

E. NEW BUSINESS

- 8. Detling Homestead No. 3; KPB File 2024-047
Segesser Surveys / Gebhart
Location: Coho Loop Road, Denise Street, Detling
Avenue & Marie Street
Coho Area**



KPB File 2024-047
T 03N R 12W SEC 10
Cohoe

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Detling Homestead No. 3 Preliminary Plat

A subdivision of Tract A Detling Homestead (KRD 2002-30)
 Located in the NE 1/4 Section 10, T3N R12W SM, Cohoe, Alaska.
 Kenai Recording District KPB File

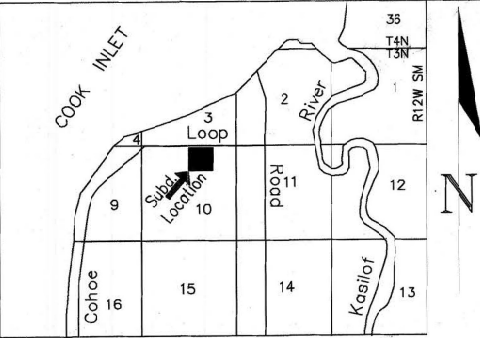
Prepared for
 Estate of Paul F Gebhart
 P.O. Box 652
 Kaslof, AK 99610

Prepared by
 Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 262-5772

SCALE 1" = 200' AREA = 37.736 acres 3 April, 2024

LEGEND

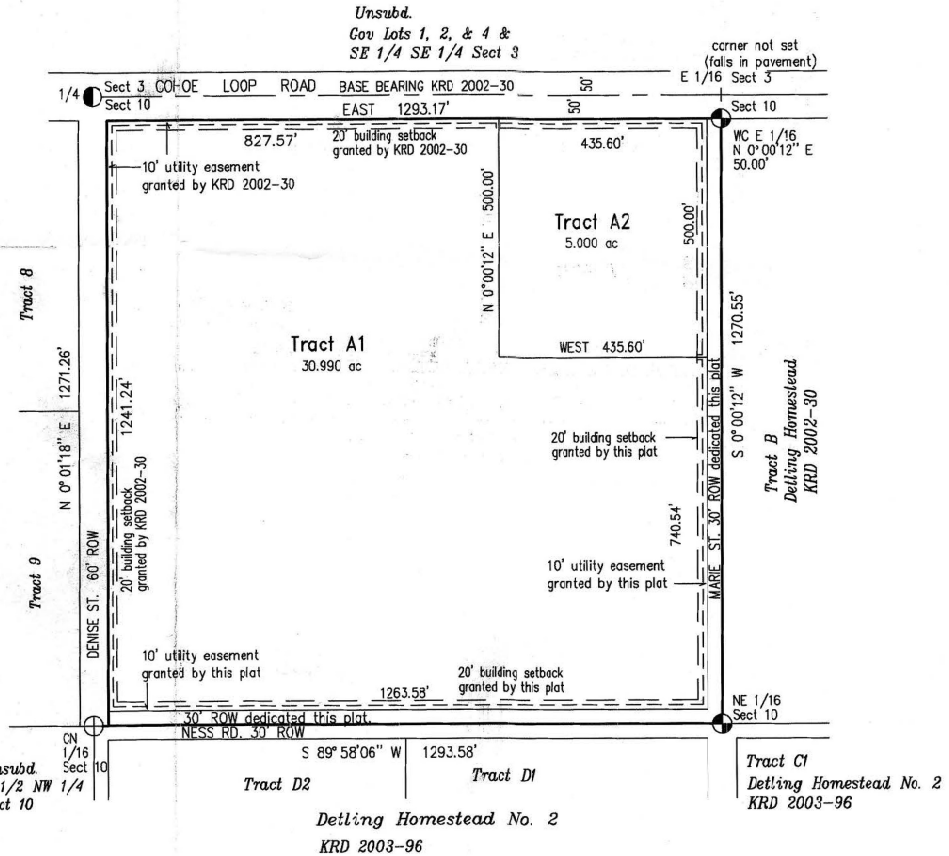
- ⊕ - 3/4" alcap monument, 610-S, 1983, found.
- - 2 1/2" brass cap monument, 268-S, 1978, found.
- ⊙ - 2 1/2" alcap monument, 7328-S, 2002, found.
- - 1/2" x 4" rebar with pastic cap. set.



