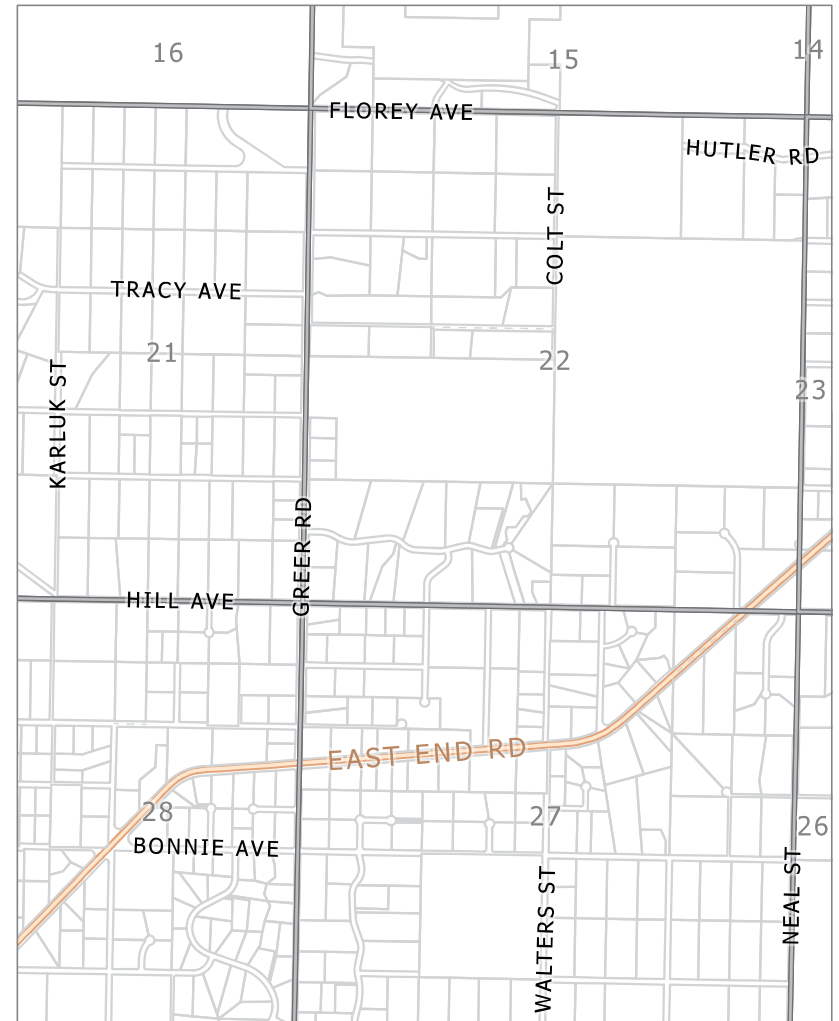


E. NEW BUSINESS

- 8. Newell Park East Wilson Replat; KPB File 2026-061**
Mullikin Surveys / Wilson
Location: Newell Court
Fritz Creek Area



KPB File 2026-061
T05S R12W SEC22
Fritz Creek



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

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
2. A building 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.
3. Per HM 97-21, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
4. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
5. The 20' utility easement centered on all lot lines per HM97-21 has been vacated by KPB PC RES 2012-48.
6. Subject to reservations and exceptions as
7. 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.
8. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

(signature of Engineer) License # Date

SURVEYOR'S CERTIFICATE

I hereby 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 supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



