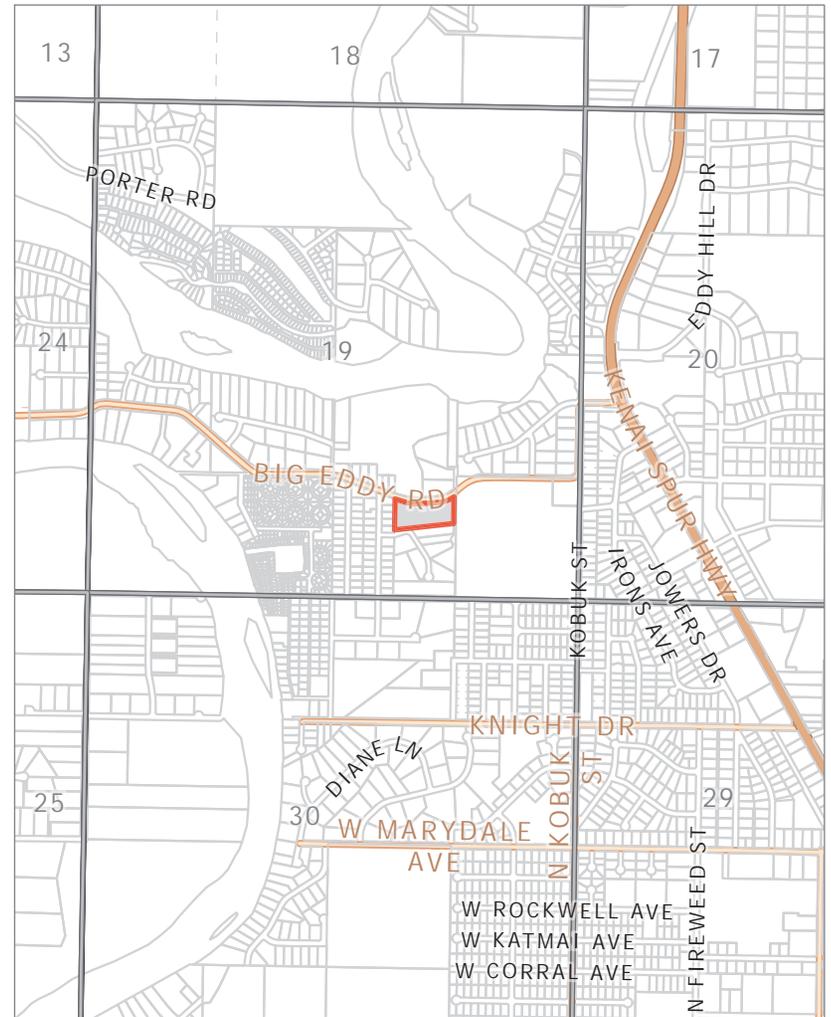


E. NEW BUSINESS

- 3. Enzler Subdivision 2026 Replat; KPB File 2026-003
McLane Consulting Group / Norris
Location: Big Eddy Road, Joplin Circle & Enzler Place
Ridgeway Area**



KPB File 2026-003
T05N R10W SEC19
Ridgeway

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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AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
ENZLER SUBDIVISION 2026 REPLAT**

KPB File No.	2026-003
Plat Committee Meeting:	February 9, 2026
Applicant / Owner:	Dustin Norris / Kenai, AK
Surveyor:	Andrew Hamilton/ McLane Consulting Inc. Soldotna, AK
General Location:	Big Eddy Rd

Parent Parcel No.:	057-100-33
Legal Description:	T 5N R 10W SEC 19 SEWARD MERIDIAN KN 0001762 ENZLER SUB BLK 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.40.040

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 3.938 acre parcel into two lots of size 1.636 acres and 2.32 acres.

Location and Legal Access (existing and proposed):

Legal access to both lots is from Big Eddy Rd on the north a 60' dedication that is state maintained. On the south, Lot 1 has access from Joplin Cir, which is borough maintained up to the wet edge of the plat and is then privately maintained. Access to Big Eddy Rd is from the Kenai Spur Highway near milepost 2, which then is followed to the property.

According to SOA DOT&PF Review: no direct access to Big Eddy Road will be allowed for the proposed lots. Proposed Lot 1, Block 1 must take access from Joplin Circle and Lot 2, Block 1, must take access from Enzler Place. **Staff recommends** corresponding plat notes be placed on the final plat indicating the allowable access for each lot.

No right-of-way dedications or vacations are being completed by this platting process. There is no section line easement affecting this property either.

Block length is compliant around the plat with Big Eddy Rd on the north, the cul-de-sac Enzler PI on the east, Greenridge St to the west, the cul-de-sac Joplin Cir on the south and Spruce Ave further south.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT&PF comments	<ul style="list-style-type: none"> o No objection to the proposed plat. o No direct access to Big Eddy Road for proposed Lot 1 and Lot 2. o Lot 1 Block one must take access from Joplin Circle. o Lot 2 Block one must take access from Enzler Place.