VICINITY 1" = 1 mile MAP

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. No direct access to State maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
4. Cohoe Loop Road ROW matches ROW shown on Plat KRD 20C2-30.
5. This property is subject to a Reservation of Easement for highway purposes, and any assignments or uses thereto for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1513, dated April 7, 1958; and Department of the Interior Order No. 2655, dated October 15, 1951, Amendment No. 1 thereto, dated 17 July, 1952 and Amendment No. 2 thereto, dated September '5, 1956, filed in the Federal Register.
6. Topography of the property is basically flat. There are no wet areas on the property.



KPB 2024-047

AGENDA ITEM E. NEW BUSINESS

ITEM #8 - PRELIMINARY PLAT
DETLING HOMESTEAD #3

| | |
|--------------------------------|-----------------------------------|
| KPB File No. | 2024-047 |
| Plat Committee Meeting: | May 13, 2024 |
| Applicant / Owner: | Estate of Paul Gebhart of Kasilof |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Cohoe Loop / Cohoe |

| | |
|---------------------------|--|
| Parent Parcel No.: | 133-530-76 |
| Legal Description: | Tract A of Detling Homestead KPB 2002-30 |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | onsite |
| Exception Request | none |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 37.736 acre parcel into two tracts having sizes of 5.000 acres and 30.990 acres and two proposed dedications.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is from Cohoe Loop Road along the north side of the property at milepost 9, a paved and state maintained dedication. On the west is Denise St, a 60' undeveloped dedication. On the south is Detling Ave which this plat is dedicating the north 30' to complete the 60' dedication. Detling Ave is currently undeveloped. On the east side of the plat if a proposed 30' dedication as the westerly have of the extension of Annette St from the south.

On the north there is a possible section line easement located in the in the Cohoe Loop Road dedication. The review from the State DNR Alaska Division of Mining, Land and Water has requested that if section line easements exist on either side of the section, to please have them depicted and labeled on the final plat. This review is in the packet. **Staff recommends:** the Plat Committee concur the surveyor accommodate the reviewer's request.

Block length is complaint with the dedications being presented by this plat.

| | |
|--------------------------|---|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Not sure which is correct. KPB imagery displays the southern ROW dedication as "Detling Ave" and Plat designates "Ness RD." No other RSA comments or objections |
| SOA DOT comments | |

Site Investigation:

There are no improvements or structures apparent on the site of Tract A Detling Homestead being resubdivided by this plat.

There are no steep areas on the plat as the terrain is relatively flat on the site. No wetlands affect the site either. No mapped flood hazard area was identified by the River Center review.

There are no mapped flood areas or FEMA floods hazard zones and the plat is not in a habitat protection district either.

| | |
|-------------------------------|---|
| KPB River Center review | <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> |
| State of Alaska Fish and Game | |

Staff Analysis

The parcel was originally part of the NE1/4 of Section 10 Township 3 North, Range 12 West, SM, Cohoe, Alaska. Detling Homestead KN 2002-30 divided the NE1/4 into four tracts and four dedications. Tract A of KN 2002-30 is being subdivided with this platting action.

A soils report will not be required as both lots are over 200,000 sq ft.

There does not appear to be any encroachment issues on the property. If the surveyor should identify any issues when doing the field survey, they should be identified on the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

Utility Easements

No utility easements are listed in the certificate to plat and none have been recommended from providers. There are existing 10' utility easements along the existing right-of-way dedications. The plat is proposing a 10' utility easement along the right of ways being dedicated.

UTILITY EASEMENTS OF RECORD? ARE THEY DEPICTED AND NOTED ON THE PLAT?

NEW UTILITY EASEMENT REQUESTS FROM PROVIDERS.

UTILITY EASEMENT VACATIONS SHOWN ON THIS PLAT?