LEGEND

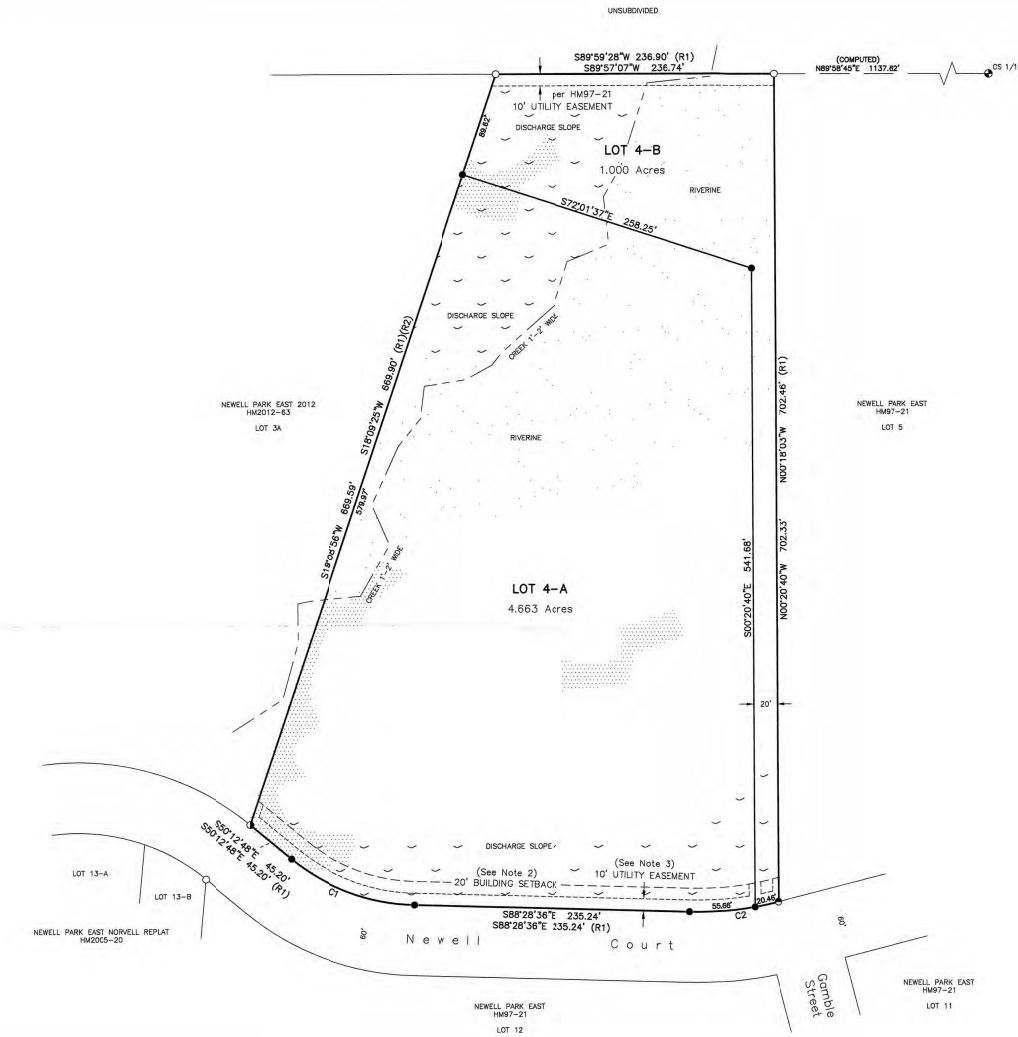
- Record 2 1/2" Aluminum Monument, 4469-S 1996
 - Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 1997
 - Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 2001
 - Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 2012
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2026
- (R1) Record Measurements Per Newell Park East, HM97-21
(R2) Record Measurements Per Newell Park East 2012, HM2012-63

----- Easement Line
----- Setback Line

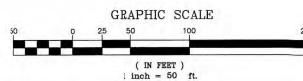
..... Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWF) labeled within subdivision.

KPB 2026-061



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	113.53' 113.53'(R1)	170.00' 170.00'(R1)	38°16' 38°16'(R1)	S69° 20' 42"E	111.43'
C2	76.12' 75.92(R1)	270.00' 270.00'(R1)	16°09' 16°07'(R1)	N83° 27' 04"E	75.87'



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 to public use and grant all easements to the use shown.

Joseph F. Wilson, Jr.
Thunderbird Drive
Chugiak, AK 99567

Patricia B. Wilson
Thunderbird Drive
Chugiak, AK 99567

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2026.

Notary Public for Alaska
My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2026.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____ Month Day, 2026.

