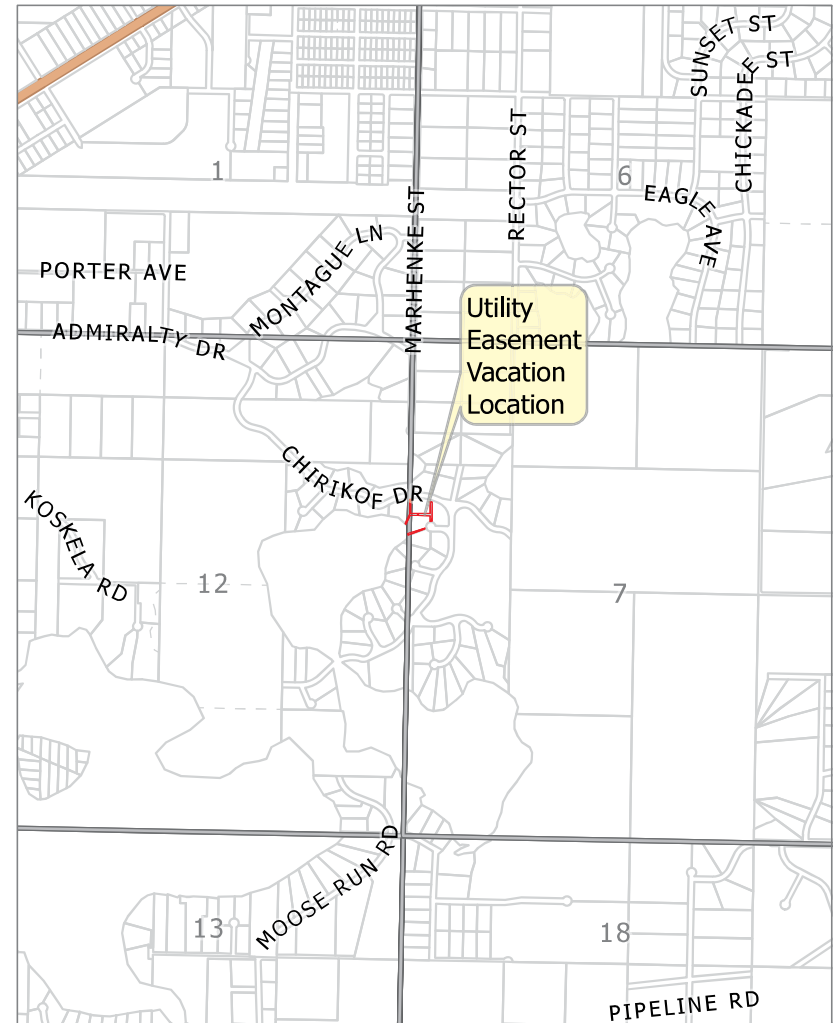
KPB 2025-058V

E. NEW BUSINESS

2. Utility Easement Vacation; KPB File 2025-121V

Edge Survey & Design / Christianson

**Request: Vacate the 10' utility easement along all interior lot lines
of Lots 8, 9 & 10, Block 5, Lake Hills Sub. Part 3, Plat KN 84-265
Nikiski Area**

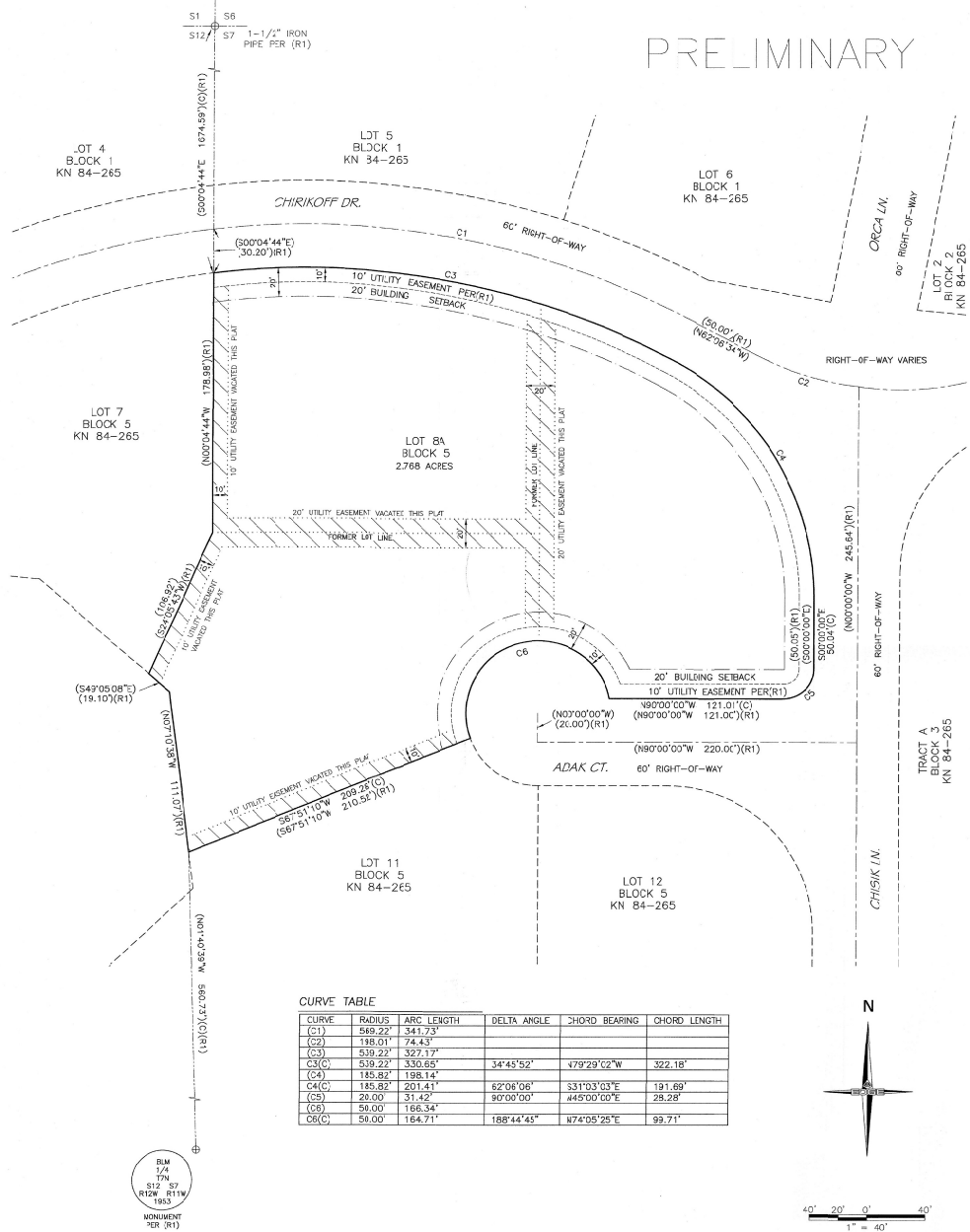


KPB File 2025-121V
T 07N R 11W S07 & T07N R12W S12
Nikiski



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

KPB 2025-121V



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	589.22'	341.73'			
(C2)	198.01'	74.43'			
(C3)	539.22'	327.17'			
C3(C)	539.22'	330.65'	34°45'52"	479°29'02"W	322.18'
(C4)	185.82'	198.14'			
C4(C)	185.82'	201.41'	62°06'06"	S31°03'03"E	191.69'
(C5)	26.00'	31.42'	90°00'00"	N45°00'00"E	28.28'
(C6)	58.00'	166.34'			
C6(C)	58.00'	164.71'	168°44'45"	N74°05'25"E	99.71'

- 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.
 - THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, PER (R1). NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
 - THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED DECEMBER 21, 1984, VOLUME 253, PAGE 175, KRO.
 - THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
 - THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF ST. PAUL LAKE AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
 - THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OF LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
 - WASTEWATER DISPOSAL - THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 16, 1981. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGEMENT

FOR: CORINEY CHRISTIANSON
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: EDWARD CHRISTIANSON
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

- LEGEND**
- (P) RECORD PRIMARY MONUMENT
 - () RECORD DATA PER (R1)
 - (C) COMPUTED DATA
 - UTILITY EASEMENT VACATED THIS PLAT
 - REPLAT BOUNDARY
 - FORMER LOT/ EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - BUILDING SETBACK
 - CENTERLINE
 - MONUMENT TIE LINE

REFERENCES

(R1) LAKE HILLS PART 3, PLAT 84-265, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2023.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

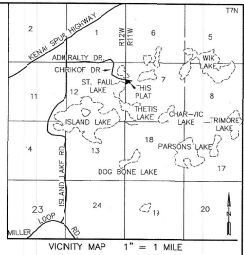
CERTIFICATE OF SURVEYOR

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.



RECORDER'S STAMP AREA

2.25"



CERTIFICATE OF OWNERSHIP AND DEDICATION

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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CORINEY CHRISTIANSON
2718 HERMIT RANCH RD.
BEN LOMOND, CA 95005

EDWARD CHRISTIANSON
2718 HERMIT RANCH RD.
BEN LOMOND, CA 950

KPB FILE No. 2025-XXX

LAKEHILLS SUBDIVISION CHRISTIANSON ADDITION

A REPLAT OF
LOTS 8, 9 AND 10 BLOCK 5
LAKEHILLS ESTATES PART 3
PLAT 84-265
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 7 T7N R11W
AND NE 1/4 SECTION 12 T7N R12W
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
CORINEY CHRISTIANSON
AND
EDWARD CHRISTIANSON
2718 HERMIT RANCH RD.
BEN LOMOND, CA 95005
CONTAINING 2.768 ACRES



8003 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AEC# 1382 www.edgesurvey.net

DRAWN BY: JY
CHECKED BY: MA
DATE: 08/05/2025
SCALE: 1" = 40'

PROJECT: 15-562
SHEET: 1 OF 1

AGENDA ITEM E. **NEW BUSINESS**

ITEM #1 - UTILITY EASEMENT ALTERATION

VACATE THE 10-FOOT UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES OF LOTS 8, 9, 10, BLOCK 5, LAKE HILLS SUBDIVISION PART 3, PLAT KN 84-265

KPB File No.	2025-121V
Planning Committee Meeting:	September 8, 2025
Applicant / Owner:	Cortney Christianson and Edward Christianson of California, Alaska
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Adak Court, Chisik Lane and Chirikof Drive, Nikiski

STAFF REPORT

Specific Request / Purpose as stated in the petition:

The petitioner requests the vacation of a 10-foot utility easement along all interior lot lines granted by Plat 84-265, Kenai Recording District.

Notification: Notice of vacation mailings were sent by regular mail to 14 owners of property within 300 feet. Notice of the proposed vacation was emailed to 13 agencies and interested parties.

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building.

Staff Analysis:

Lake Hills Subdivision Part 3 (KN 84-265) granted two utility easements on the plat; a 10-foot utility easement on each side of all interior lot lines and the front 10-feet of the building setback along all right-of-ways.

The utility easement along interior lot lines of Lots 8, 9, 10, Block 5, is being petitioned to be vacated and is represented by a hatched area on the diagram.

If approved, this utility easement vacation will be finalized by Lake Hills Subdivision Christianson Addition. This plat is scheduled to be reviewed by the Plat Committee during the September 8, 2025 meeting. The proposed plat will combine Lots 8, 9 and 10 into one Lot and eliminate the common lot lines between the lots.

No comment or opposition was received for the requested vacation of the easements has been received from any of the utility companies the surveyor sent request to, indicating no utilities are in use on the easement.

According to KPB GIS Imagery, no encroachments appear to be located within the utility easements proposed for vacation.

The plat is not proposing any new utility easements

Utility provider review:

HEA	No objection to the vacation of the platted utility easements as depicted on this drawing or to the replat of the three parcels into one parcel
ENSTAR	Approved as shown
ACS	Approved as shown
GCI	No response
KPB RSA	No objections at this time

Applicant Findings:

1. The utility easements are currently unused and remain vacant.
2. The proposed platting action will keep in place the 10-foot utility easement along all rights-of-way, ensuring adequate space for future utility installation.
3. All utility providers who reviewed the request were in favor of vacating the unused portion of the easement.
4. Vacating the easement will provide the landowner with additional usable property area.

Staff Findings:

5. Lots 8, 9 and 10, Block 5 are owned by Edward and Cortney Christianson.
 6. ACS, ENSTAR, KPB RSA, and HEA provided written non-objection to the proposed vacation.
 7. Lake Hills Subdivision Christianson Addition will combine Lots 8, 9 and 10 into one Lot and eliminate the common lot lines between the lots.
 8. Lake Hills Subdivision Part 3 (KN 84-265) granted a 10-foot utility easement on each side of all interior lot lines.
 9. Lake Hills Subdivision Part 3 (KN 84-265) granted a 10-foot utility easement along all rights of way.
 10. Lake Hills Subdivision Christianson Addition will carry forward the 10-foot utility easement adjacent to rights-of-way.
 11. No surrounding properties will be denied utility access or blocked ways.
 12. This utility vacation request only affects interior utility easement lines.
-

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Make the following corrections:

RECOMMENDATION:

Based on consideration of the merits as outlined by Staff comments and Staff findings, Staff recommends **APPROVAL** of the utility easement alteration as petitioned, subject to:

1. Grant utility easements requested by utility providers.
2. Finalizing the approval of the easement alteration by either;
 - a. The recording of a subdivision plat within 12 months, compliant with the requirements of Chapter 20 of KPB Code or,
 - b. The recording of a utility easement alteration resolution within 90 days of the adoption of the resolution by the Planning Commission, with the following requirements:
 - i. An exhibit drawing showing, and dimensioning, the utility easement alteration area, prepared, signed and sealed by a licensed land surveyor. The exhibit drawing will be attached to, and recorded with, the resolution.
 - ii. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
 - iii. The Planning Department is responsible for filing the Planning Commission resolution.

20.65.070 Alteration of platted utility easements

- E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed. If the reasons for denial are resolved, the petitioner may submit a new petition for alteration of platted utility easement with documentation that the issues have been resolved, accompanied by a new fee.**

F. An appeal of the planning commission decision under this section must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