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

| | |
|--------|------------|
| HEA | No comment |
| ENSTAR | |
| ACS | |
| GCI | |

KPB department / agency review:

| | |
|-----------------|--|
| Addressing | Reviewer: Leavitt, Rhealyn Affected Addresses: 28034 COHOE LOOP RD Existing Street Names are Correct: No List of Correct Street Names: COHOE LOOP RD, DENISE ST, ANNETTE ST, DETLING AVE Existing Street Name Corrections Needed: MARIE ST WAS CHANGED TO ANNETTE ST PER SN 2006-05 NESS RD WAS CHANGED TO DETLING AVE PER SN 2006-11 PLEASE CORRECT All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 28034 COHOE LOOP RD WILL BE DELETED AND NEW ADDRESS ASSIGNED UPON OWNER REQUEST. |
| Code Compliance | Reviewer: Ogren, Eric Comments: No comments |
| Planner | Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. |
| Assessing | Reviewer: Windsor, Heather Comments: No comment |

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Correct spelling of Reservation in Note #5.
Correct land order 1513 to 1613 in Note #5.

PLAT NOTES?

- 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).

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Add the KPB File 2024-047 to the title block

Change the subdivision name to match the formatting of previous to Detling Homestead #3

Correct the prepared for's PO Box to 653 in the address

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

Staff recommendation:

Show the width of Denise St to the southwest

Show the name and width of Annette St to the southeast

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

Staff recommendation:

Add Cohoe Beach Road to the vicinity map

Add St Elias Ave to the vicinity map

Add Denise St to the vicinity map and name the road.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

On the south change the name of Ness Rd to Detling Avenue

On the east change the name of Marie St to Annette St. being a projection of Annette St.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

Parcels to the west need the tract designation changed to lot

To the north, the parcel is in the S1/2 SE1/4, needs changed

To the south and southeast, change the No. to # in the name Detling Homestead to match the name on the filed plat.

KPB 20.30 – Subdivision Design Requirements

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

20.30.050. Legal access.

- A. The applicant shall provide an access plan to the planning department verifying the existence of legal access to the subdivision boundary. The plan shall consist of the documents depicting the access, a map depicting the location of the access, and topographic information indicating that construction which

meets the design requirements set forth in KPB Chapter 20.30 is practical and economical. In this title, legal access exists where an unrestricted, public right-of-way connects the subdivision to the state highway system, the state marine highway system or a regularly served public airport, and one of the following is met:

1. Ingress and egress will be provided over section line easements located within a surveyed section;
 2. The applicant provides copies of borough-accepted recorded conveyances creating the public easement or right-of-way where the access is located;
 3. That access is a State of Alaska maintained road or municipal maintained road;
 4. The applicant provides documentation satisfactory to the borough demonstrating that public legal access is guaranteed through judicial decree; or
 5. The right-of-way is an easement or fee interest at least 60 feet in width dedicated or irrevocably conveyed to the public and acceptable to the planning commission.
- DNR has requested all SLE be depicted and labeled on both sides of the section line