Kenai Peninsula Borough Authorized Official

WILSON REPLAT NEWELL PARK EAST LOT 4 SUBDIVISION

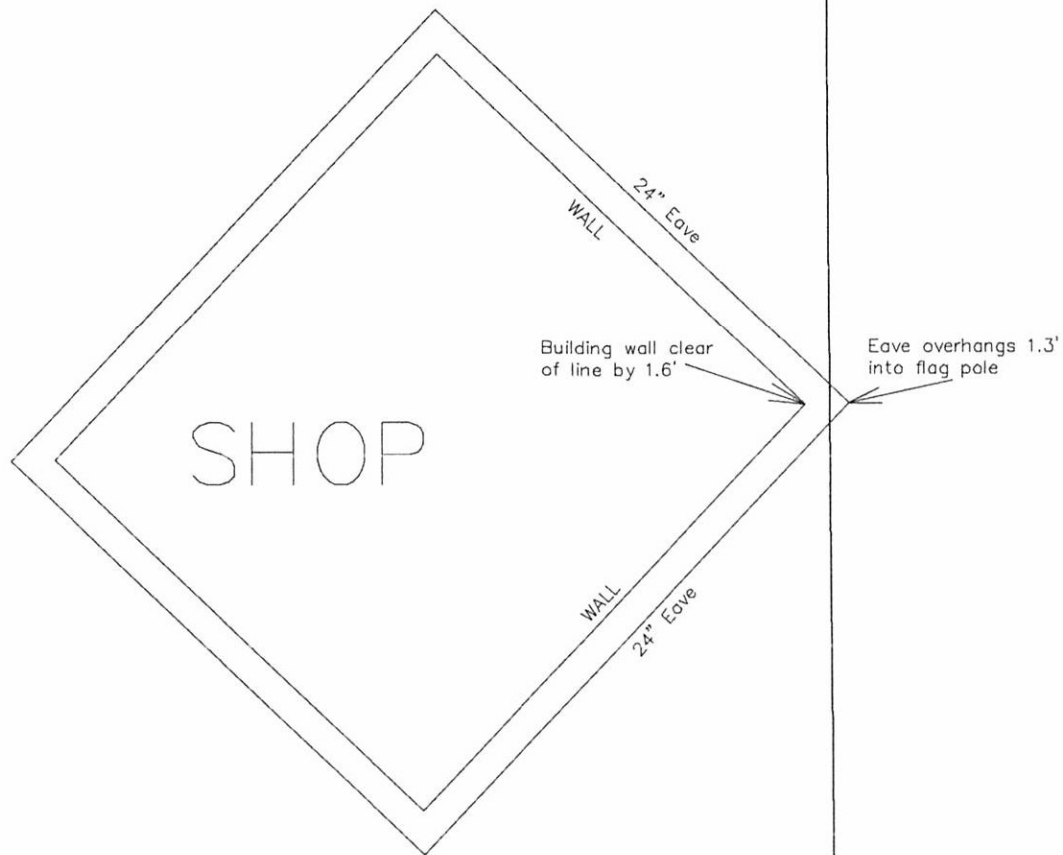
A SUBDIVISION OF LOT 4, NEWELL PARK EAST,
PLAT No. 97-21, HOMER RECORDING DISTRICT

LOCATED WITHIN
S1/2 SW1/4 OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 12 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