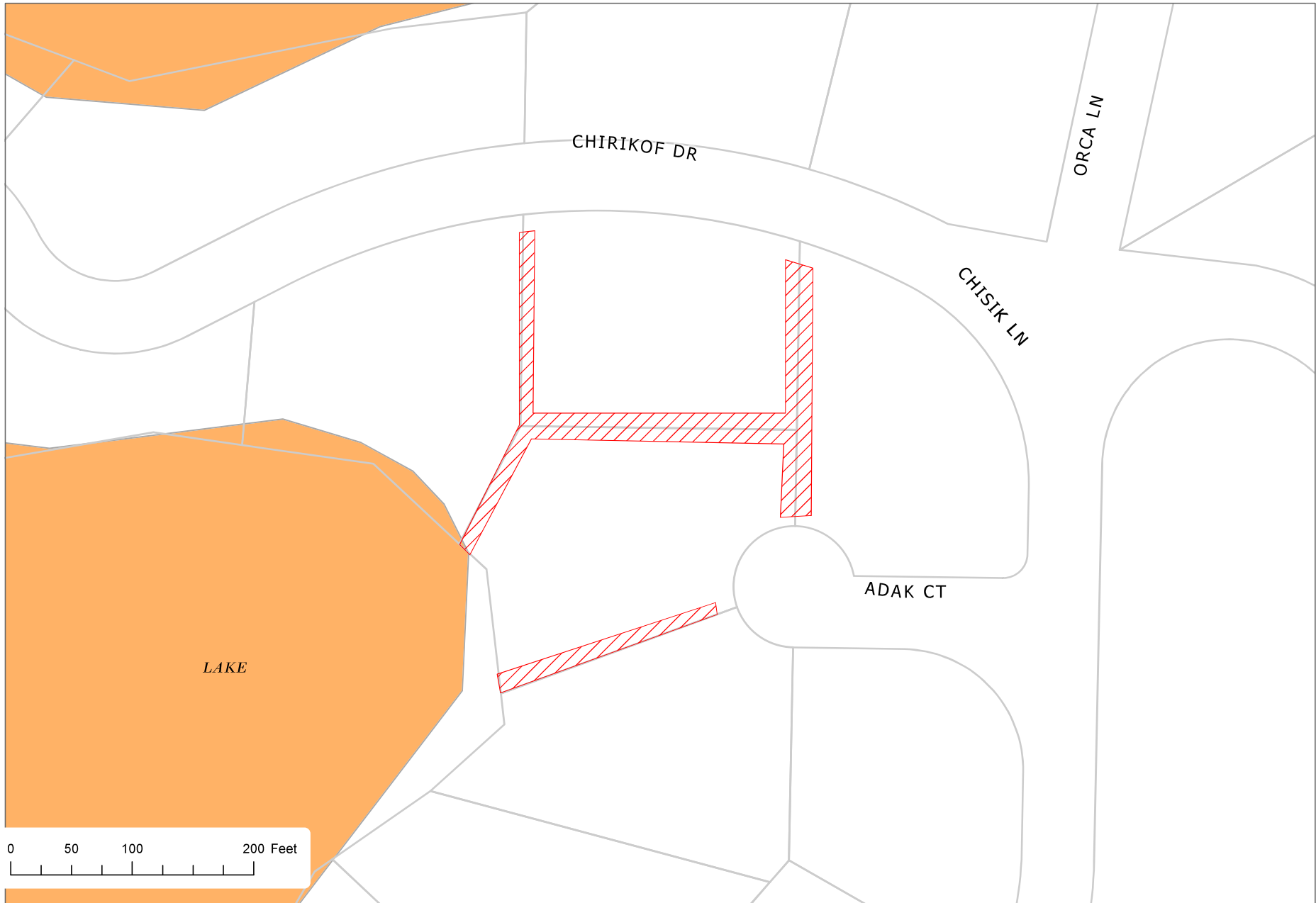
END OF STAFF REPORT



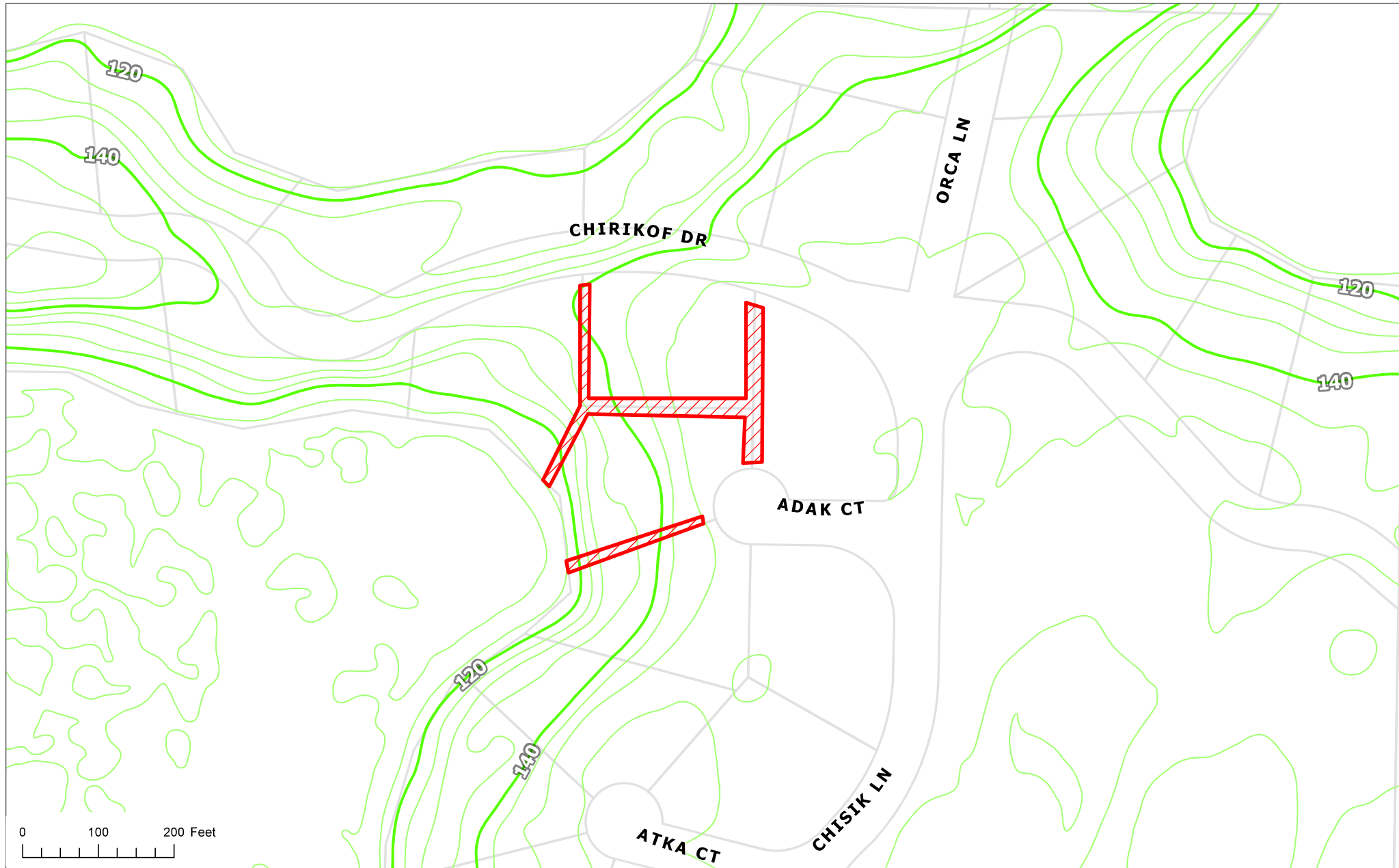
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



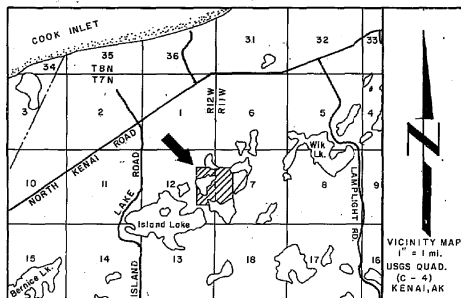
Wetlands



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.



SECTION LINE EASEMENT VACATION CERTIFICATE **APPROVAL RECOMMENDATION:**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY [Signature] DATE 11-23-84
 REGIONAL CHIEF RIGHT-OF-WAY AGENT

STATE OF ALASKA DIVISION OF TECHNICAL SERVICES

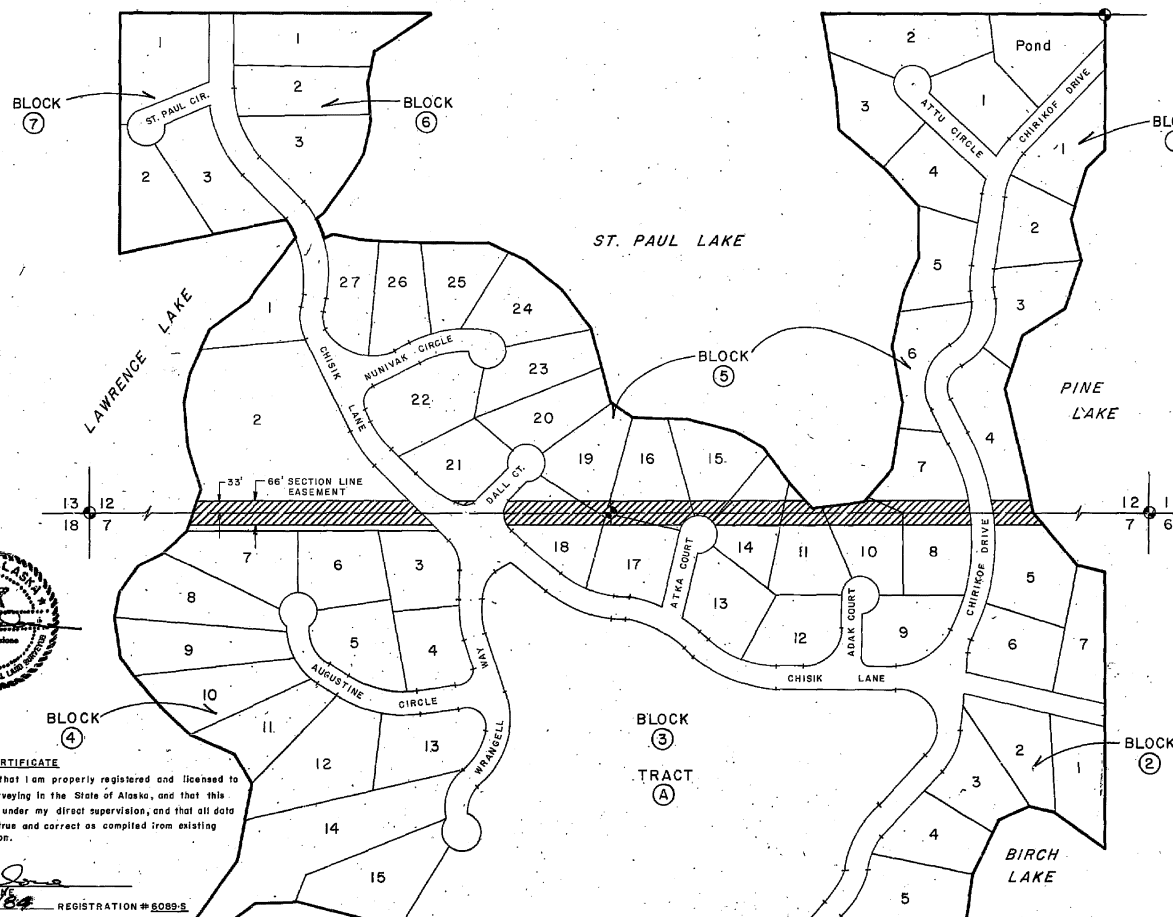
THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE DIVISION OF TECHNICAL SERVICES AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY [Signature] DATE Nov 9, 1984
 DIRECTOR - DIVISION OF TECHNICAL SERVICES

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER ALASKA STATUTE 19-01-010 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING).

DATE 11/26/84 APPROVED [Signature] COMMISSIONER, DEPT. OF TRANSPORTATION AND PUBLIC FACILITIES
 DATE 11-29-84 APPROVED [Signature] COMMISSIONER, DEPT. OF NATURAL RESOURCES

1" = 200'



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, THAT WE HEREBY APPROVE VACATION OF THE SECTION LINE EASEMENT AS SHOWN HEREON.

[Signature]
 PAUL V. TRAXINGER

[Signature]
 LOUIS B. SCHILLING

[Signature]
 LAWRENCE TRAXINGER & KATHLEEN TRAXINGER, P.O.A.

NOTARY'S ACKNOWLEDGMENT FOR Paul V. Traxinger
Louis B. Schilling & Kathleen Traxinger, P.O.A.
 SWORN AND SUBSCRIBED TO BEFORE ME THIS 4th DAY OF October, 1984

[Signature]
 STACEY TAYLOR
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 7/1/88

STATE OF ALASKA
 NOTARY PUBLIC
 STACEY TAYLOR
 My Commission Expires 7-1-88

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 9, 1979

KENAI PENINSULA BOROUGH

BY: [Signature]
 AUTHORIZED OFFICIAL

84-318
 RECORDED FILED MC
 Kenai SEC. DIST.
 12/10 1984
 2:56 P.M.
 by [Signature]
 94-15641
 94503

SCALE

0 100 200 300 FEET
 0 10 50 100 METERS
 1 METER = 3.280833 U.S. SURVEY FEET
 1 U.S. ACRE = .4047 HECTARES

Section Line Easement Vacation Plat

DATE OF SURVEY	NAME OF SURVEYOR
Beginning <u>NO FIELD SURVEY</u>	MALONE SURVEYING
Ending	BOX 566, KENAI, AK 99611
	PATRICK J. MALONE, S.L.S.
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
SECTION LINE EASEMENT VACATION PLAT associated with LAKE HILLS SUBDIVISION PT. 3 Located within SECTIONS 7 & 12, T7N, R12W, S.M., ALASKA	
DRAWN BY Stacey Taylor	APPROVAL RECOMMENDED BY <u>[Signature]</u> 11-8-84
DATE <u>JULY 1984</u>	CHIEF CADASTRAL SURVEYOR DATE
SCALE: 1" = 200'	CHECKED: <u>[Signature]</u> FILE NO. Pat Malone EV-2-279



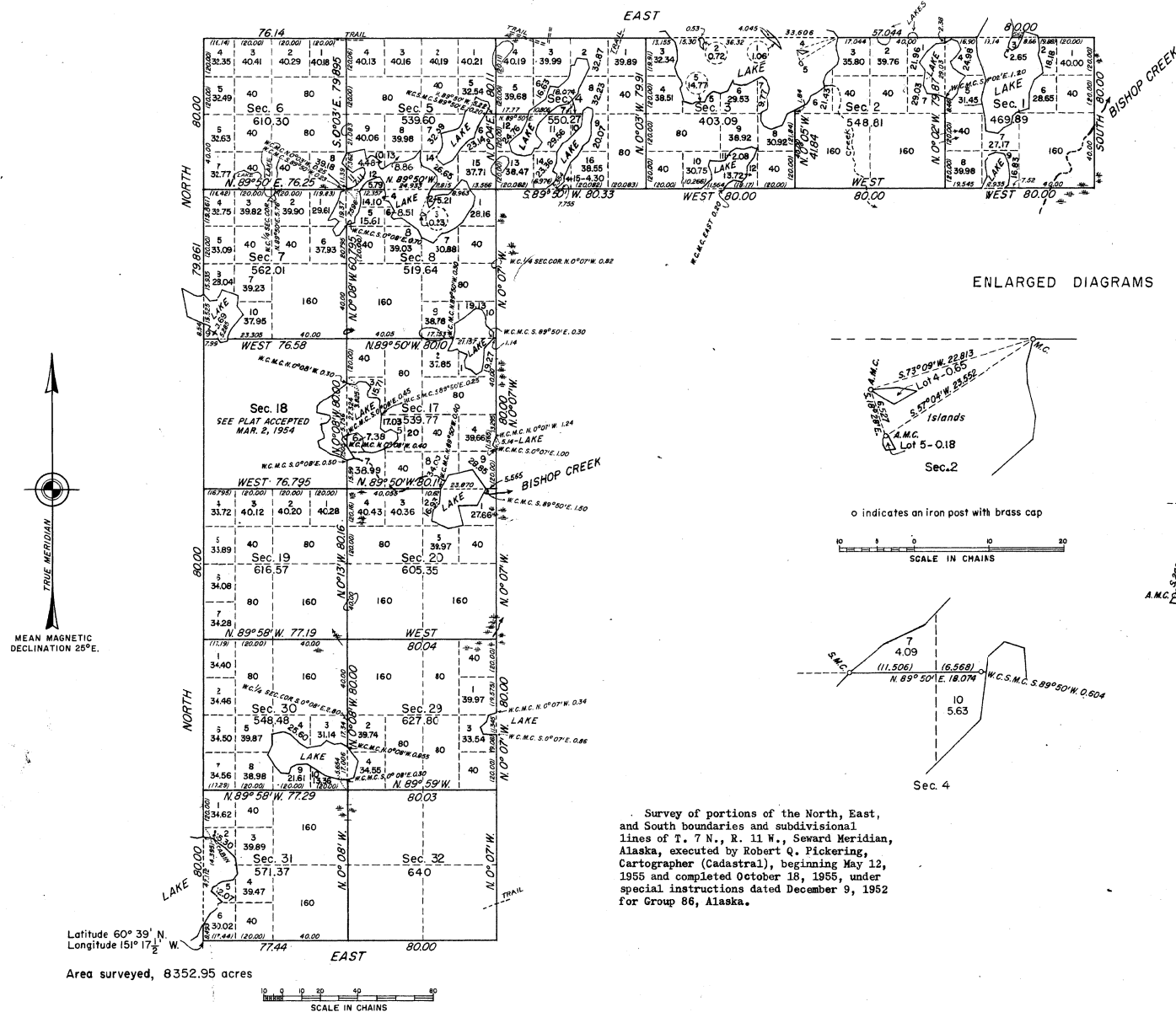
SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct as compiled from existing record information.