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

SUBJECT TO STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

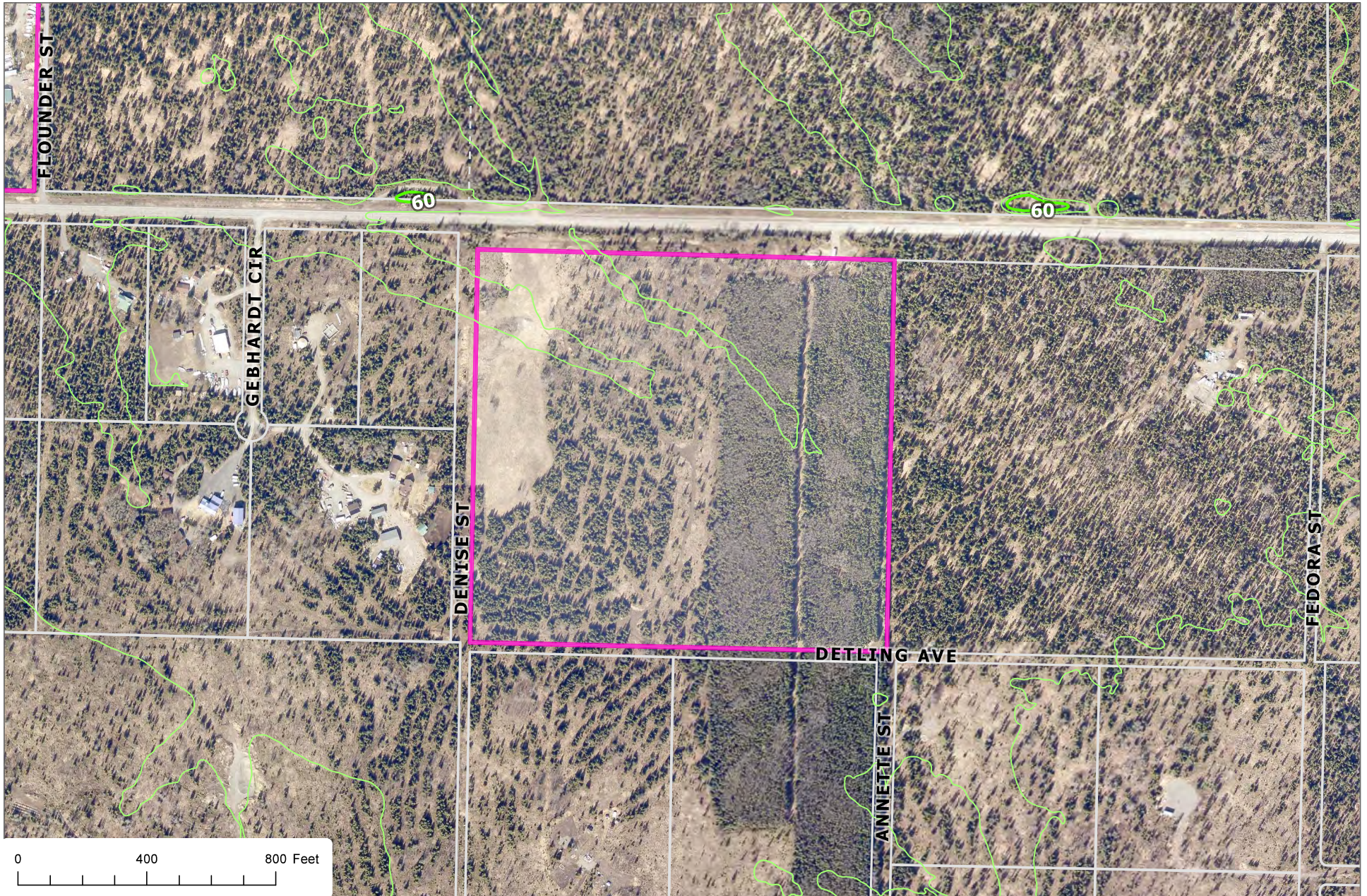
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT



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DETLING HOMESTEAD

Located in the NE 1/4 Section 30 T24 R04 S1 Cohen Anstie
Kenai Recording District RRD 146 2002 08