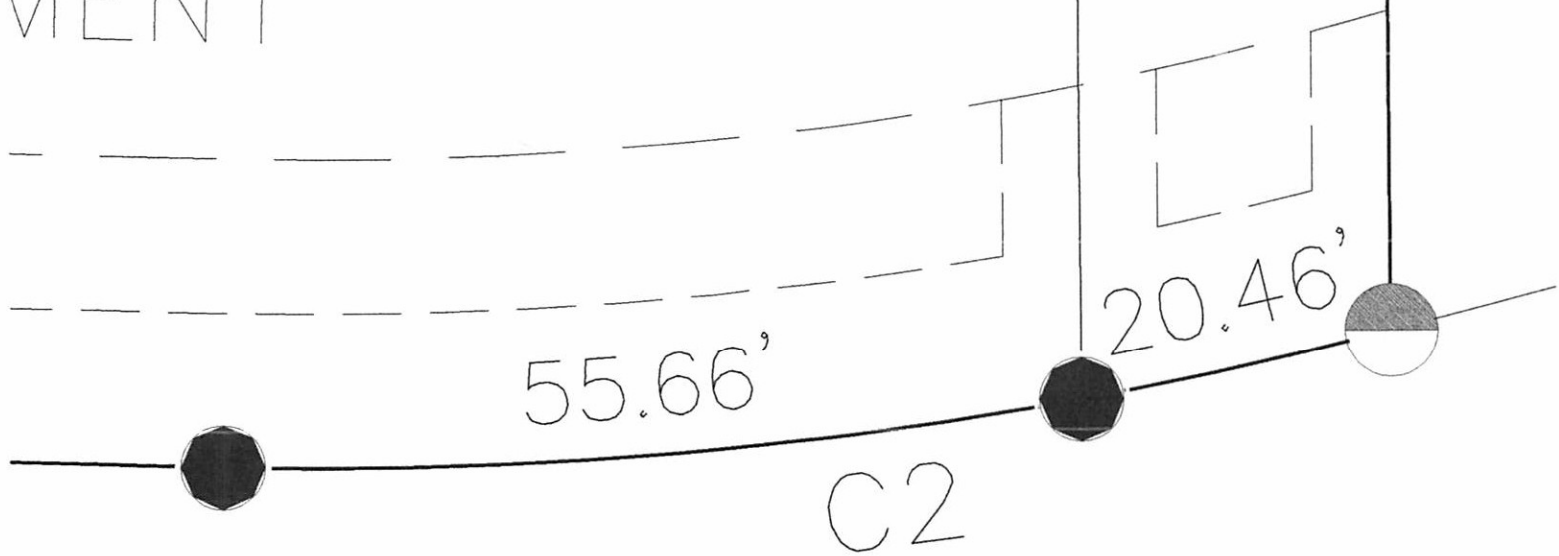
CONTAINING 5.663 ACRES

SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	JOSEPH F. WILSON, JR. PATRICIA B. WILSON THUNDERBIRD DRIVE CHUGIAK, AK 99567
SURVEY DATE: 4/24/2026	SCALE: 1" = 50'
PLAT DATE: 5/24/2026	BOOK No.: 2026-1
CHECKED BY: CLM	FILE: NEWELL PARK SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2026--

POTENTIAL ENCROACHMENT



MENT



AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
NEWELL PARK EAST WILSON REPLAT**

KPB File No.	2026-61
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Joseph Wilson Jr and Patricia Wilson / Chugiak, Ak
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Fritz Creek

Parent Parcel No.:	172-054-04
Legal Description:	T5S R12W SEC 22 S.M. HM 0970021 NEWELL PARK EAST SUB LOT 4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(B)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 5.663-acre lot into two new lots.

Location and Access (existing and proposed):

The plat is located on Newell Court, a 60' Borough maintained dedication. To get to Newell Ct., one goes north off East End Rd on Greer Rd a 100' State maintained road, up to Newell Ct.

The plat is not proposing a dedication, finalizing a vacation or affected by a section line easement.

Block length on the north side of Newell Ct is not compliant as the length from Greer Rd to the cul-de-sac to the east is over 2250 feet. it is undeveloped land to the north of this property, but to try to create a dedication through this parcel would be unreasonable. The parcel to the north has access to Greer Rd on the west and Colt St on the east to make road connections. Staff recommends the Plat Committee concur an exception to 20.30.170 Block Length is not need at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	
SOA DOT&PF comments	No comments

Site Investigation:

The terrain of the plat is relatively flat with the slope of the land sloping south at a rate of about 7%. There is a ditch to the west in the lot beside the plat.

There are structures located on the property when divided will be located on Lot 4-A. with the proposed flag lot division, the surveyor has noted a structure close to the line. A shop structure is close that the eve of the building is over the line 1.3 feet. This overhang of the structure is most likely about 8 – 9 feet about ground surface and should not be an issue. The surveyor shows the wall and foundation of the building to be 1.6 feet back from the division line, making the wall not an issue. **Staff recommends** the Plat Committee concur this is not an issue to be concerned with and no exception or recommendation is needed, but no further expansion of the structure should be done.

There are no wetlands are identified on the property and the land is not located in a FEMA flood hazard area according to the River Center reviewer. The land is also not in a habitat protection district either.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not had a flood study done by FEMA. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as part of the aliquot section 22, Township 5 South, Range 12 West SM Alaska. Newell Park East was the first division of the S1/2 SW1/4 of said Section 22, creating 15 lots and several dedications. This platting action will subdivide Lot 4 into two new lots.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

Utility Easements

Utility easement granted by the parent plat are shown and noted.

Plat note 5 indicates the 20' utility easement along the interior lines were vacated by PC Resolution 2012-48. This is incorrect and plat note 5 should be removed. The 20' utility easement centered along all interior lot lines needs carried forward to this plat and shown on the drawing and included in the plat notes per KPB Code.

The plat is not vacating any easements at this time.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No new easement are being proposed and utility companies have not requested any either.

Utility provider review:

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

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 54730 Newell Ct
------------	---

	Existing Street Names are Correct: No List of Correct Street Names: Newell Ct, Gamble St Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 54730 Newell Ct will remain
Code Compliance	
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
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Under the Certificate of Ownership and Dedication, add the house number for both signer's address.