[Signature]
 PATRICK J. MALONE
 DATE 10/2/84 REGISTRATION # 5089-S

SECTION LINE EASEMENT VACATION PLAT

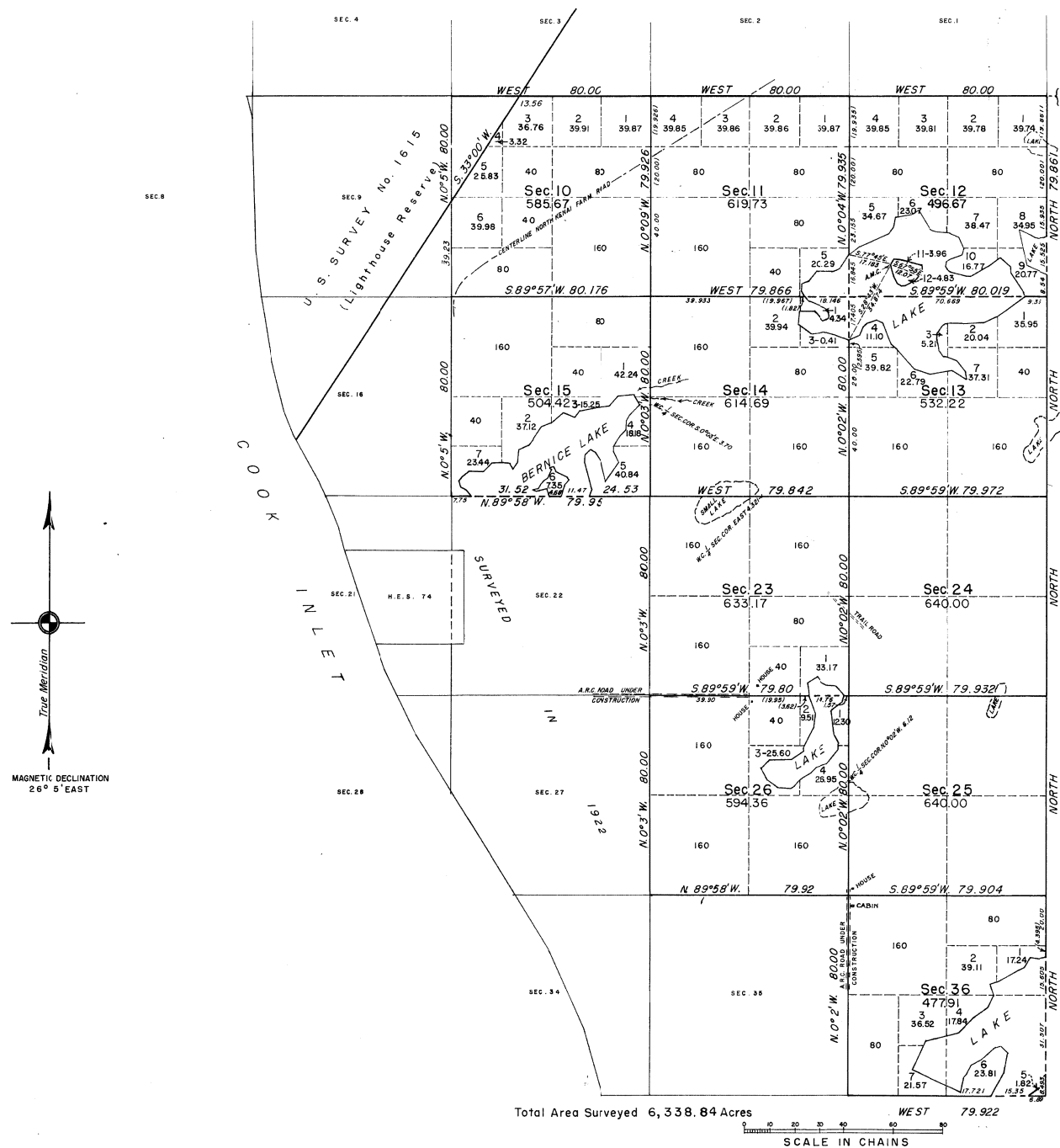
TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. September 30, 1958

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

TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE SEWARD MERIDIAN, ALASKA





NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the Nikiski area was received on 8/14/2025 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacate the 10-foot utility easement along all interior lot lines of Lots 8, 9, 10, Block 5, Lake Hills Subdivision Part 3, Plat KN 84-265.

KPB File No. 2025-121V

Petitioner(s)/ Land owner(s): Cortney Christianson and Edward Christianson of Ben Lomond, CA.

Purpose as stated in petition: Requests the vacation of a 10-foot utility easement along all interior lot lines, granted by Plat 84-265, Kenai Recording District.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 8, 2025** commencing at **7:30 p.m.**, 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.

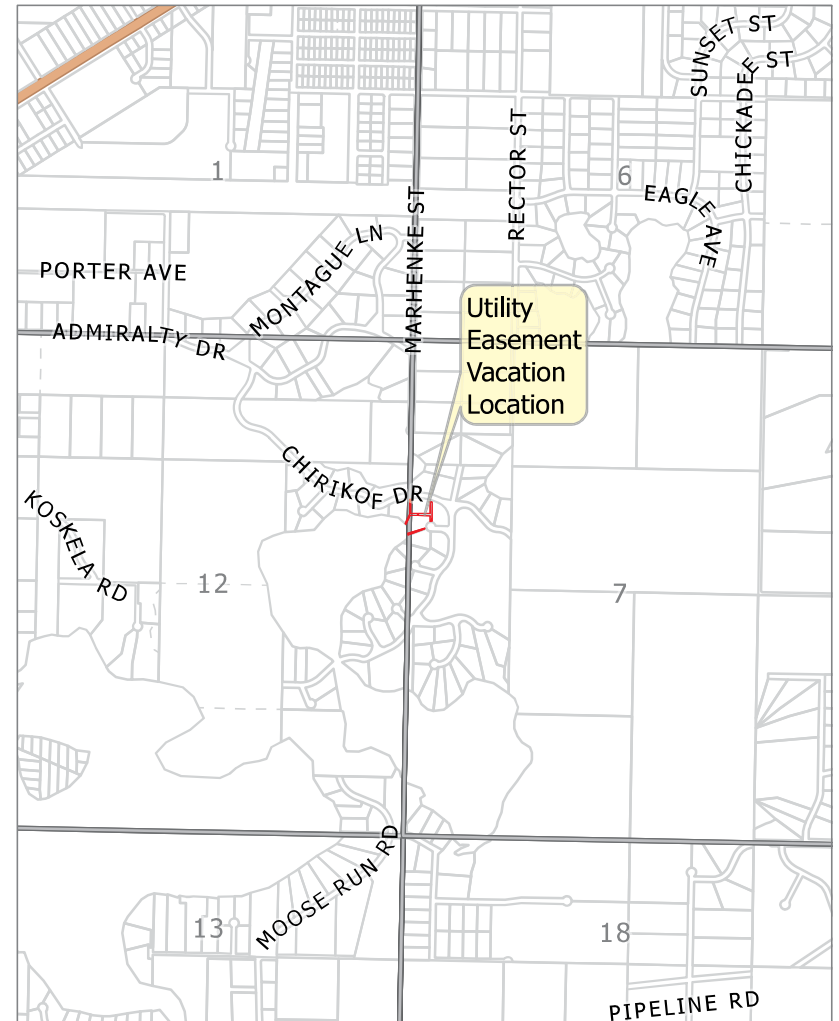
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, September 5, 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.

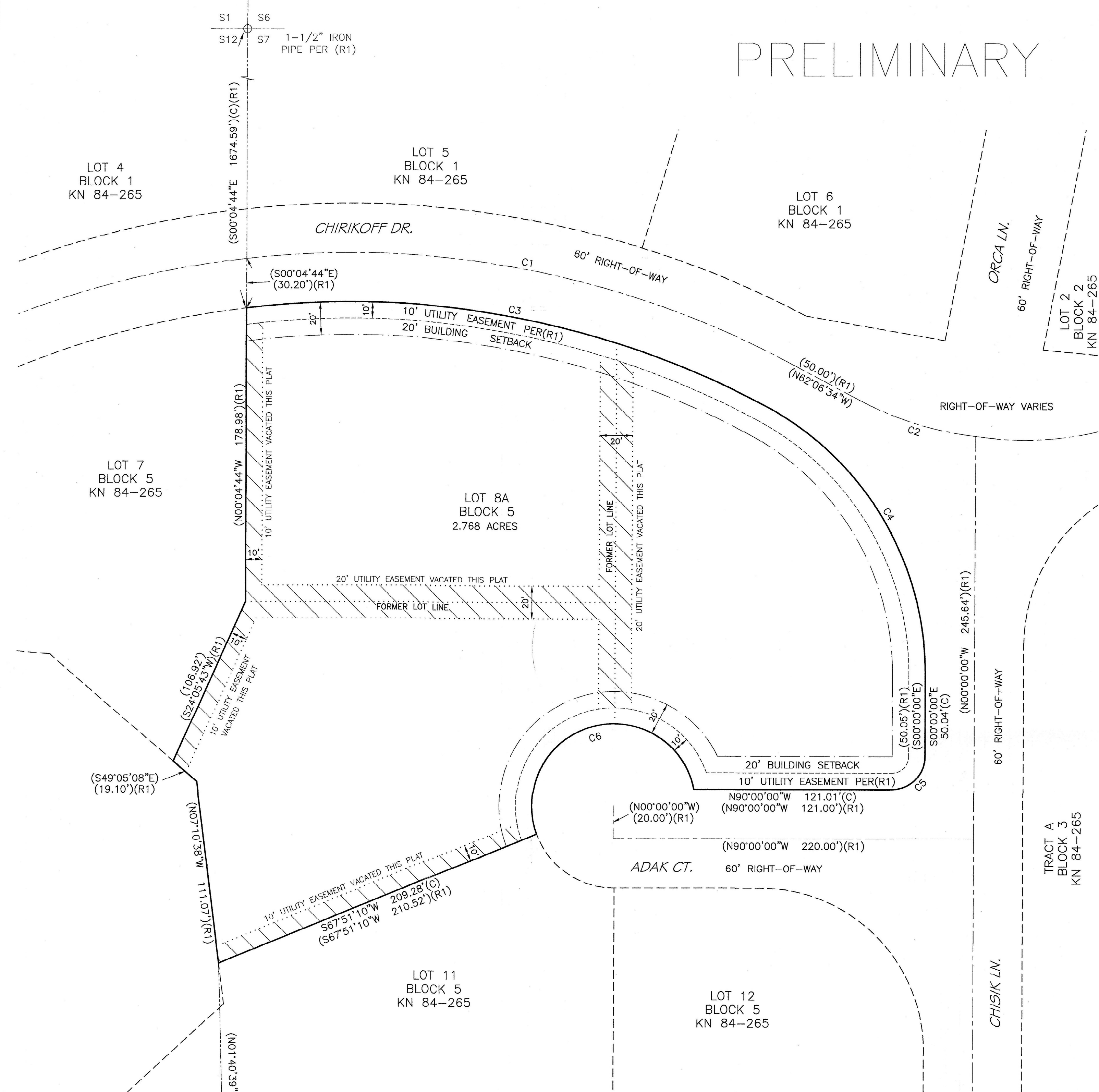
For additional information, contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 Toll Free within the Kenai Peninsula Borough).

Mailed 8/18/2025



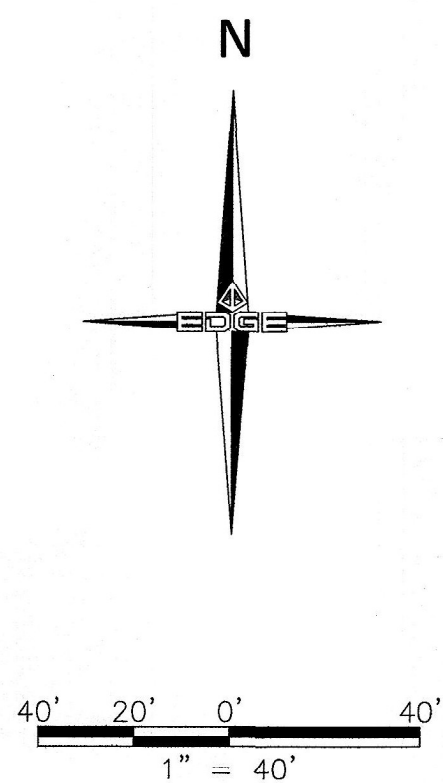
KPB File 2025-121V
T 07N R 11W S07 & T07N R12W S12
Nikiski

PRELIMINARY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	569.22'	341.73'			
(C2)	198.01'	74.43'			
(C3)	539.22'	327.17'			
C3(C)	539.22'	330.65'	34°45'52"	N79°29'02"W	322.18'
(C4)	185.82'	198.14'			
C4(C)	185.82'	201.41'	62°06'06"	S31°03'03"E	191.69'
(C5)	20.00'	31.42'	90°00'00"	N45°00'00"E	28.28'
(C6)	50.00'	166.34'			
C6(C)	50.00'	164.71'	188°44'45"	N74°05'25"E	99.71'



NOTES

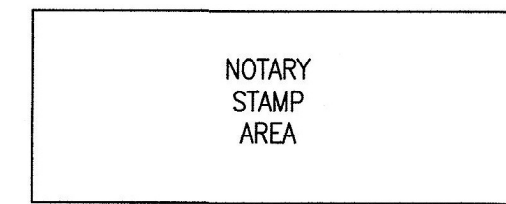
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, PER (R1). NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
- THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED DECEMBER 21, 1984, VOLUME 253, PAGE 175, KR.D.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF ST. PAUL LAKE AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
- THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- WASTEWATER DISPOSAL THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 16, 1981. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGEMENT

FOR: CORTNEY CHRISTIANSON
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

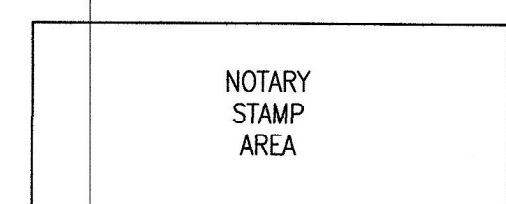


NOTARY'S ACKNOWLEDGEMENT

FOR: EDWARD CHRISTIANSON
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



LEGEND

⊕	RECORD PRIMARY MONUMENT	_____	REPLAT BOUNDARY
()	RECORD DATA PER (R1)	_____	FORMER LOT/ EASEMENT LINE
(C)	COMPUTED DATA	_____	ADJACENT PROPERTY LINE
▨	UTILITY EASEMENT VACATED THIS PLAT	_____	EASEMENT
		_____	BUILDING SETBACK
		_____	CENTERLINE
		_____	MONUMENT TIE LINE

REFERENCES

(R1) LAKE HILLS PART 3, PLAT 84-265, KENAI RECORDING DISTRICT

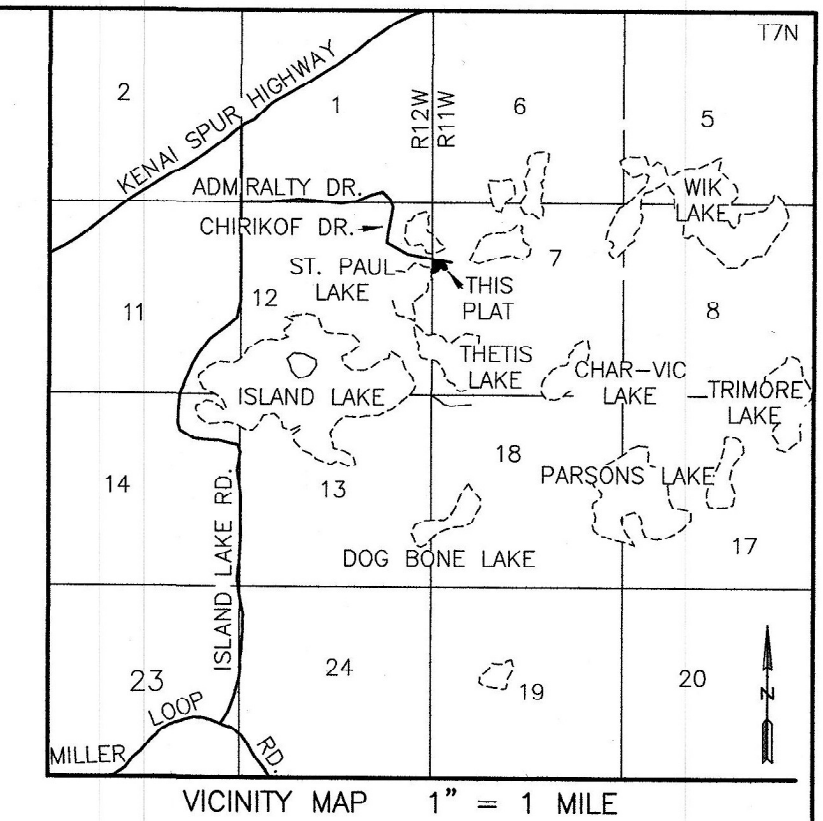
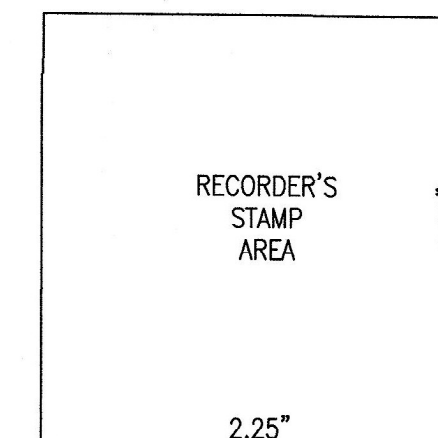
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CORTNEY CHRISTIANSON
2718 HERMIT RANCH RD.
BEN LOMOND, CA 95005

EDWARD CHRISTIANSON
2718 HERMIT RANCH RD.
BEN LOMOND, CA 950

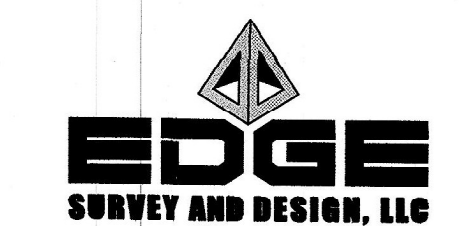
KPB FILE No. 2025-XXX

LAKEHILLS
SUBDIVISION
CHRISTIANSON
ADDITION

A REPLAT OF
LOTS 8, 9 AND 10 BLOCK 5
LAKEHILLS ESTATES PART 3
PLAT 84-265
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 7 T7N R11W
AND NE 1/4 SECTION 12 T7N R12W
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
CORTNEY CHRISTIANSON
AND
EDWARD CHRISTIANSON
2718 HERMIT RANCH RD
BEN LOMOND, CA 95005
CONTAINING 2.768 ACRES



DRAWN BY: JY	DATE: 08/05/2025	PROJECT: 25-562
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

KPB 2025-121V

E. NEW BUSINESS

3. Conditional Use Permit; PC Resolution 2025-19

Applicant: KNC Golf Inc.