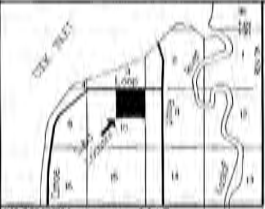


Prepared for
Alan J. Janssen
3622 Duxford
Anchorage AK 99502

Prepared by
John J. Janssen
John J. Janssen
Box 27
Kenai Alaska AK 99558

SCALE 1" = 200' AREA = 160,505 acres 25 Oct. 2001

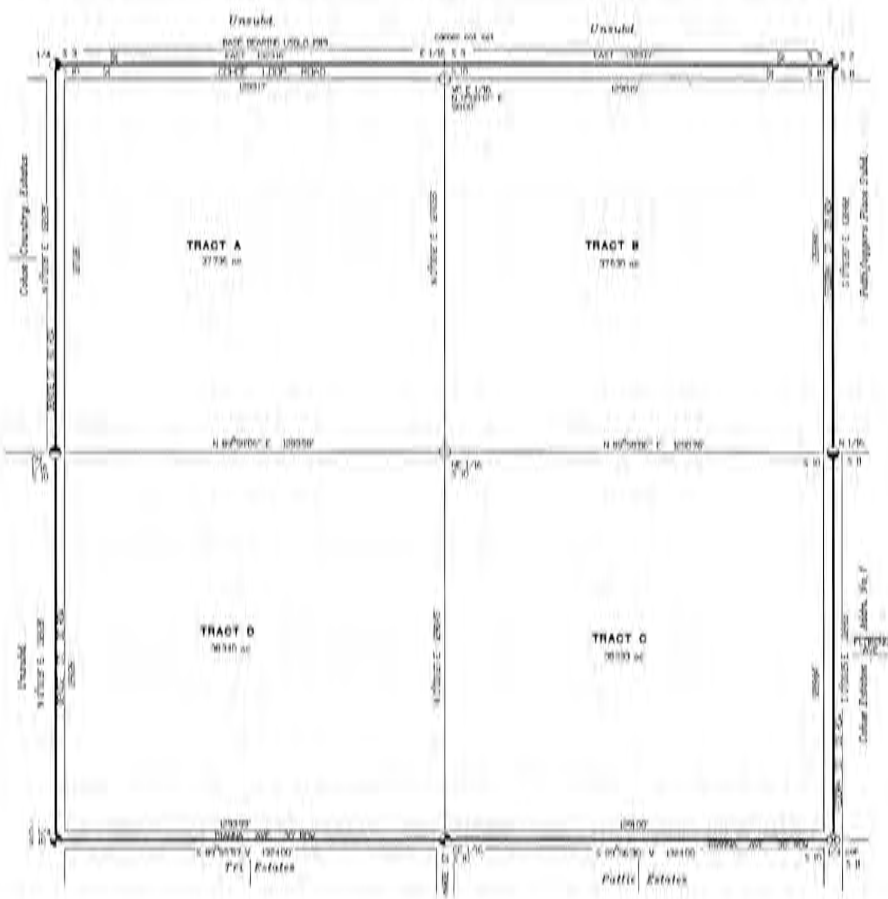
- LEGEND**
- 001 1/2" brass cap monument 1930 Found
 - 31" atop monument 610 S. 1998 Found
 - 31" brass cap monument 650 S. 1975 Found
 - 3" atop monument 610 S. 1975 Found
 - 31" atop monument 610 S. 1993 Found
 - 21" brass cap monument 308 S. 1975 Found
 - 11" 61" x 90" aluminum monument set
 - 1" 1/2" x 4" rebar with 1" plastic cap set



VICINITY 1" = 1 mile MAP

3662 36
RECORDED-FILED 20
KEMAS REC 0111
W/ 2/2/02
BY 232-A
Anchorage Surveying
Box 27
Kenai Alaska 99558

- NOTES**
1. A 10' (10' minimum) of 20' from all across ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setbacks is also a utility easement as is the entire setback within 5' of side lot lines.
 2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 3. No development or other activities shall be permitted unless approved by the State of Alaska Dept. of Transportation.
 4. Cohen Anstie Right ROW matches ROW shown on Plans RRD 03-47 & RRD 05-25.
 5. The APN has been granted easements to APN 2002030 regarding extensions of Florence Avenue and Fair Street at the meeting of 14 January, 2002.



PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 14 January, 2002.

KENAI PENINSULA BOROUGH
By: *Steve Burt* 5-9-02
Subscribed & Signed Date

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

OWNERSHIP CERTIFICATE & DEDICATION
I hereby certify that I am the owner of the real property shown and described herein and that I hereby submit the plan of subdivision and by my free consent dedicate all ROWs to public use and grant all easements to the use shown.

Robert E. Detling
Robert E. Detling 2002 Road Grants Pass OR 97527-5737

NOTARY'S ACKNOWLEDGEMENT
For Robert E. Detling
Subscribed and sworn to before me this 25th
day of April, 2002
Richard M. Moore
Notary Public for Oregon
My commission expires 11/1/03