In the Plat Approval, change the date to July 20,

Remover Plat note 5, PC Resolution 2012-48 was for Lots 1 & 2 only.

Complete plat note 6 with the exception granted by this meeting.

PLAT NOTES?

- Add a plat note in reference to the covenants, conditions and restrictions.
- Carry forward plat note 5 from the parent plat

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 No of 2026-061 to drawing
Add house number to 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:
Add the ROW width to Gamble St
- 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:
Carry forward plat note 5 from parent plat.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Sent separate drawing with possible encroachment. Is an eve overhang. Not considered substantial issue as is above ground level approximately 9 feet

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 (B) Lots - Dimensions

Surveyor's Discussion:

We ask for an exception to 20.30.190(B) "if access portion is less than 60ft wide, it may not exceed 150ft in length". Our proposed length is 541.65' long at 20' wide. Owner and surveyor both believe this is the best location for the access portion of the flag lot.

Surveyor's Findings:

1. The owner reports that during conversation of this intention with neighbor to the east, neighbor also cited preference for this access portion location as it provides them both with a buffer.
2. The west side of the property has drainage along approximately half of it that would not be suitable for driveway without extensive dirt work, ditching, culverts, anti-erosion efforts, etc. due to proximity of the drainage.
3. The north side of the lot has no other access, more or less requiring a flag lot design to create Lot 4-B.

4. There are two other flag lots in this same subdivision that required the same exception.
5. Owners state that the access portion in this location gives them the best use and enjoyment of their property.
6. Some of the planned driveway location to Lot 4-B will be within the access portion of 4-B, but some will utilize the existing driveway on Lot 4-A and will be legalized with a private driveway easement.

Staff Discussion:

20.30.190(B) The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. *If the access portion is less than 60 feet wide, it may not exceed 150 feet in length.* The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff Findings:

7. Any flag lot proposed on this lot will be longer than 150' to get beyond the existing house compound.
8. Approving this exception will not be detrimental to the public.
9. The 20' building setback was created by Newell Park East HM 97-21

Staff reviewed the exception request and recommends granting approval.

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

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-3 & 5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-3 & 8 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED),

KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND

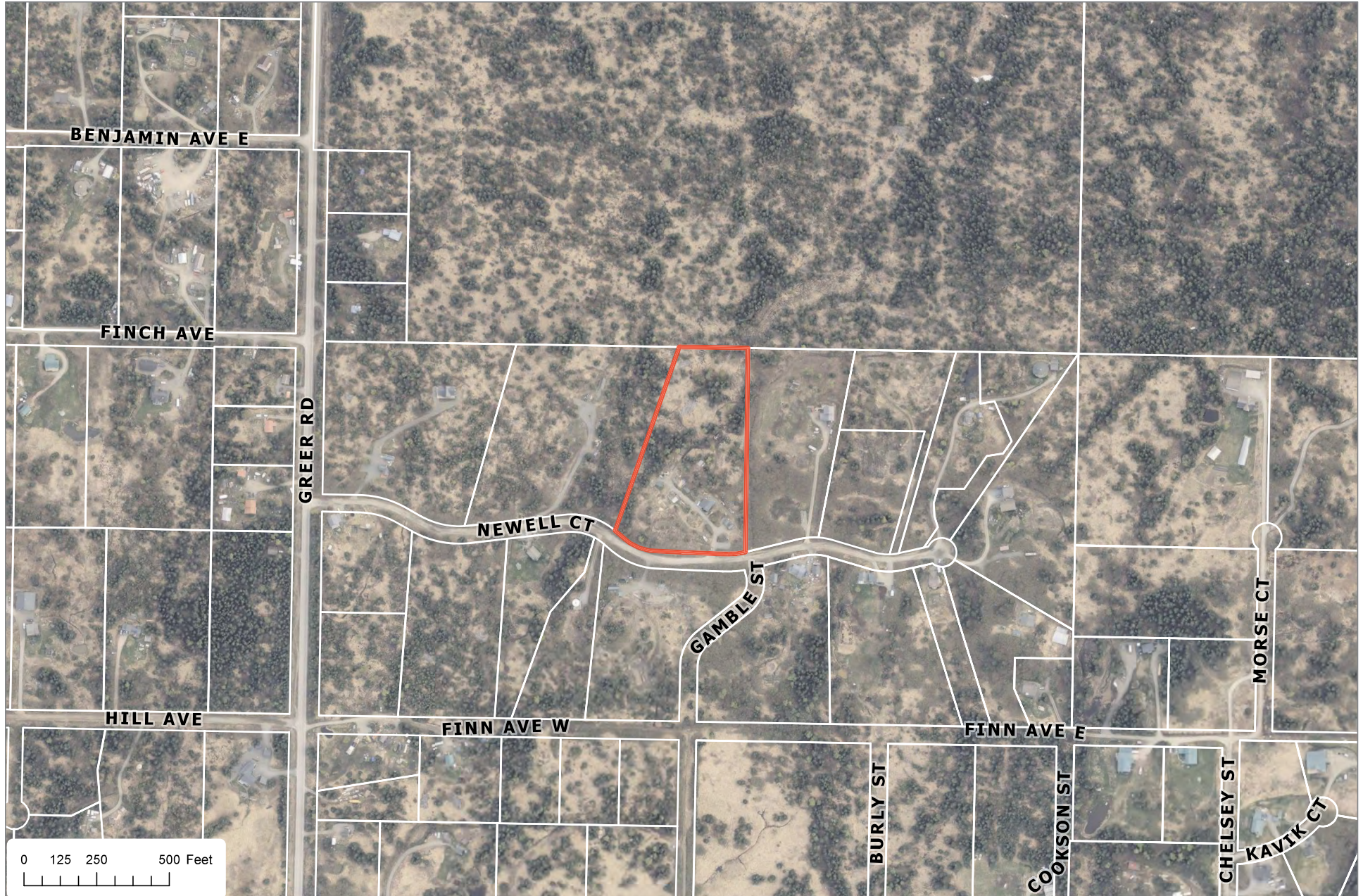
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