Request: For the Kenai Golf Course to replace a bridge over an anadromous stream

Location: 1500 Lawton Drive / PIN 04938216

City of Kenai

Multi-Agency Permit Application
Kenai Peninsula Borough
River Center

514 Funny River Road
Soldotna, Alaska 99669
KenaiRivCenter@kpb.us

Phone: (907) 714-2460
Fax: (907) 260-5992

Fees Received: \$ 300.00
☐ Cash
☒ Check # 1180
CREDIT CARDS NOT ACCEPTED
FOR APPLN FEES

PROPERTY OWNER:

Name: City of Kenai
Mailing: 201 Fidalgo Ave
Kenai, AK 99611
Phone: (907) 283-8235
Email: planning@kenai.city

AGENT: (if applicable)

Name: KNC Golf Inc.
Mailing: 275 S. Kobuk St.
Soldotna, AK 99669
Phone: (907) 953-9010
Email: Bill@coghillgroup.com

contractor:
Steam on
wheels
Mark Rozak
(907) 252-2335

PROJECT LOCATION:

KPB Parcel ID: 04938216
Physical Address: 1500 Lawton Dr. 99611
Subdivision: Five Irons Heights
Lot: _____ Block: _____ Addition/No.: _____

WATERBODY INFORMATION:

Waterbody: unnamed tributary to the lower Kenai
River Mile: 1
Riverbank: ☒ Left ☒ Right (looking downstream)

PERMIT FEES:

☐ \$50 - Staff Permit **OR** ☒ \$300 - Conditional Use or Floodway Analysis

PROJECT:

☒ New Project **OR** ☐ Extension/Amendment to RC# _____

Please select all activities that apply to your project:

- | | | |
|---|--|--|
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Fish & Wildlife Management | <input type="checkbox"/> Road Construction |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Floating Dock | <input type="checkbox"/> Structure (Accessory) |
| <input checked="" type="checkbox"/> Bridge | <input type="checkbox"/> Fuel Storage Green Infrastructure | <input type="checkbox"/> Structure (Residential) |
| <input type="checkbox"/> Coir Logs | <input type="checkbox"/> In-Stream Structures (Weir) | <input type="checkbox"/> Spruce Tree Revetment |
| <input type="checkbox"/> Culvert | <input type="checkbox"/> Oil & Gas | <input type="checkbox"/> Stream Crossing |
| <input type="checkbox"/> ELP Structures | <input type="checkbox"/> On-Site Utilities | <input type="checkbox"/> Utility Line/Easement |
| <input type="checkbox"/> Equipment Stream Crossing | <input checked="" type="checkbox"/> Prior-Existing Structure | <input type="checkbox"/> Veg Mat |
| <input checked="" type="checkbox"/> Excavation, Dredging, and/or Fill | <input type="checkbox"/> Revegetation | <input type="checkbox"/> Vegetation Removal |
| <input type="checkbox"/> Fence Installation | <input type="checkbox"/> Root Wads | <input type="checkbox"/> Water Withdrawal |
| | | Other: _____ |

PROJECT DESCRIPTION: Provide a detailed description of your project, attach additional pages if necessary.

SEE ATTACHED PROJECT DESCRIPTION

COST-SHARE: Is this project funded by the ADFG-USFWS Cost-Share Program? ☒ Yes ☐ No

KPB TAX CREDIT PROGRAM: KPB provides a tax credit as partial reimbursement for new habitat protection and restoration projects within 150 feet of anadromous streams. If you would like to pre-qualify for this credit, please provide your estimated project cost(s) below. Do not include grants or other funding assistance:

Elevated Light-Penetrating Structures \$ _____ Other Activities \$ _____
Habitat Restoration & Protection \$ 40,000 Green Infrastructure \$ _____

PROJECT QUESTIONS:

1. Start date: ASAP End date: 11/1/2025 Estimated Days of Construction: 14
2. Is any portion of the work already complete? If yes, please describe: There is an existing bridge that will need to be removed. See pictures. ☐ Yes ☒ No
3. Is your project located on land or waters of an Alaska State Park? ☐ Yes ☒ No

If yes, you must fill out an Alaska State Parks application at: dnr.alaska.gov/parks/permit

Ordinary High Water (OHW) and Mean High Water (MHW):

4. Is the project located within 50 feet of OHW or MHW a waterbody? ☒ Yes ☐ No
5. Does any portion of the project extend below the OHW or MHW of the waterbody? ☐ Yes ☒ No
6. Does any portion of the project cantilever or extend over the MHW of the waterbody? ☒ Yes ☐ No
7. Will anything be placed below OHW or MHW of the waterbody? ☐ Yes ☒ No

Regulatory Floodplains:

8. Is the property where the project is taking place near or within a regulatory floodplain?
- a. Is this project within or adjacent to a regulatory floodway? ☐ Yes ☒ No
- b. Is this project within or adjacent to a coastal high hazard zone? ☐ Yes ☒ No
- c. For new buildings and/or additions, list all project costs (labor, materials, etc.): \$ 40,000

Excavation, Dredging, and Fill:

9. Will material be excavated or dredged from the site? ☐ Yes ☒ No
- a. Type of material(s): _____
- b. Area to be dredged below OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____
- c. Area to be excavated above OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____
- d. Location materials will be deposited: _____
10. Will any material (including soils, debris, and/or overburden) be used as fill? ☒ Yes ☐ No
- a. Type of material(s): Techno-post
- b. Is this fill permanent or temporary? ☒ Permanent ☐ Temporary
- c. Area to be filled above OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____
- d. Area to be filled below OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____

Motorized Equipment:

11. Will you be using motorized equipment for this project? If yes, please list all equipment: ☒ Yes ☐ No
Excavator & tracked skid steer
- a. Will you be crossing a stream or waterbody? ☒ Yes ☐ No
- b. How long will equipment be used below OHW or MHW? None

SIGNATURE & CERTIFICATION:

This application is hereby made requesting permit(s) to authorize the work described in this application form. I certify the information in this application is complete and accurate to the best of my knowledge and that my site plans or drawings are attached. If applying for a tax credit, I certify that I have not begun construction of the project and that the project will be constructed to the standards in KPB 5.12 Real Property and Personal Property Taxes, KPB 5.14 Habitat Protection Tax Credit, and other applicable federal, state, and local regulations.

2h
Owner Signature (required)

8/14/2025
Date

Hughes
Agent Signature (if applicable)

8/14/2025
Date

Kenai Golf Course – Hole #1 Bridge Replacement Project

Multi-Agency Permit Application – Project Description

Date: August 13, 2025

This project will replace the existing wooden bridge on Hole #1 at the Kenai Golf Course, originally constructed in the mid-1980s. The current bridge has deteriorated extensively due to rot and is no longer structurally sound, creating safety hazards and environmental concerns.

The replacement will be a steel rail flat bridge span designed for durability, low maintenance, and harmony with the surrounding environment. The new bridge will measure approximately 20 feet in length and 8 feet in width, a reduction from the original 24-foot width. This narrower design will lessen the structure's footprint on the creek, allowing natural vegetation to reestablish along the banks and reducing habitat disturbance.

Design & Construction Details

- **Structure Type:** Prefabricated metal truss rail flat bridge with corrosion-resistant coatings.
- **Foundation:** 4 driven Techno Piles, 5.5" diameter.
- **Load Capacity:** Designed for golf carts, small utility vehicles, and pedestrian traffic, with a minimum load rating of 10,000 lbs.
- **Decking:** Slip-resistant, weatherproof composite for safety and long service life.
- **Bump Rails:** Integrated steel bump rails for safety and compliance with accessibility guidelines.
- **Environmental Considerations:** Creek bank protection, native vegetation restoration, and erosion control measures during and after construction.

Volume & Materials

- **Techno Piles:** 4 units, 5.5" diameter, driven.
- **Steel:** One 20' x 8' rail flat bridge, approximately 5,000 lbs of structural steel for frame and guardrails.
- **Fill Material:** Minimal gravel fill required, limited to approach grading.

Timeline

- **Design Finalization & Permitting:** 2 months
- **Site Preparation & Demolition:** 2 weeks
- **Foundation Installation:** 1 week
- **Bridge Installation:** 1 week
- **Habitat Restoration & Final Grading:** 2 weeks
- **Total Duration:** Approximately 3.5 months from start to completion, depending on weather and permitting timelines.

The completed project will provide a safe, long-lasting, and environmentally sensitive crossing that supports the golf course's operational needs while enhancing creek health and surrounding habitat.

Project Drawings: Side View

Drawings do not have to be to scale, but must show the following:

- Property boundaries
- Floodplain zone(s)
- OHW or MHW line
- Dimensions for all structures
- 50-foot Habitat Protection District
- Length, width, height

SEE ATTACHED

Project Drawings: Top View

Drawings do not have to be to scale, but must show the following:

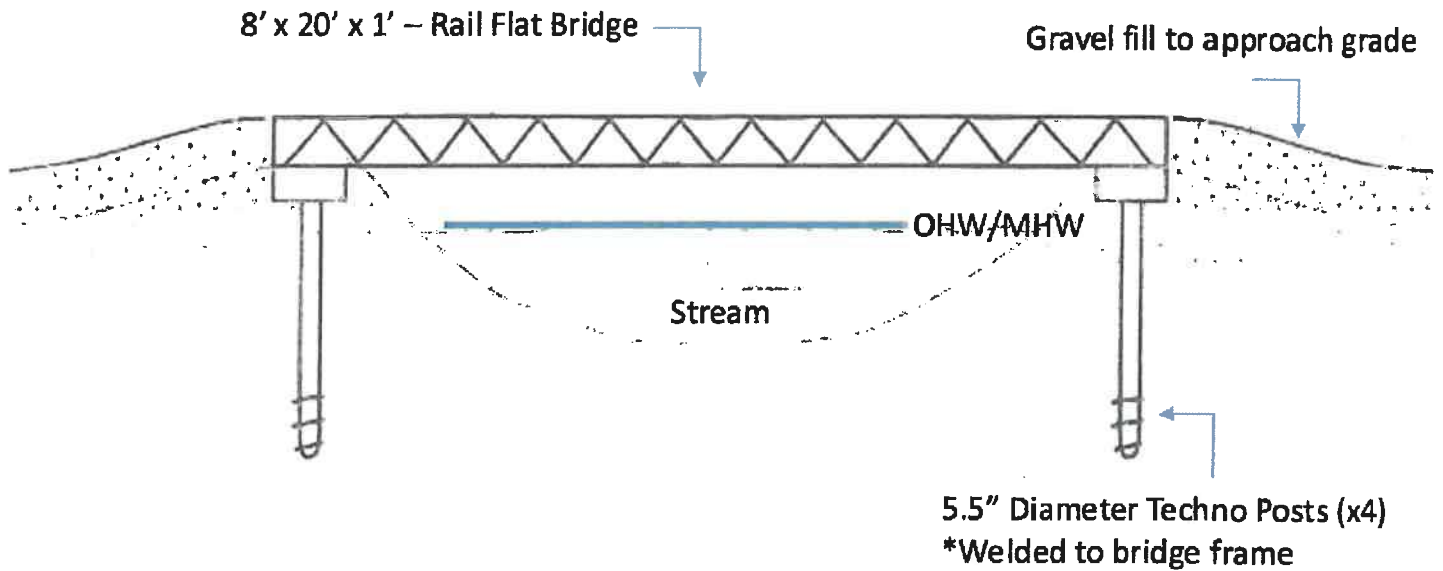
- Property boundaries
- Floodplain zone(s)
- OHW or MHW line
- Dimensions for all structures
- 50-foot Habitat Protection District
- Length, width, height



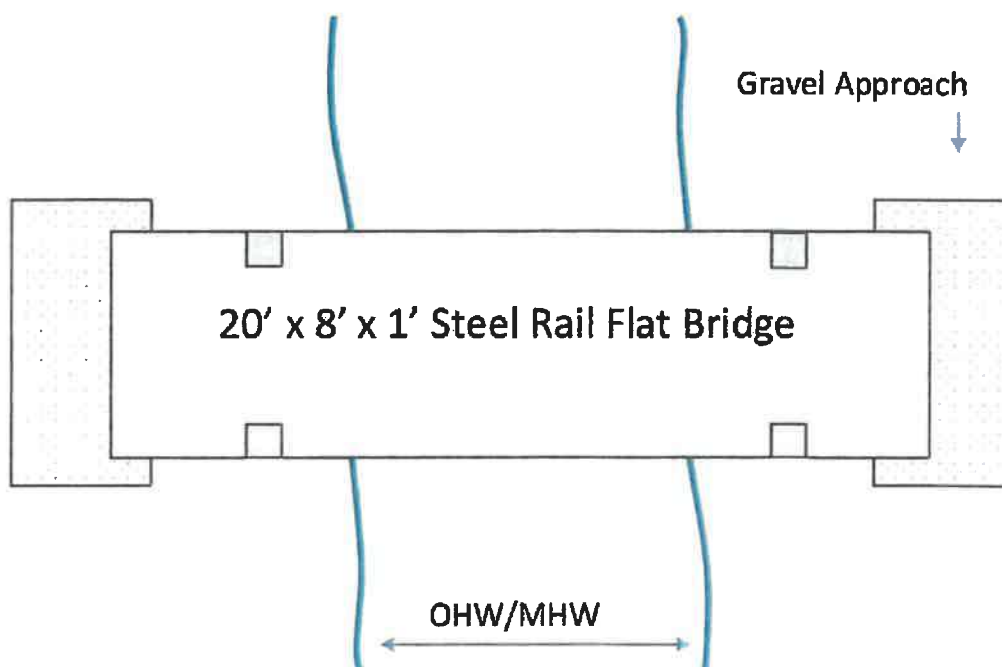
North

SEE ATTACHED

Kenai Golf Course – Hole #1 Bridge Replacement PROJECT DRAWING – SIDE VIEW

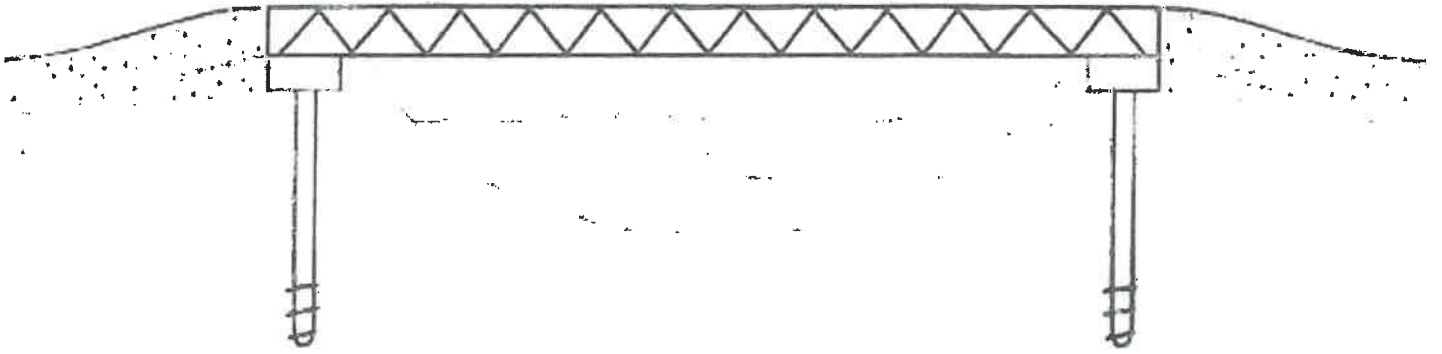


Kenai Golf Course – Hole #1 Bridge Replacement PROJECT DRAWING – TOP VIEW



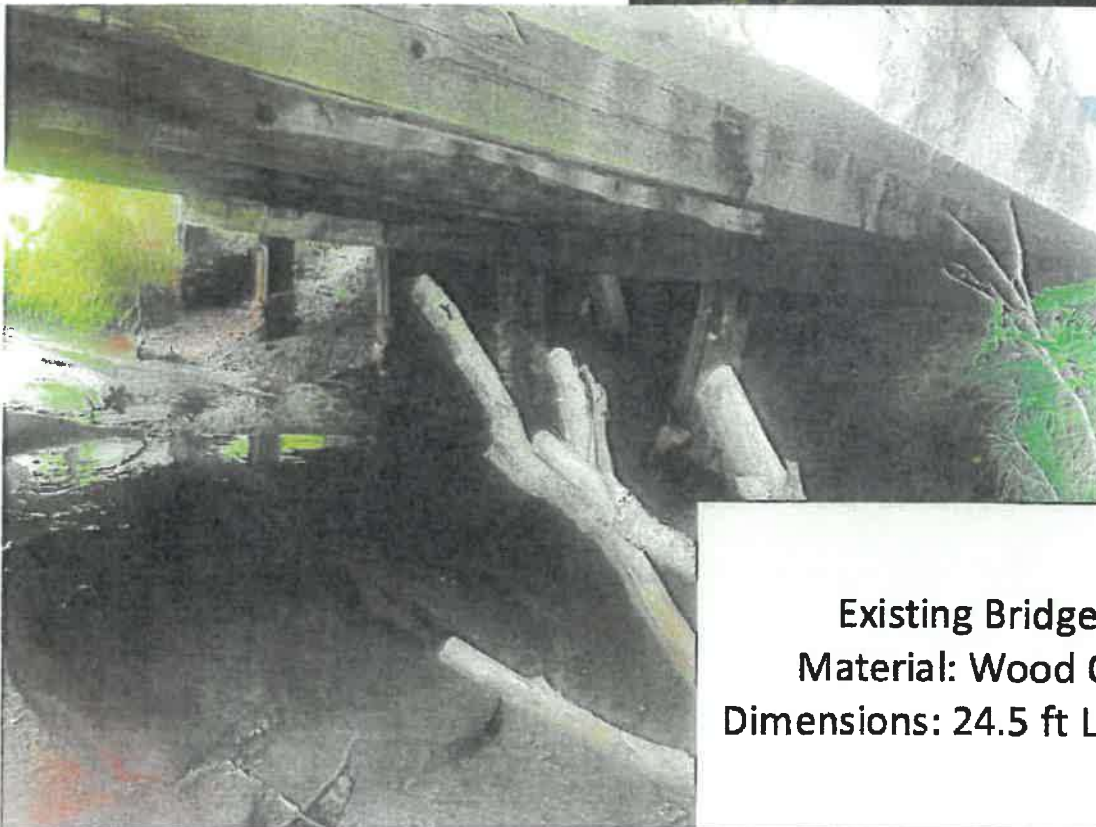
Kenai Golf Course – Hole #1 Bridge Replacement

Artistic 3D Rendering of New Bridge



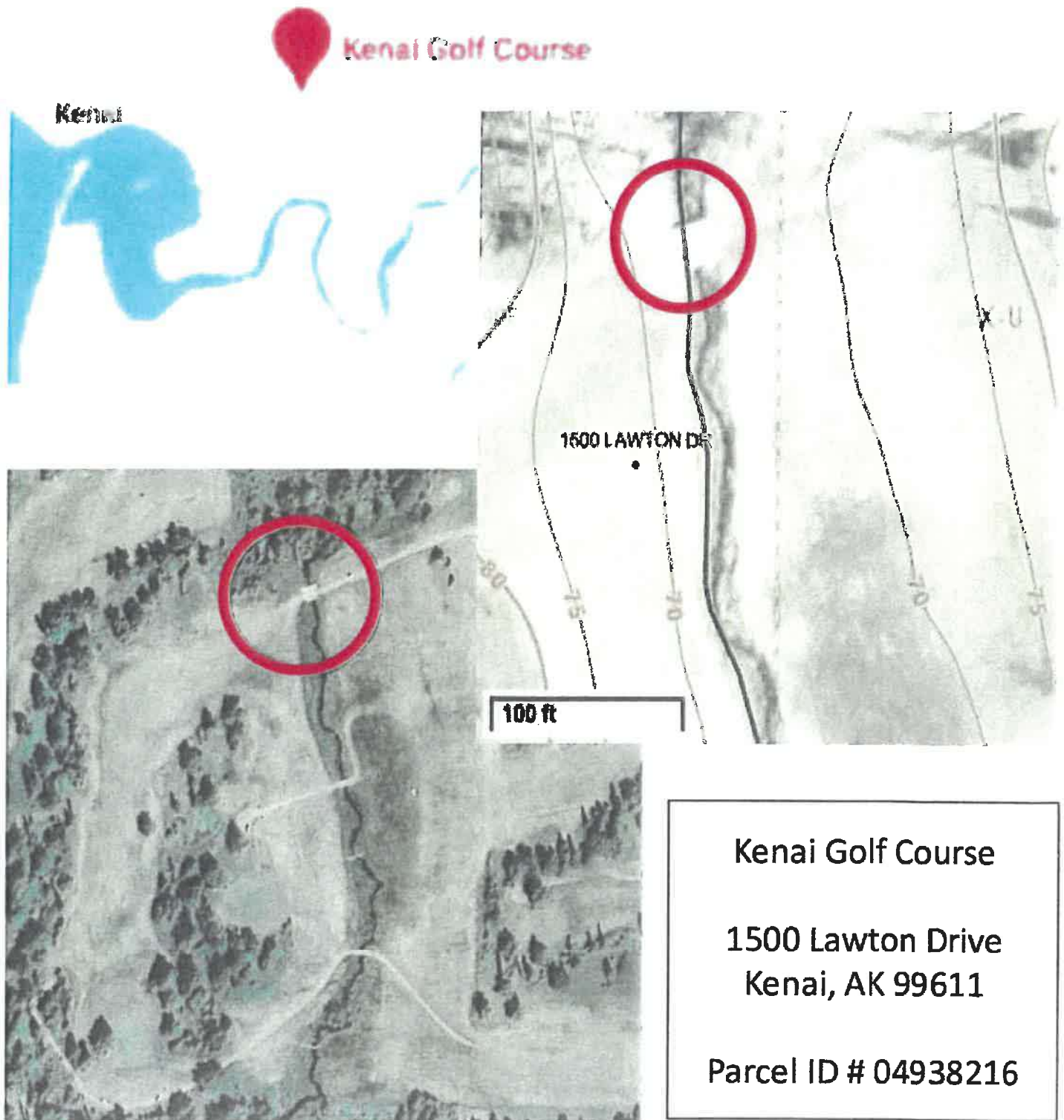
Kenai Golf Course – Hole #1 Bridge Replacement

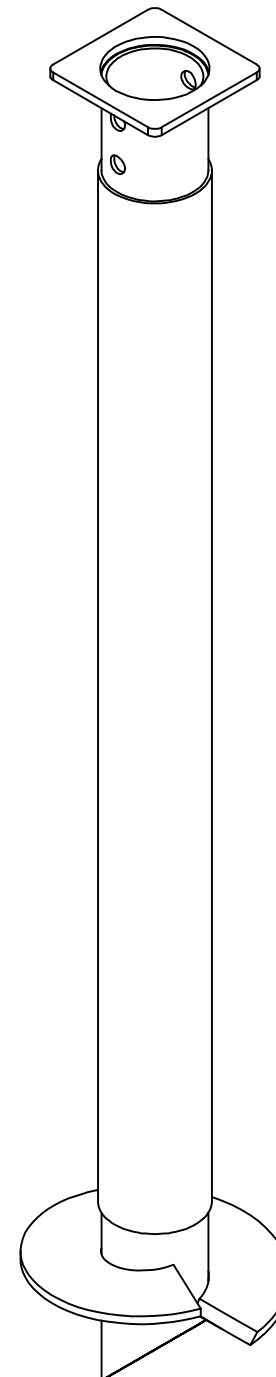
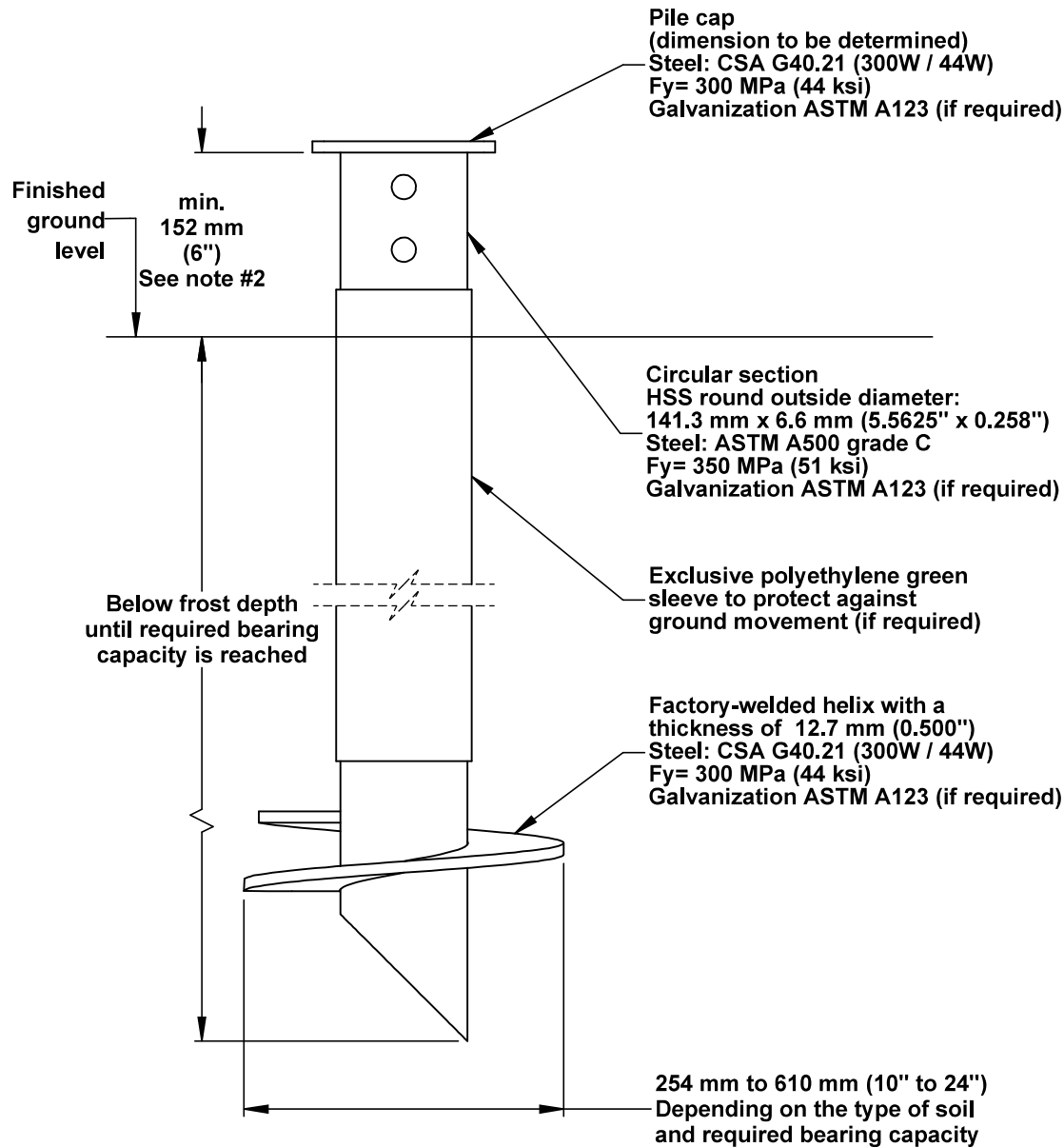
EXISTING BRIDGE STRUCTURE



Existing Bridge Structure
Material: Wood Construction
Dimensions: 24.5 ft Long x 16 ft Wide

Kenai Golf Course – Hole #1 Bridge Replacement PROJECT LOCATION





CONFIDENTIAL

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REVISIONS

DATE	DESCRIPTION	REV.
2013/06/27	Revised load capacity	1
2023/08/22	Revised entire drawing	2

Client :

**NOT FOR
CONSTRUCTION**

Client adress :

Project :

Drawing :

**Techno Metal Post
single helix model P5**

Approved by :

Date :

2024-07-24

Scale :

N/A

Drawing number:

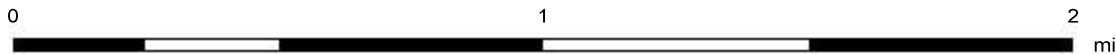
P5-REV2

Page number :

SHEET 1 OF 1

NOTES:

1. The designer must refer to the Techno Metal Post selection table regarding the bearing capacity of the piles.
2. The minimum height shown on the plan is appropriate for aboveground applications only.



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.

Kenai Golf Course Bridge Replacement

 **Project Area**

KPB Parcel(s):
04938216

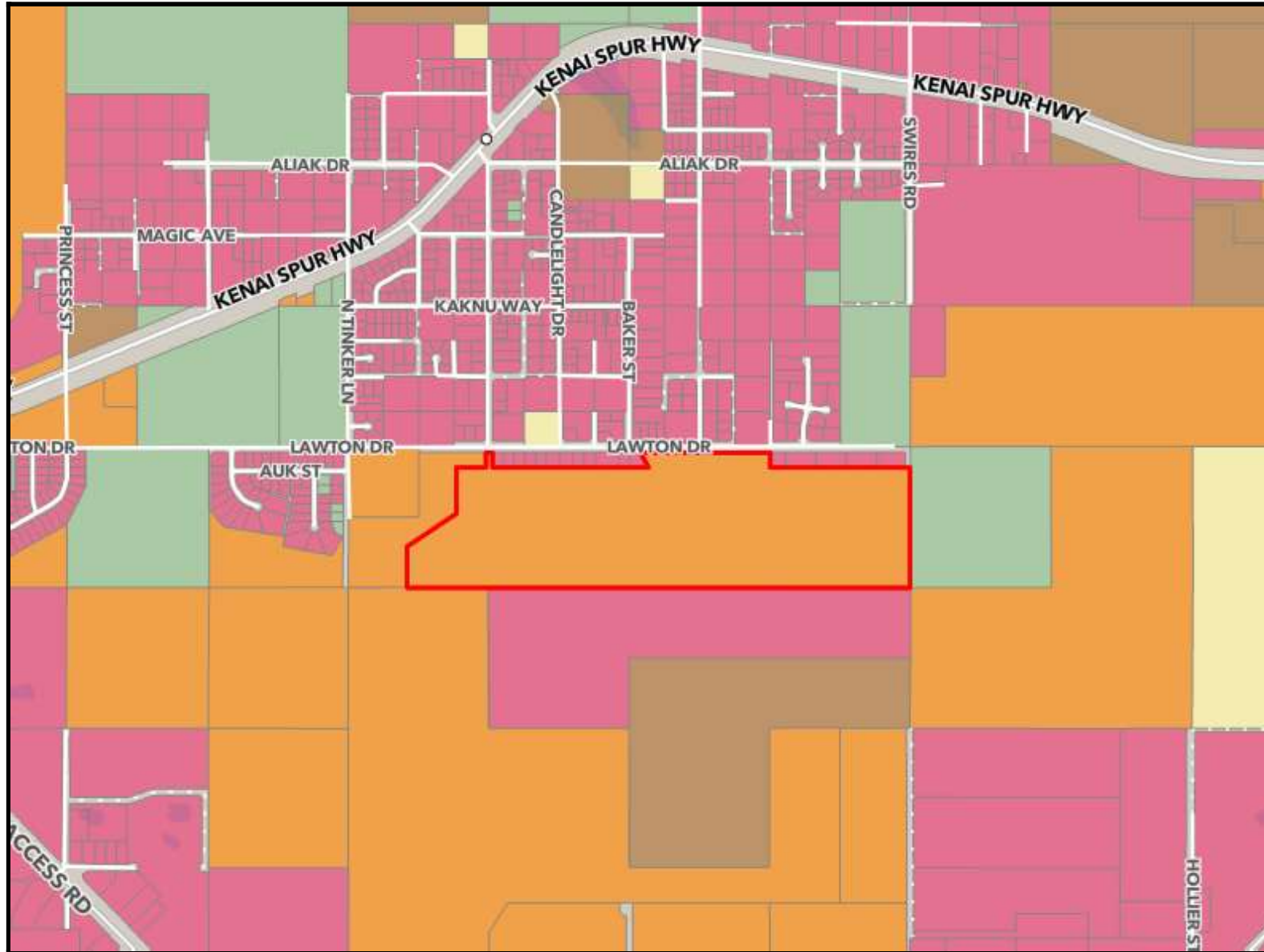
Project Description:

Vicinity: Kenai



Map created by Aldridge, Morgan
Thursday, August 14, 2025





Project Area

KPB Parcel(s):

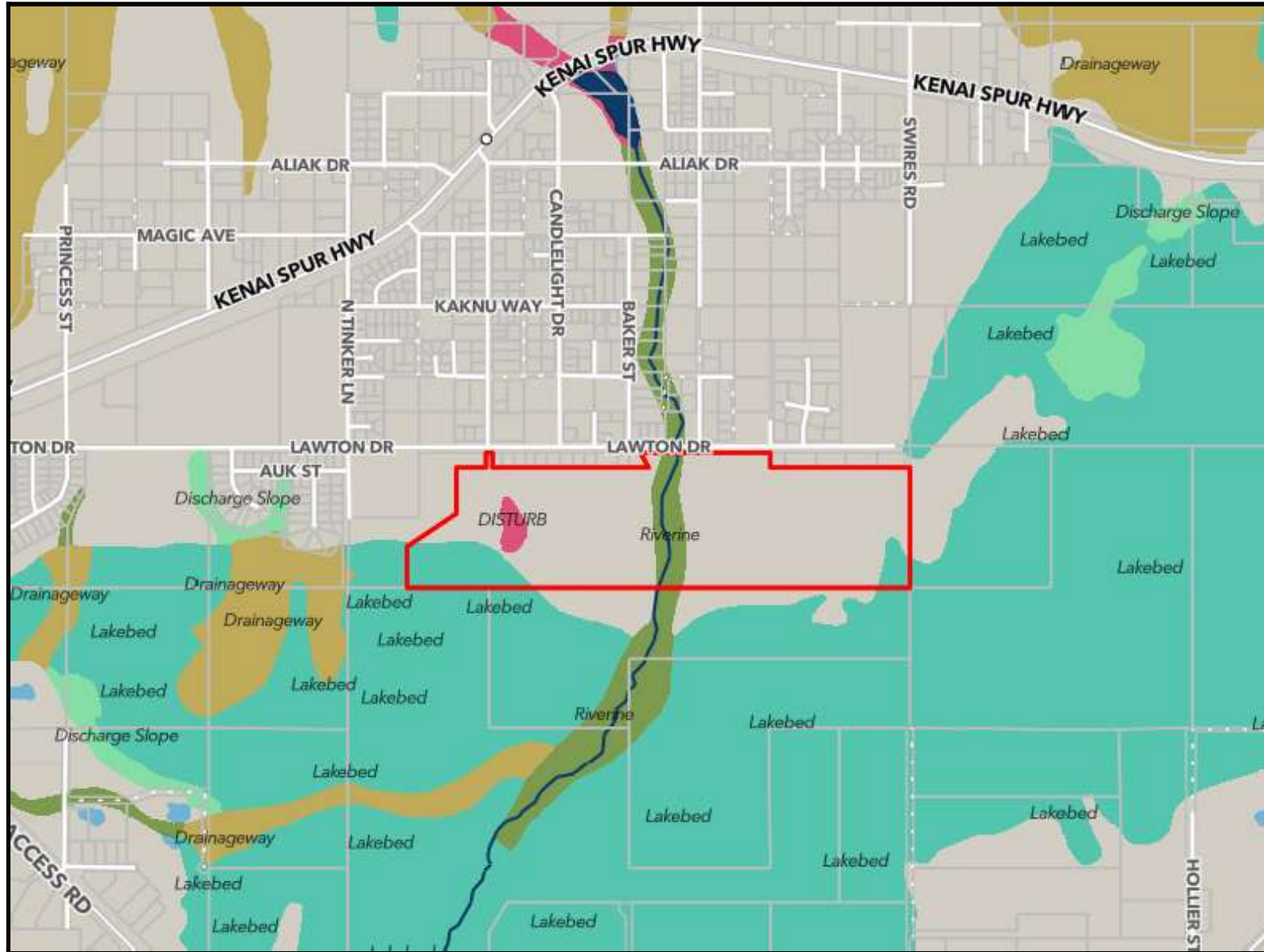
04938216

Parcel and PLSS

Parcel Ownership Type

- Borough
- Federal
- Native
- Native Allotment
- Municipal
- Private
- State





Project Area

KPB Parcel(s):

04938216

Regulatory

Anadromous

Western Cook Inlet Updates 2025

WCI2025 line

- Exempt- Removed
- Exempt- Unchanged
- Managed- Removed
- Managed- Unchanged
- Proposed- New Addition
- Proposed- Re-Substantiated Addition
- Unregulated- New Addition
- Unregulated- Removed
- Unregulated- Unchanged

Map created by Aldridge, Morga

Friday, August 14, 2025

0 2500 5000
ft



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.



Project Area

KPB Parcel(s):

04938216

Regulatory

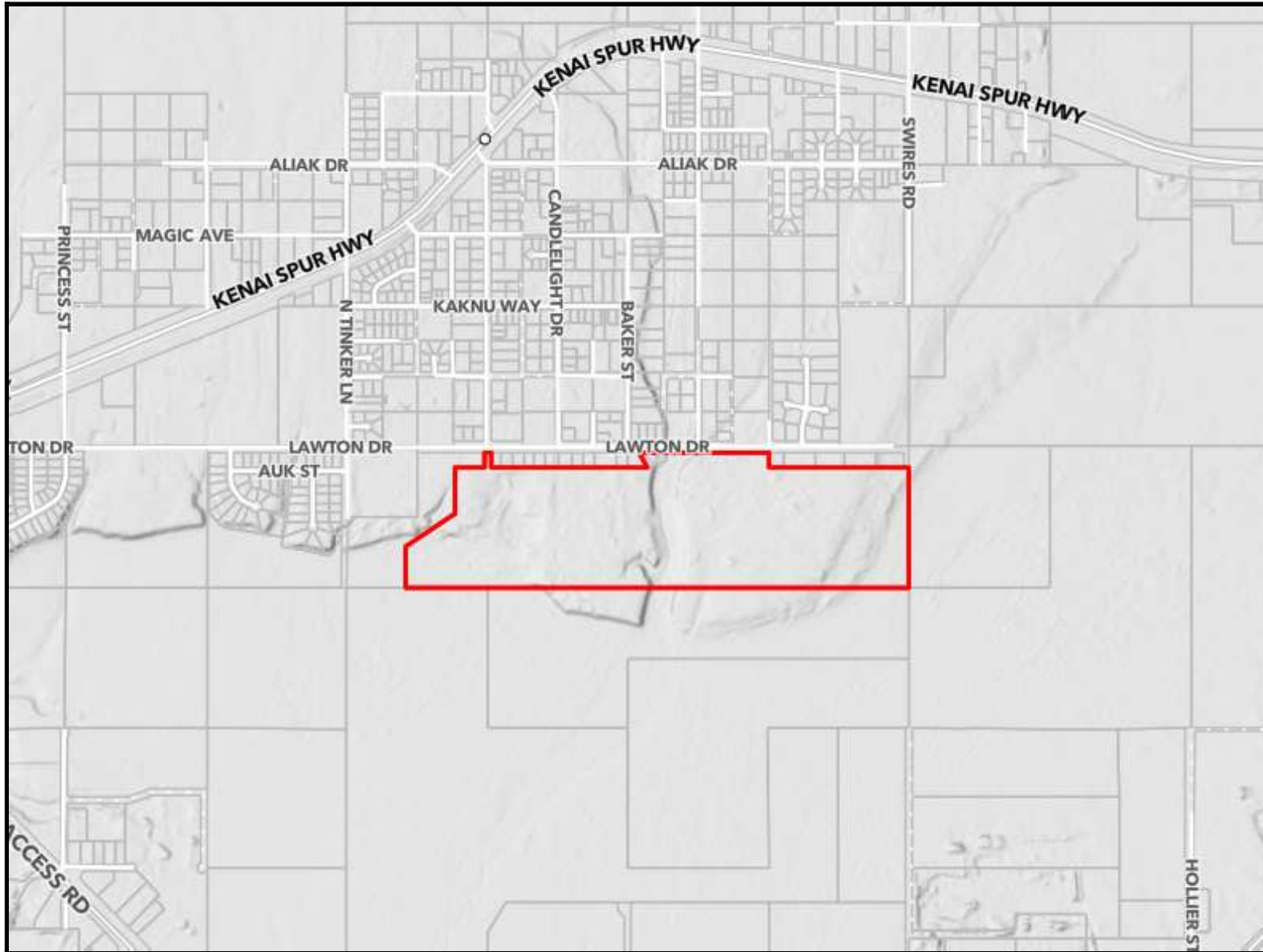
Anadromous

Western Cook Inlet Updates 2025

WCI2025 line

- Exempt- Removed
- Exempt- Unchanged
- Managed- Removed
- Managed- Unchanged
- Proposed- New Addition
- Proposed- Re-Substantiated Addition
- Unregulated- New Addition
- Unregulated- Removed
- Unregulated- Unchanged





 Project Area

KPB Parcel(s):

04938216



From: [Brandon McElrea](#)
To: [Aldridge, Morgan](#)
Subject: <EXTERNAL-SENDER>Kenai Golf Course Bridge Project
Date: Thursday, August 14, 2025 12:08:27 PM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Morgan,

Thank you for your due diligence in ensuring that the City of Kenai is aware and supportive of the application submitted by KNC Golf, Inc. regarding the bridge replacement on the Kenai Golf Course. Per your request, I confirmed with Administration that the City is aware and fully supportive of this project. If you need anything more, feel free to contact me via email, or at the number below.

Best regards,
Brandon

Brandon McElrea

Land Management Analyst

City of Kenai | 210 Fidalgo Avenue | Kenai, AK 99611

O: (907)283-8233 | bmcelrea@kenai.city



**Conditional Use Permit
Anadromous Waters Habitat Protection District
Staff Report**

PC Res No.	2025-19
Planning Commission Meeting:	Monday, September 8, 2025
Applicant	KNC Golf Inc
Mailing Address	201 Fidalgo Avenue Kenai, AK 99611
Legal Description	T 5N R 11W SEC 3 SM KN PTN GLS 1 2 3 & 4 PER LSE AMDS 395/749 & 395/754 EXCL FIVE IRONS HEIGHTS SUB
Physical Address	1500 LAWTON DR
KPB Parcel Number	04938216

Project Description

A Conditional Use Permit is sought pursuant to KPB 21.18 for the construction of the removal and replacement of a bridge across the stream as established in KPB 21.18.040.

Background Information

Wooden bridge installed in the late 1980's is falling apart and needs to be replaced. Bridge footprint size will decrease and span distance will increase. Revegetation of areas under the old bridge will be accomplished with native plantings.

Project Details within the 50-foot Habitat Protection District

Removal and replacement of a bridge across the stream. The new bridge will reduce the width of the bridge from 24 feet to 8 feet. The bridge will be a prefabricated metal truss rail flat bridge with four driven Techno Piles, 5.5 inches in diameter.

Findings of fact pursuant to KPB 21.18.081 Conditional Use Permit

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(5), construction of transportation infrastructure may be approved as a conditional structure/use within the habitat protection district.

3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. This bridge has been reviewed by the Alaska Department of Fish and Game (ADFG) Habitat and meets their standards for fish passage. An ADFG permit will be issued upon PC approval.
7. The footprint of the bridge will be greatly reduced and revegetation of areas along the water will occur.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Pursuant to KPB 21.18.140 ORD 2025-12, the proposed project meets the definition for water dependent.
10. The River Center found the application complete and scheduled a public hearing for Monday, September 8, 2025.
11. Agency review was distributed on 08/20/2025. No comments or objections have been received from resource agencies to date.
12. Notice of this project was sent to the City of Kenai. The City reviewed this project and has recommended approval, their attached email is in the packet.
13. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on 08/20/2025. A total of 46 mailings were sent.
14. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
15. The applicant is currently in compliance with Borough permits and ordinances.

Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Unnamed Creek (244-30-10010-2007).
2. The bridge must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.

8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within one calendar year from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

General Standards

Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1, 3 and Finding 4 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Conditions 6, 11 and Findings 1-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appears to support this standard.**
4. The proposed use or structure is water-dependent; **Finding 1 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements; **Conditions 11, 12 and Finding 15 appear to support this standard.**

Attachments

Multi-Agency Application

Draft Resolution 2025-19

City of Kenai letter

Recommendation

Based on the findings, staff finds that the proposed project meets the five general standards of KPB 21.18.081. The Planning Commission could consider additional permit conditions to mitigate for any habitat loss if it chooses.

Staff recommends the Planning Commission grant a Conditional Use Permit for the proposed project details subject to adopted conditions as set forth in 2025-19.

Note: An appeal of a decision of the Planning Commission may be filed to the Hearing Officer, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH PLANNING COMMISSION

RESOLUTION 2025-19

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE REPLACEMENT OF A BRIDGE WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT OF THE UNNAMED CREEK (244-30-10010-2007).

- WHEREAS,** Chapter 21.18 provides for the approval of Conditional Use Permits for certain activities within the habitat protection district; and
- WHEREAS,** KPB 21.18.081 provides that a conditional use permit is required for construction not meeting the standards of KPB 21.18.071; and
- WHEREAS,** KPB 21.18.091 provides for mitigation measures by the planning department staff to address impacts to the Habitat Protection District from a proposed, ongoing, or completed project; and
- WHEREAS,** public notice was sent to all property owners within a 300-foot radius of the proposed activity as provided in Section 21.11.030; and
- WHEREAS,** public notice was posted as provided in Section 01.08.180 (B) (1) (3); and
- WHEREAS,** public testimony was received at the Monday, September 8, 2025 meeting of the Kenai Peninsula Borough Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

That the Planning Commission makes the following findings of fact pursuant to KPB 21.18:

Section 1. Project Details Within the 50-foot Habitat Protection District

Replacing a 24 foot wide wooden bridge with an 8 foot by 20 foot metal truss rail bridge.

Section 2. Findings of fact pursuant to KPB 21.18.081

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(5), construction of transportation infrastructure may be approved as a conditional structure/use within the habitat protection district.

3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. This bridge has been reviewed by the Alaska Department of Fish and Game (ADFG) Habitat and meets their standard for fish passage. An ADFG permit will be issued upon PC approval.
7. The footprint of the bridge will be greatly reduced and revegetation of areas along the water will occur.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Pursuant to KPB 21.18.140 ORD 2025-12, the proposed project meets the definition of water dependent.
10. The River Center found the application complete and scheduled a public hearing for Monday, September 8, 2025.
11. Agency review was distributed on 08/20/2025. No comments or objections have been received from resource agencies to date.
12. Notice of this project was sent to the City of Kenai. The City reviewed this project and has recommended approval, their email is included in the packet.
13. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on 08/20/2025. A total of 46 mailings were sent.
14. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
15. The applicant is currently in compliance with Borough permits and ordinances.

Section 3. Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Unnamed Creek (244-30-10010-2007).
2. The Replacing a 24 foot wide wooden bridge with an 8 foot by 20 foot metal truss rail bridge. must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.

5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within one calendar year from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

Section 4. Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1, 3 and Finding 4 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Conditions 6, 11 and Findings 1-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appears to support this standard.**

4. The proposed use or structure is water-dependent; **Findings 1 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Conditions 11, 12 and Finding 15 appears to support this standard.**

THIS CONDITIONAL USE PERMIT EFFECTIVE ON _____ DAY OF _____, 2025.

Jeremy Brantley, Chairperson
Planning Commission

ATTEST:

Ann Shirnberg
Administrative Assistant

Note: An appeal of a decision of the Planning Commission may be filed to the hearing officer, in accordance with the requirements of the KPB Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.



KENAI PENINSULA BOROUGH RIVER CENTER NOTICE OF PUBLIC HEARING

The Kenai Peninsula Borough received an application for a Conditional Use Permit under KPB 21.18.081 for a project within the 50-foot Habitat Protection District (HPD) of the Unnamed Creek (244-30-10010-2007). This project has been scheduled for a public hearing before the Kenai Peninsula Borough Planning Commission.

Why are you receiving this notice?

Per code, property owners within 300 feet of the proposed project must receive notice of the public hearing. This project is located at the Kenai Golf Course, 1500 LAWTON DR, Alaska, Parcel ID 04938216. Our records indicate that you are a property owner within 300 feet of that parcel.