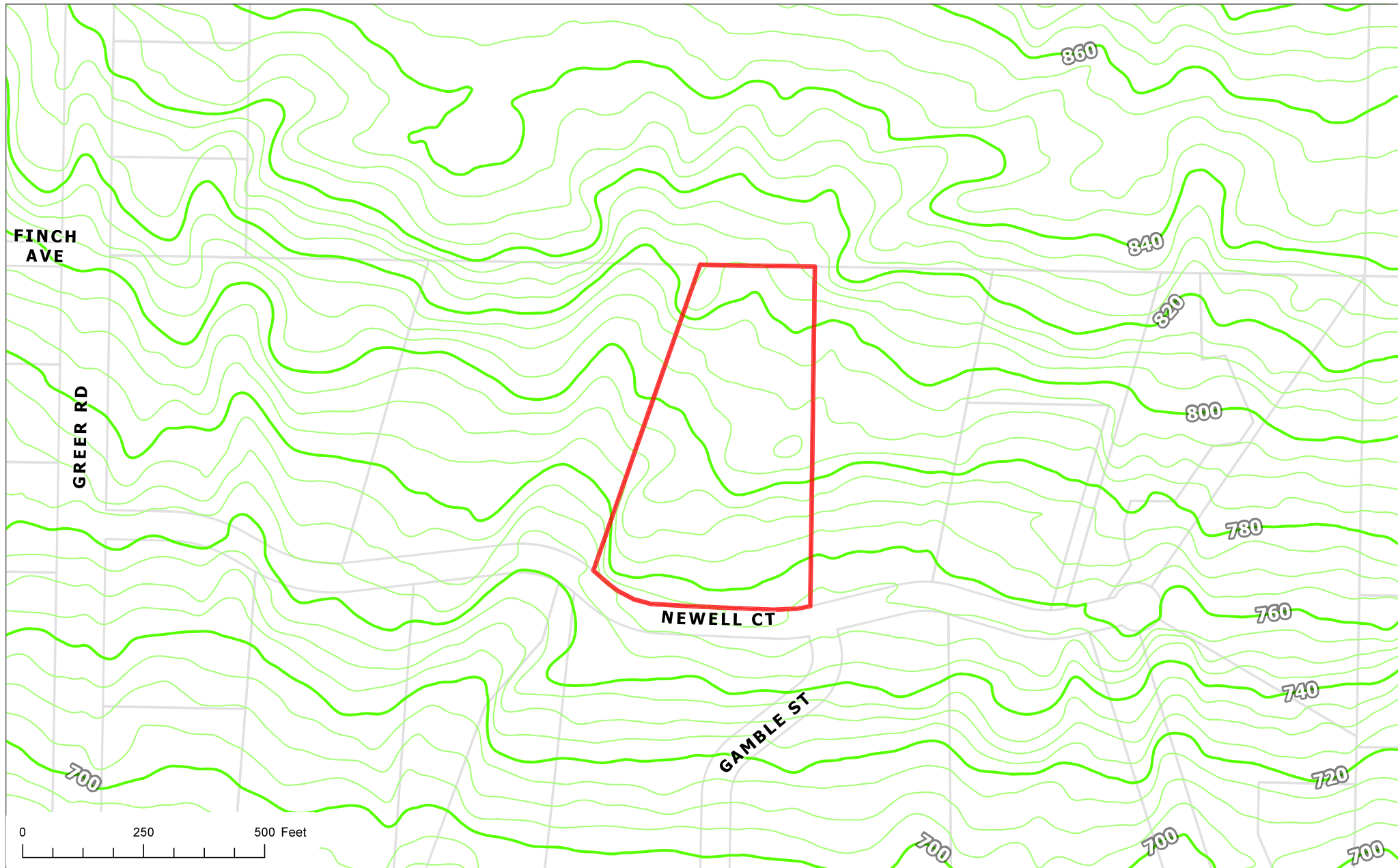
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