Project Description:

Replacement of a bridge within the 50-foot HPD of the Unnamed Creek (244-30-10010-2007).

How can you look at the application?

The meeting packet will be posted the week prior to the meeting. Once it has been posted it can be viewed at <https://kpb.legistar.com/Calendar> or by scanning this QR code with your phone:



How do you attend the Planning Commission meeting?

When: Monday, September 8, 2025 at 7:30 pm or as soon thereafter as business permits
Where: This meeting will be held in the Betty J. Glick Chambers, George A. Navarre Borough Administration Building located at 144 North Binkley Street, Soldotna.
Zoom: Meeting ID 907 714 2200
<https://us06web.zoom.us/j/9077142200>
1-888-788-0099 or 1-877-853-5247
Or other audio or video conferencing means whenever technically feasible

How do I comment on the project?

You can provide verbal comment at the meeting (see information above). You may also submit written comments. **Written comments must be received by 1:00 pm Friday, September 5, 2025.**

Mail comments to:

Donald E. Gilman River Center
514 Funny River Road
Soldotna, Alaska 99669

Email comments to:

KenaiRivCenter@kpb.us

For additional information, please contact Morgan Aldridge at MAldridge@kpb.us or 907-714-2465.

E. NEW BUSINESS

4. Conditional Use Permit; PC Resolution 2025-20

Applicant: AK Railroad

Request: Install 1000 cubic yards of rip rap to stabilize the bank line along the Snow River

Location: Primrose AK, Coordinates 60.3319, -149.3405

Multi Agency Permit Application



514 Funny River Road, Soldotna, AK 99669 • (907) 714-2460 • KenaiRivCenter@kpb.us

Applicant Information:

Name: Brian Lindamood (ARRC)
Owner? ☒ Yes ☐ No
Mailing: P.O. Box 107500
Anchorage, AK 99510
Phone: 907-265-3095
Email: LindamoodB@akrr.com

Agent Information: (if applicable)

Name: Nicholas Havelock (ARRC)
Mailing: P.O. Box 107500
Anchorage, AK 99510
Phone: 907-265-2313
Email: HavelockN@akrr.com

Project Location:

KPB Parcel ID: NA
Physical Address: 60.3319, -149.3405
Waterbody Name: Snow River
River Mile: N/A Riverbank: ☐ Right
looking downstream ☐ Left

Subdivision: NA
Lot: N/A Block: N/A Addn/No.: N/A
Directions to site: From Seward, drive north on the
Seward Highway to approx. highway mile 14, then
set on tracks and ride north approx. 3.3 miles.

Permit Fees: (please select the applicable permit fees)

- ☐ \$100 - ADNR State Parks Permit ☒ \$300 - KPB Conditional Use Permit
☐ \$50 - KPB Habitat/Floodplain Permit ☐ \$300 - KPB Floodway Development Permit

Project Description: ☐ New Project **OR** ☒ Extension ☒ Amendment to RC# 13294

Provide a detailed description of your project and all related activities, use additional pages if needed. Include the following information for all existing and proposed structures:

- **Project location & dimensions**
- **Waterbody description & proximity**
- **Proximity to OHW and/or HTL**
- **Construction methods/equipment**
- **Filling/dredging/excavation:**
 - type, volume, area, location
- **Fuel Storage:** location, quantities
- **Vegetation Removal:** location, amount, type

Between 9/10/23 and 9/11/2023, the ARRC dumped approx. 700CY (200CY below OHW) of riprap at MP 17.9, along the embankment of Snow River. A total of 1,500CY of riprap was permitted under RC 13294, although, the permit was not extended and expired 8/15/2024. ARRC proposes to dump the remaining 800CY, plus an additional 200CY (of which approx. 100CY may be below OHW) of riprap at this same location. The remaining riprap will stabilize the embankment from current and winter/spring erosion and build up the elevation of the track shoulder following track raises performed over the last two summers. All work would be performed from the tracks.

KPB Tax Credit: (skip this section if your project is prior existing, only applicable to NEW projects)

Please provide your estimated project cost(s) below. Do not include grants or other funding assistance:

Elevated Light Penetrating Structure(s) \$ _____
Bank or Habitat Restoration & Protection \$ _____
Other Activities \$ _____

Project Questions:

Note: Use Ordinary High Water (OHW) for non-tidal waters, and Mean High Tide (MHT) for tidal waters.

1. Start date: 9/1/2025 End date: 10/31/2025 Estimated Days of Construction: 1-3
2. Is the project located within 50 feet of OHW or HTL a waterbody? ☒ Yes ☐ No
3. Does any portion of the project extend **below** the OHW or HTL of the stream or waterbody? ☒ Yes ☐ No
4. Does any portion of the project cantilever or extend **over** the OHW of the waterbody? ☐ Yes ☒ No
5. Will anything be placed below OHW or HTL of the waterbody? ☒ Yes ☐ No
6. Will material be extracted or dredged from the site? ☐ Yes ☒ No
7. Including areas below OHW or HTL, what is the total area (in acres) that will be excavated or dredged?
Total Area: N/A Type of Material: N/A
Location you will depositing fill: N/A
8. Will any material (including soils, debris, and/or overburden) be used as fill? ☒ Yes ☐ No
Type of material: Riprap Amount: Approx. 1000cy Permanent ☒ or Temporary ☐
Will fill be placed below OHW or HTL: ☒ Yes ☐ No
9. List all motorized equipment to be used in this project, including access route to site, any stream or waterbody crossings, and (if applicable) how long equipment will be used below OHW or HTL: Work train with airdumps will place riprap along embankment, heavy equipment will push rock into place, if needed.
10. Is any portion of the work already complete? ☒ Yes ☐ No
If yes, describe: Approx. 700CY of the total 1,700CY proposed was placed during 2023 under RC 13294.

Signature & Certification:

This application is hereby made requesting permit(s) to authorize the work described in this application form. I certify the information in this application is complete and accurate to the best of my knowledge.

If applying for a tax credit: I certify that I have not begun construction of the project on this the property and that the proposed project will be constructed in a manner consistent with KPB 5.12 Real Property and Personal Property Taxes, KPB 5.14 Habitat Protection Tax Credit, and other applicable ordinances.



Applicant Signature (required)

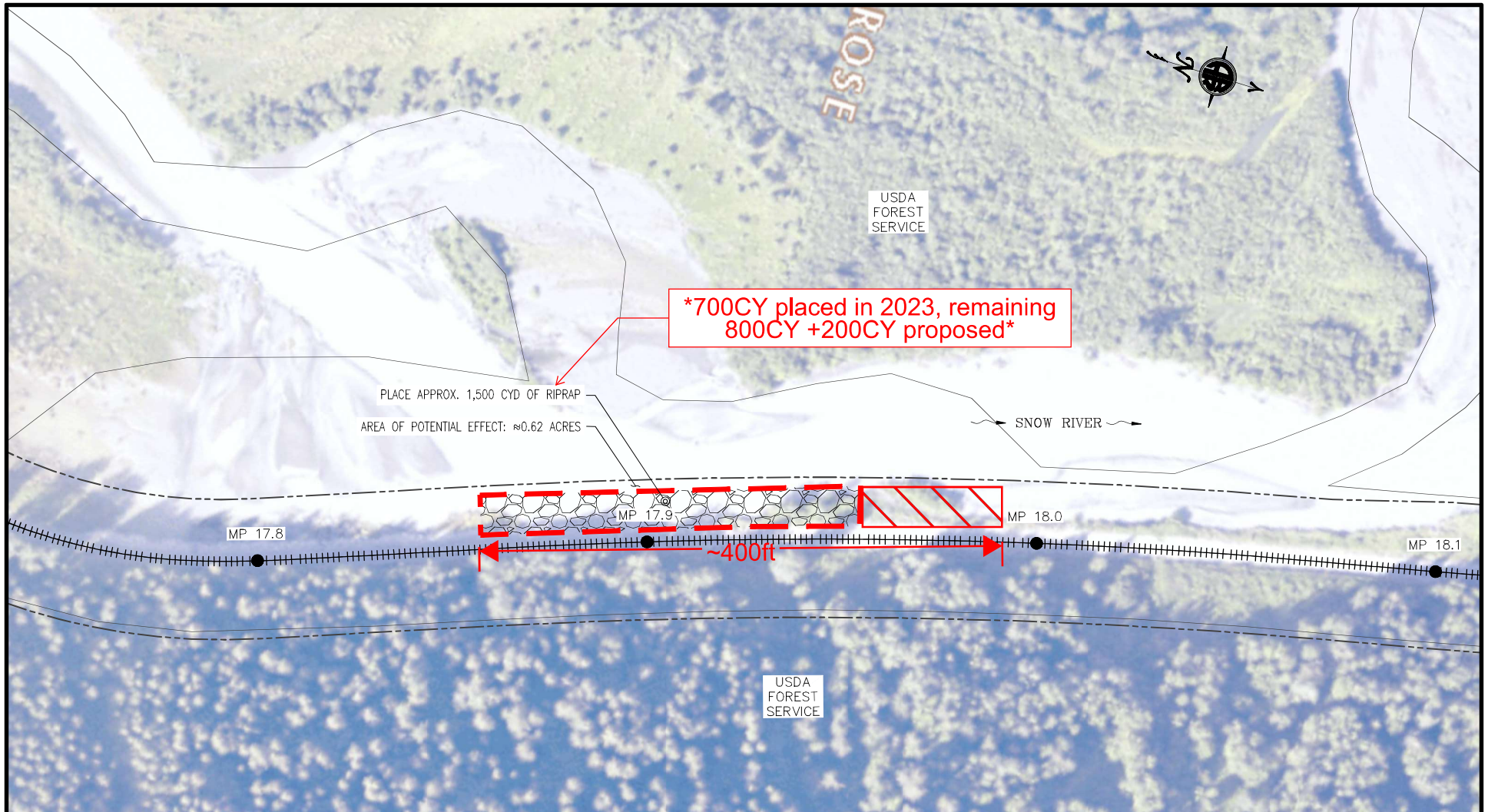
Agent Signature (if applicable)

8/13/2025

Date

8/14/2025

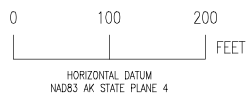
Date



ALASKA
RAILROAD

MP17.9 BANK STABILIZATION

AREA OF POTENTIAL EFFECTS
LAT: 60.3319° N, LONG: 149.3405° W



AREA OF POTENTIAL EFFECTS

----- ARRC RIGHT OF WAY

+++++ ARRC MAINLINE CENTERLINE



APPLICANT: ALASKA RAILROAD CORPORATION

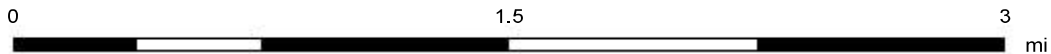
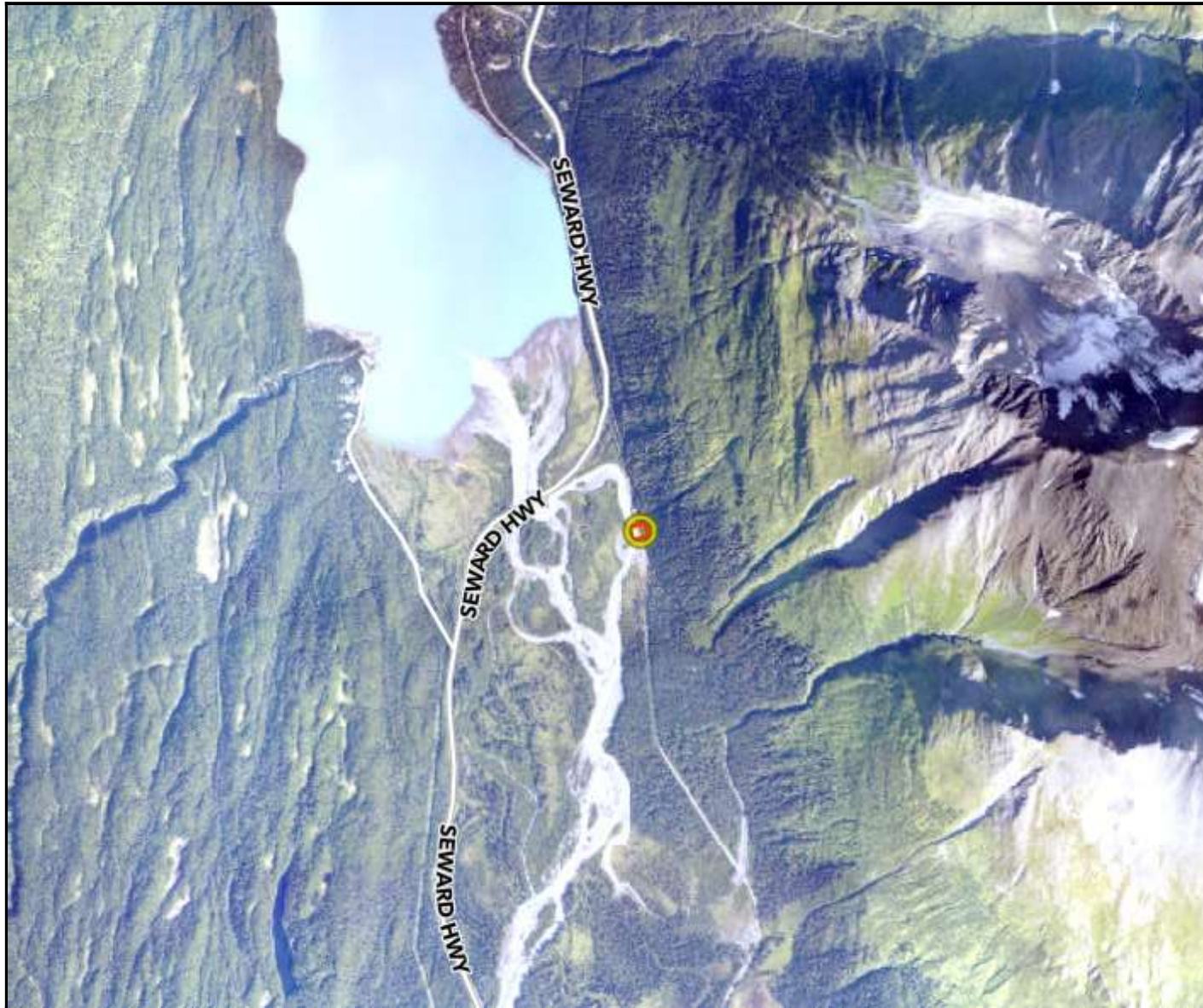
PERMIT NO: TBD

WATERWAY: SNOW RIVER

LOCATION: SEC 19, T3N, R1E, SM

SHEET 1 OF 1

DATE: 8/15/2025



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.

ARRC railway stabilization

 **Project Area**

KPB Parcel(s):

..