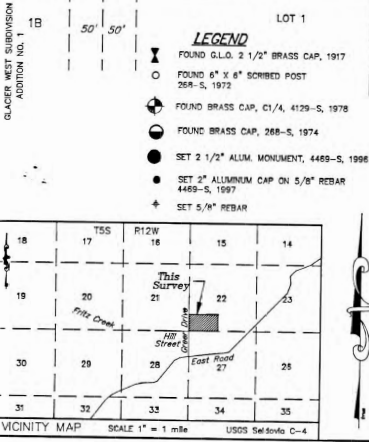
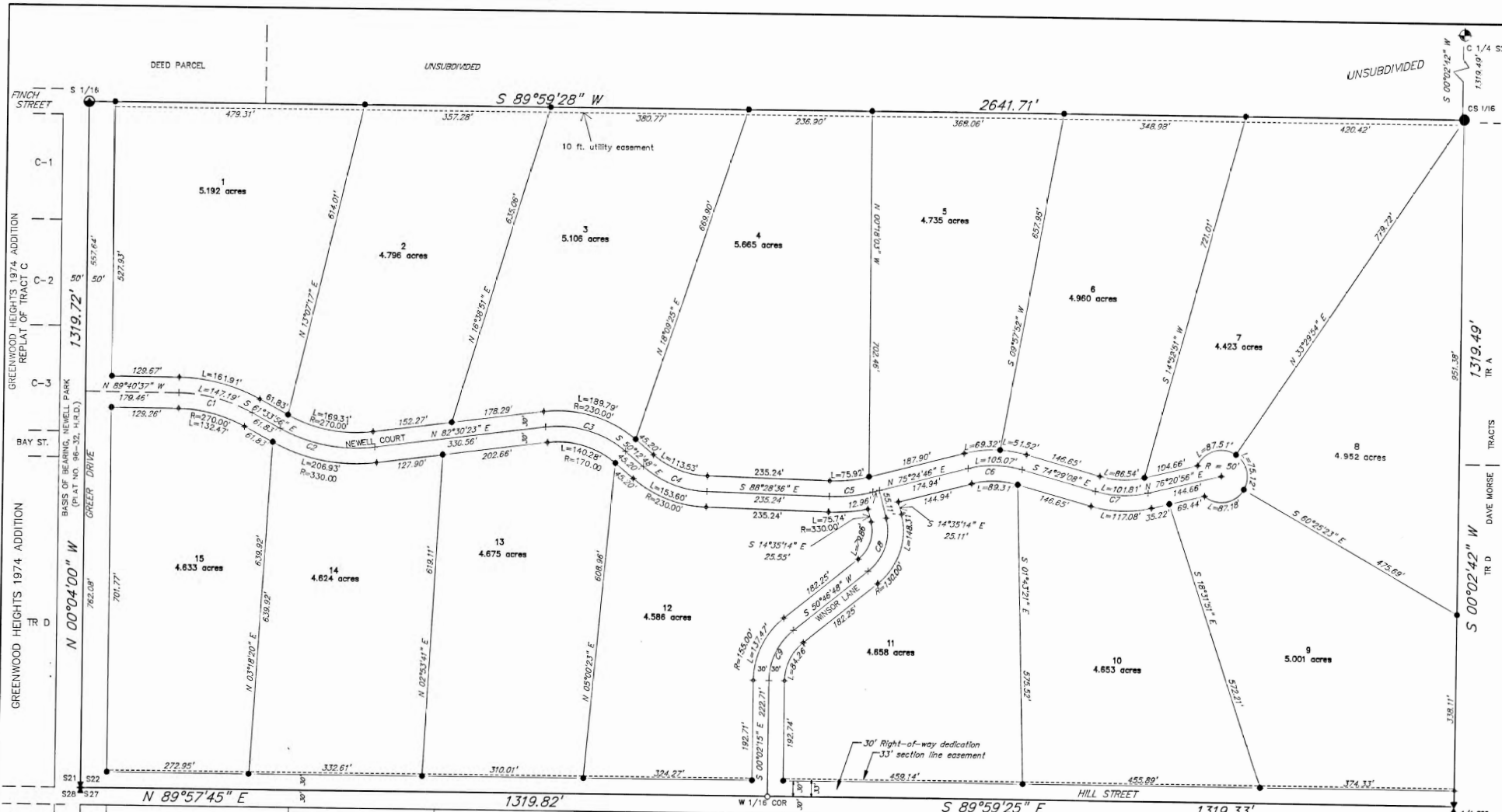
END OF STAFF REPORT