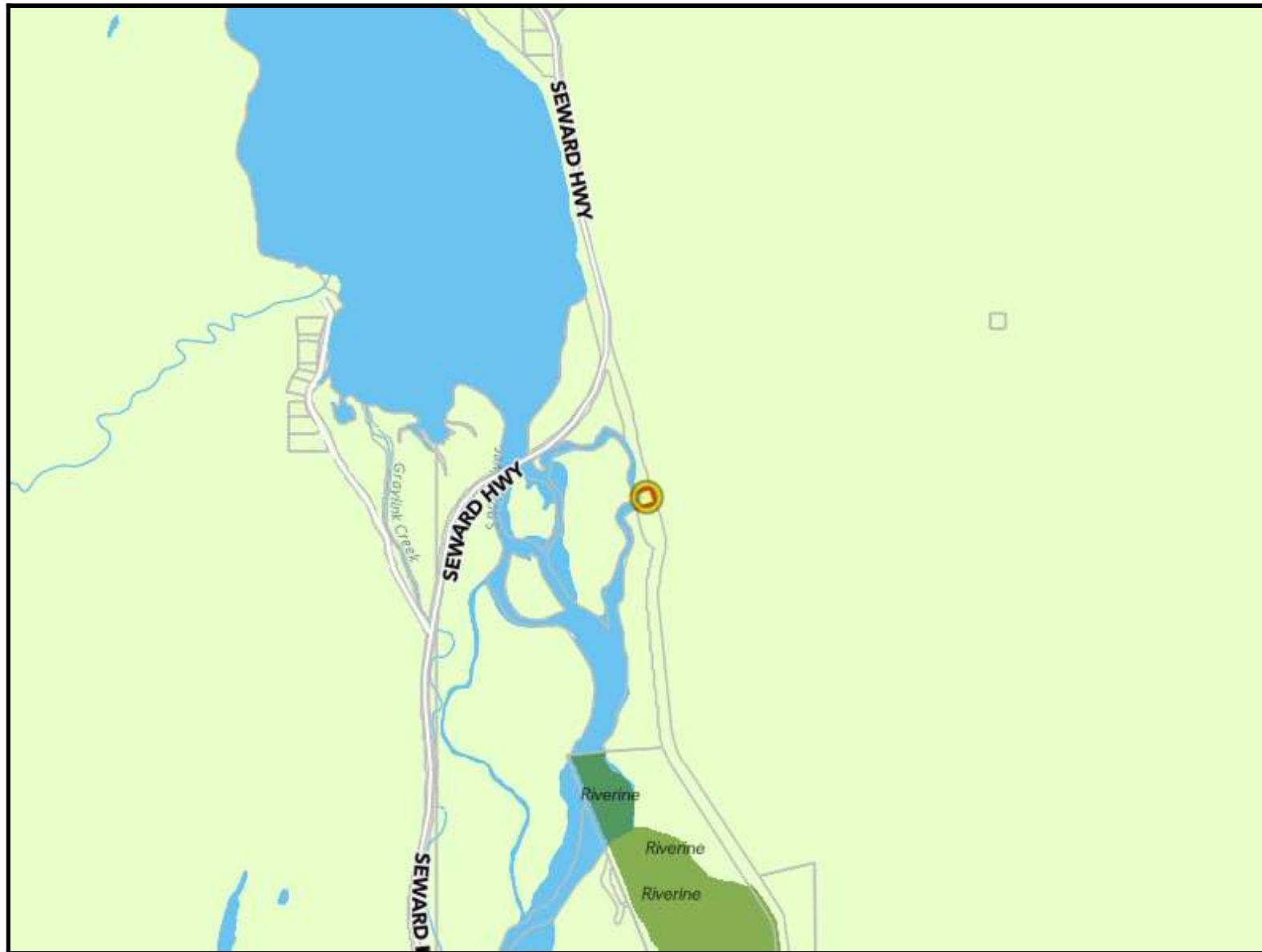
Project Description:

Vicinity: Primrose



Map created by Aldridge, Morgan
Monday, August 18, 2025





 **Project Area**

KPB Parcel(s):

..

Landcover Features

KWF Wetlands Assessment

-  Disturb
-  Depression
-  Discharge Slope
-  Drainageway
-  Floating Island
-  Headwater Fen
-  Kettle
-  Lake
-  Lakebed
-  Late Snow Plateau
-  Riverine
-  Tidal
-  Wetland / Upland Complex





 Project Area
KPB Parcel(s):
..



**Conditional Use Permit
Anadromous Waters Habitat Protection District
Staff Report**

PC Res No.	2025-20
Planning Commission Meeting:	Monday, September 8, 2025
Applicant	Alaska Railroad Corporation
Mailing Address	P.O. Box 107500 Anchorage, AK 99510
Project Coordinates	60.3319, -149.3405

Project Description

A Conditional Use Permit is sought pursuant to KPB 21.18 for placement of approximately 1000 cubic yards of rip rap within the 50-foot Habitat Protection District of the Snow River, as established in KPB 21.18.040.

Background Information

Prior Conditional Use Permit was issued in 2023, work was not completed in its entirety before expiration date and now they need to finish the project with additional materials being used.

Project Details within the 50-foot Habitat Protection District

Placement of approximately 1000 cubic yards of rip rap materials to stabilize the bank of the rail way line along the Snow River.

Findings of fact pursuant to KPB 21.18.081 Conditional Use Permit

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(5), construction of transportation and utility infrastructure may be approved as a conditional structure/use within the habitat protection district.
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.

5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. The placement of materials will support the rail road track and create safer passage for train cars along a narrow corridor.
7. All work will be done from the ARRC Right of Way and will not infringe on neighboring land.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Pursuant to KPB 21.18.140 ORD 2025-12, the proposed project meets the definition for water dependent.
10. The River Center found the application complete and scheduled a public hearing for Monday, September 8, 2025.
11. Agency review was distributed on 8/20/2025. No comments or objections have been received from resource agencies to date.
12. Notice of this project was sent to the Moose Pass Advisory Planning Commission. The APC reviewed this project at their September 6, 2025 meeting. Their recommendation is included in the desk packet.
13. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on 8/20/2025. A total of 1 mailing was sent.
14. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
15. The applicant is currently in compliance with Borough permits and ordinances.

Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Snow River.
2. The Applicant received previous permits under RC 13294. This permit expired one year ago and applicant would like to apply for an additional 1000 cubic yards of rip rap to be placed. Approximately 100 cubic yards will be below OWH. must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.

9. The construction or installation phase of this Conditional Use Permit must be completed within two calendar years from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

General Standards

Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1, 3 and Finding 4 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Conditions 6, 11 and Findings 1-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Findings 7 and 8 appear to support this standard.**
4. The proposed use or structure is water-dependent; **Findings 1 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements; **Conditions 11, 12 and Finding 15 appears to support this standard.**

Attachments

Recommendation

Based on the findings, staff finds that the proposed project meets the five general standards of KPB 21.18.081. The Planning Commission could consider additional permit conditions to mitigate for any habitat loss if it chooses.

Staff recommends the Planning Commission grant a Conditional Use Permit for the proposed project details subject to adopted conditions as set forth in 2025-20.

Note: An appeal of a decision of the Planning Commission may be filed to the Hearing Officer, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH PLANNING COMMISSION

RESOLUTION 2025-20

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE PLACEMENT OF FILL ALONG THE RAILROAD LINE WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT OF THE SNOW RIVER.

- WHEREAS,** Chapter 21.18 provides for the approval of Conditional Use Permits for certain activities within the habitat protection district; and
- WHEREAS,** KPB 21.18.081 provides that a conditional use permit is required for construction not meeting the standards of KPB 21.18.071; and
- WHEREAS,** KPB 21.18.091 provides for mitigation measures by the planning department staff to address impacts to the Habitat Protection District from a proposed, ongoing, or completed project; and
- WHEREAS,** public notice was sent to all property owners within a 300-foot radius of the proposed activity as provided in Section 21.11.030; and
- WHEREAS,** public notice was posted as provided in Section 01.08.180 (B) (1) (3); and
- WHEREAS,** public testimony was received at the Monday, September 8, 2025 meeting of the Kenai Peninsula Borough Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

That the Planning Commission makes the following findings of fact pursuant to KPB 21.18:

Section 1. Project Details Within the 50-foot Habitat Protection District

Placement of 1000 cubic yards of rip rap along the railroad tracks for support.

Section 2. Findings of fact pursuant to KPB 21.18.081

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(5), construction of transportation and utility infrastructure may be approved as a conditional structure/use within the habitat protection district.

3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. The placement of materials will support the rail road track and create safer passage for train cars along a narrow corridor.
7. All work will be done from the ARRC Right of Way and will not infringe on neighboring land.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Pursuant to KPB 21.18.140 ORD 2025-12, the proposed project meets the definition for water dependent.
10. The River Center found the application complete and scheduled a public hearing for Monday, September 8, 2025.
11. Agency review was distributed on 8/20/2025. No comments or objections have been received from resource agencies to date.
12. Notice of this project was sent to the Moose Pass Advisory Planning Commission. The APC reviewed this project at their September 6, 2025 meeting. Their recommendation is in the desk packet.
13. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on 8/20/2025. A total of 1 mailings were sent.
14. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
15. The applicant is currently in compliance with Borough permits and ordinances.

Section 3. Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Snow River.
2. The Placement of 1000 cubic yards of rip rap along the railroad tracks for support. must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.

6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within two calendar years from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

Section 4. Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1, 3 and Finding 4 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Conditions 6, 11 and Findings 1-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Findings 7 and 8 appear to support this standard.**

4. The proposed use or structure is water-dependent; **Findings 1 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Conditions 11, 12 and Finding 15 appears to support this standard.**

THIS CONDITIONAL USE PERMIT EFFECTIVE ON _____ DAY OF _____, 2025.

Jeremy Brantley, Chairperson
Planning Commission

ATTEST:

Ann Shirnberg
Administrative Assistant

Note: An appeal of a decision of the Planning Commission may be filed to the hearing officer, in accordance with the requirements of the KPB Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.



KENAI PENINSULA BOROUGH RIVER CENTER NOTICE OF PUBLIC HEARING

The Kenai Peninsula Borough received an application for a Conditional Use Permit under KPB 21.18.081 for a project within the 50-foot Habitat Protection District (HPD) of the Snow River. This project has been scheduled for a public hearing before the Kenai Peninsula Borough Planning Commission.

Why are you receiving this notice?

Per code, property owners within 300 feet of the proposed project must receive notice of the public hearing. This project is located in Primrose, Alaska, coordinates 60.3319, -149.3405. Our records indicate that you are a property owner within 300 feet of that parcel.

Project Description:

Alaska Rail Road plans to stabilize the line within the 50-foot HPD of the Snow River by placing rip rap.

How can you look at the application?

The meeting packet will be posted the week prior to the meeting. Once it has been posted it can be viewed at <https://kpb.legistar.com/Calendar> or by scanning this QR code with your phone:



How do you attend the Planning Commission meeting?

When: Monday, September 8, 2025 at 7:30 pm or as soon thereafter as business permits
Where: This meeting will be held in the Betty J. Glick Chambers, George A. Navarre Borough Administration Building located at 144 North Binkley Street, Soldotna.
Zoom: Meeting ID 907 714 2200
<https://us06web.zoom.us/j/9077142200>
1-888-788-0099 or 1-877-853-5247
Or other audio or video conferencing means whenever technically feasible

How do I comment on the project?

You can provide verbal comment at the meeting (see information above). You may also submit written comments. **Written comments must be received by 1:00 pm Friday, September 5, 2025.**

Mail comments to:
Donald E. Gilman River Center
514 Funny River Road
Soldotna, Alaska 99669

Email comments to:
KenaiRivCenter@kpb.us

For additional information, please contact Morgan Aldridge at MAldridge@kpb.us or 907-714-2465.

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

Miscellaneous Information

- **09/04/25 Moose Pass APC Meeting Minutes**

MOOSE PASS ADVISORY PLANNING COMMISSION

REGULAR MEETING

LOCATION: MOOSE PASS SPORTSMAN CLUB AND ZOOM

TELECONFERENCE THURSDAY, September 4, 2025

6:00 P.M.

UPDATED DRAFT MINUTES

Jennifer Boyle, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, David Pearson, Dave Schafer

To join the meeting from a computer, visit <https://us06web.zoom.us/j/9360805262> . To attend the Zoom meeting by telephone, call toll-free 1-888-788-0099 or 1-877-853-5247 and enter the Meeting ID 9360805262. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with a toll free numbers, the Meeting ID, and your participant number. You may join the meeting physically at the Moose Pass Sportsman Club, 33675 Depot Road, Moose Pass, AK 99631

1. CALL TO ORDER at 6:02 PM

2. ROLL CALL - Jennifer Boyle, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, David Pearson, Dave Schafer

3. APPROVAL OF AGENDA - Update to add Cindy Ecklund for presentation. Jeff H. Move to approve, Jen B. 2nd. Approved

4. APPROVAL OF MINUTES

a. June 6, 2025 Kevin D moves, Dave S. Approved.

5. PUBLIC COMMENT/PRESENTATION

(Public Comment for items not appearing on the agenda)

a. Public Comments

Dave Pearson as a member of the public. USFS received FLAP funding (millions of dollars) to improve Vagt Lake trail head for INHT improvements, but the borough and USFS are unable to come to agreement regarding easement. Due to inability to come to an agreement, funding is being pulled at the end of the month. This is an unfortunate loss of opportunity to build a parking lot and services, thus pushing people to park in the neighborhood and to use the restroom on the ground. Dave spoke with the mayor and Robert Ruffner regarding this issue, and no resolution was available.

Jennifer Boyle, Moose Pass - Concern for increased camping in areas without facilities in Moose Pass and lack of facilities for restroom use.

B. Cindy Ecklund -

Spoke with Ruth D'Amico regarding the Vagt Lake Trail Head issue. In an assembly, the mayor said they would not be giving any land away, but more recently in his mayor's report says that they are still working on the Vagt Lake trail head issue. Cindy is seeking an explanation of what this means. She has been in contact with multiple people from USFS. Concern from the Borough seems to be that they do not think the USFS will pay for the 9 acre easement once the land is given. It would be nice if we can get some kind of planner report for clarification.

Another item at the assembly meeting, the approval of appointments to the Planning Commission Boards may change from the mayor needing to approve the commissioners to assembly members.

Recommends sending public comments via email to the clerk (Michelle Turner) and asking to share with the assembly and the mayor.

Bruce moves to suspend regular order of business to revise the agenda.

Dave P. makes a motion to add 6 iv. to write a letter regarding Vagt Lake trail head issue under new business, 2nd Jeff H. Approved.

6. NEW BUSINESS

a. Borough

i. Conditional Use Permit – Alaska Railroad, Rip Rap Placement along Snow River

Motion to recommend approval of CUP- A by Kevin D, 2nd Dave S, unanimous approval.

Discussion -

Jeff E. concerned about fiber optic cables in shoulder. Would like to request attention be paid to the location of the fiber optic cables as nothing is mentioned in the CUP application.

Bruce J. - there are some old homesteads within the area. Not sure of the status of the homesteads and hopes that borough has been in contact with owners if there are any.

Julie H. - Clarifies that all work will be done within the railroad right away, notice is sent to property owners within 300 ft of the project (from tax assessment).

ii. Planner Report - 2 seats expiring at the end of this month, need to apply on the website. Needs to happen as soon as possible to be able to be approved by the mayor prior to the next MP APC meeting.

Bruce wanted to know if anyone contacted the planners or advisors to the planning commission regarding Vagt Lake improvement.

Julie has not heard anything, but she will make sure Robert Roughner knows that there are concerns.

Bruce would like to know if it's appropriate for the planning commission to bring land issues (land transfers/sales) to the MP APC.

Julie - yes, it will be brought to the MP APC, but once it has been brought to a certain point within the process.

If the APC would like presentations from organizations, info should be sent to Julie with contact info for her to set up.

iii. Report from the Chair

iv. Letter regarding Vagt Lake Trailhead

Kevin D. moves that Bruce writes a letter with APC input regarding our desire to be a part of this conversation. Jen B. 2nd.

Dave P would rather write a letter tonight.

Julie says we can have a special meeting to write a letter but need one week in order to post an agenda.

Dave P moves to amend the motion to write the letter tonight, Jeff E. 2nd. 6 to 1, passes.

Amended motion passes unanimously.

DRAFT LETTER:

The Moose Pass APC is concerned with the lack of communication concerning the Vagt Lake Trailhead. In general the Moose Pass community is in support of recreation facilities in our community and sees them as an economic benefit. Had the APC or the community been asked, we would have supported that the Borough proceeded with working with the USFS in order to come to a mutual agreement on this project. In the future, we would like to be included in discussions regarding opportunities concerning our community.

At our meeting held on September 4, a unanimous motion was passed requesting that the Moose Pass Planning Commission send this letter.

Julie recommends sending the letter through the chair to mayor and Robert Ruffner.

7. OLD BUSINESS

a. None

8. PUBLIC COMMENT - Cindy encourages personal letters be written in support of the Vagt Lake Trailhead project.

Cindy Ecklund terms out in 2 years, so we need another representative from our community.

9. COMMISSIONERS' COMMENTS

Kevin D - concern with current issues with federal government websites.

Dave P - Disappointed with the communication with the borough and the bureaucracy of the federal government that has thwarted a funded project that would have a direct positive impact on our community. The opportunity was there and it was squandered and he was dismayed.

Jeff H - This is a bigger problem than just Vagt lake as tourism is being pushed by the state yet there are no services. This issue may not have come through the regular channels through the planning commission which is why we may not have been informed.

Bruce - looking forward to the winter and completing our comp plan. Bruce will be traveling in October, so he will need to zoom in. Dave P. will chair the meeting. Bruce thinks this project was discussed in detail during land selection and is concerned that this wasn't brought to the APC. In 3 days, he had multiple residents come to him with concerns about this project.

10. NEXT MEETING DATE

a. October 9, 2025

11. ADJOURNMENT 7:21 pm, Jeff E moves, Kevin D. 2nd, approved.

CONTACT INFORMATION

Contact the Moose Pass Advisory Planning Commission at:

To send a message to the Moose Pass APC:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/advisory-planning-commissions/moose-pass-apc>

Click on the last item listed "Send a message to the Moose Pass APC Commissioners"

Send USPS mail to:

Kenai Peninsula Borough Planning Department, Attn: Moose Pass
APC, 144 N Binkley, Soldotna, AK 99669