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



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LEGEND

- FOUND C.L.G. 2 1/2" BRASS CAP, 1917
- FOUND 6" X 6" Scribed POST 258-S, 1972
- FOUND BRASS CAP, C1/4, 4129-S, 1978
- FOUND BRASS CAP, 268-S, 1974
- SET 2 1/2" ALUM. MONUMENT, 4489-S, 1996
- SET 2" ALUMINUM CAP ON 5/8" REBAR 4489-S, 1997
- SET 5/8" REBAR

NOTES:

- Building Setback: A setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of the utility to use the easement.
- No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
- Front 10 ft. of the building setback is also a utility easement, and the entire setback within 5 feet of the side lot lines is reserved as a utility easement.
- There is a 20 ft. utility easement centered along all interior lot lines.
- Rights-of-way have been approved subject to construction not to exceed the grade limitations set out in Borough Code of Ordinances. If not constructed within grade requirements, there are no assurances that they will be accepted into the borough road maintenance program.
- Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or water-borne waste disposal system without approval of the Alaska Department of Environmental Conservation is obtained.

NOTES:

- Building Setback: A setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of the utility to use the easement.
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CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	147.19'	28°06'40"
C2	300.00'	188.12'	35°55'40"
C3	200.00'	165.04'	47°16'48"
C4	200.00'	131.56'	39°15'47"
C5	300.00'	84.35'	16°06'58"
C6	200.00'	105.07'	30°06'06"
C7	200.00'	101.81'	29°09'57"
C8	100.00'	114.09'	65°22'02"
C9	125.00'	110.87'	50°19'03"

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of January 13, 1997

Kenai Peninsula Borough

By: Max Butler
Authorized Official

Certificate of Ownership and Dedication

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown. We further certify that (Deed(s) of Trust affecting this property do not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiary(ies).

Richard M. Newell Mary Ann Newell
Richard M. Newell Mary Ann Newell
1400 NW 63rd Street, Vancouver, WA 98663-1015

Notary's Acknowledgment

Subscribed and sworn before me this 21st day of Feb 1997

1997, for Richard M. Newell and Mary Ann Newell

Notary Public for Alaska
My Commission Expires: SEP 15 2000

NEWELL PARK EAST

The South one-half of the Southwest one-quarter (S1/2 SW1/4) of Section 22, T. 5 S., R. 12 W., Seward Meridian, Homer Recording District, Third Judicial District, Alaska.

CONTAINING 79.973 ACRES

SURVEYOR:
MULLIKIN SURVEYS
Donald E. Mullikin, R.L.S.
P.O. Box 790
Homer, AK 99603

SURVEYED FOR:
Richard M. Newell
Mary Ann Newell
1400 NW 63rd Street
Vancouver, WA 98663

DATE: Sept. 1996 SCALE: 1" = 100' DRAWN: DM/TM
Bks. 125, 128, 135, 138 K.P.B. File No. 96-242