Site Investigation:

There are steep areas on the property as noted with the contours and the directional arrow with 20% noted on the drawing, located along the joint line between Lots 1 & 2.

There are improvements located on proposed Lot 2. Three structures area shown on KPB GIS data. Two on the north appear near Big Eddy Rd, more particularly possibly into the 20' building setback line. The parent plat had indicated a 25' building setback, with the adoption of the new code in 2020 plats submitted after 2020 should follow new code limitations. If the structures are found to be into the building setback, a Building Setback Encroachment Permit should be submitted prior to the final plat being approved, to show the approval and filing on the plat.

Wetlands to do not affect the property. The parent plat does indicate a line of flooding from ice jams in Kenai River (U.S. Army Corps of Engineers, 1967). **Staff recommends** the surveyor verify any issues related to this statement for this property have been mediated and report finds to staff of results and show on drawing if needed.

The River Center review has indicated the plat to be in a FEMA designation Flood Hazard Zone. The proper Flood Hazard Notice from KPB 20.30.280 (D) is noted at plat note #6 along with the FEMA Flood Panel and Flood Zones. The two flood zones are indicated correctly on the drawing also. These should all remain on the drawing for the final plat approval.

The plat is not located in a Habitat Protection District, no note will be needed.

Staff recommendation: place a note on the final plat indicating 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.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this subdivision are within regulatory AE Zone. Remaining is within non-regulatory X Shaded and X Unshaded. Depiction of the AE Zone must be present along with code required plat note.</p> <p>Flood Zone: AE, X (shaded), X (unshaded) Map Panel: 02122C-0240F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

Staff Analysis

The area was originally a portion o the SW1/4 SE1/4 section 19, Township 5 North, Range 10 West, SM Kenai Peninsula Borough, Alaska. Enzler Subdivision K-1762 platted a portion of the E1/2 SW1/4 SE1/4 of said Section 19 into two blocks and two dedications. This platting action will subdivide Block 1 of Enzler Subdivision K-1762 into 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. An except for the soils report for Lot 2 has been requested.

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 property is not within an advisory planning commission. The plat is located just north of Soldotna city limits.

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

Utility Easements

The 10’ utility easement on the west side of the plat carried forward from K-1762 is shown on this plat correctly noted.

The 30’ Alaska Pipeline Easement shown on plat K-1762 should add the parent document of book 5 page 159 to the notation on the drawing.

No easement is being vacated or finalized with this plat.

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.

There is a new 10’ utility easement along the front 10’ adjacent to road right-of-way as noted in plat note #3 being granted by this plat and shown on the drawing.

At this time no new easements have been requested by the utility providers.

Utility provider review:

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

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 45337 Big Eddy Road.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Big Eddy Rd, Joplin Cir.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 45337 Big Eddy Road will remain with lot 2</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p>

	<p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 3/6/2001 Material Site Comments: There are two PEU's adjacent to the property in question. The first is PEU1986-012, PID: 057-093-22, it was recognized on 03-06-2001, and is directly south. The second is PEU1962-001, PID: 057-100-07, it was recognized on 05-11-1999, and is west of the property, separated by the undeveloped right-of-way of Enzler Pl.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comments</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add to the plat notes reference to items 9 & 10 of the CTP

PLAT NOTES?

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

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

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

Staff recommendation:

Add the KPB File No of 2026-003 to the drawing.

- 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:

Enzler Place on the east, is currently a 25' dedication, the land to the east is in process of being developed and dedicating 25' ROW and bulb, check with staff before final is submitted to check status. Changes 50' to 25 to be current.

- 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:

Big Eddy Rd should be shown correctly on vicinity map

- 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:

Lot to the north needs revised to Lot 4

Tract to the east is n process of being subdivided, prior to final submittals, surveyor should check with staff on status of land to east.

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 20.40.040 Conventional onsite soils absorption systems

Surveyor's Discussion: Requesting exception to requiring a soils analysis and report for proposed Lot 2 Block One of this subdivision.

Surveyor's Findings:

1. Proposed Lot 2 Block One has an existing well and septic to serve the house that is occupied on a full-time basis.
2. The report for Lot 1 Block One will locate & depict the well/septic that serves Lot 2.
3. The proposed lots exceed the required 40,000 square foot minimum lot size and exceed the minimum 20,000 square feet of continuous usable land as described in KPB 20.40.040(4)(a).
4. Lot 1 Block One will have a soils investigation / report generated as part of this platting process.

Staff Discussion:

20.40.040. - Conventional onsite soil absorption systems.

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

Staff Findings:

5. No adjacent land owner will be affected or harmed by granting this exception request.

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 committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

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

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-4 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 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 & 5 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:

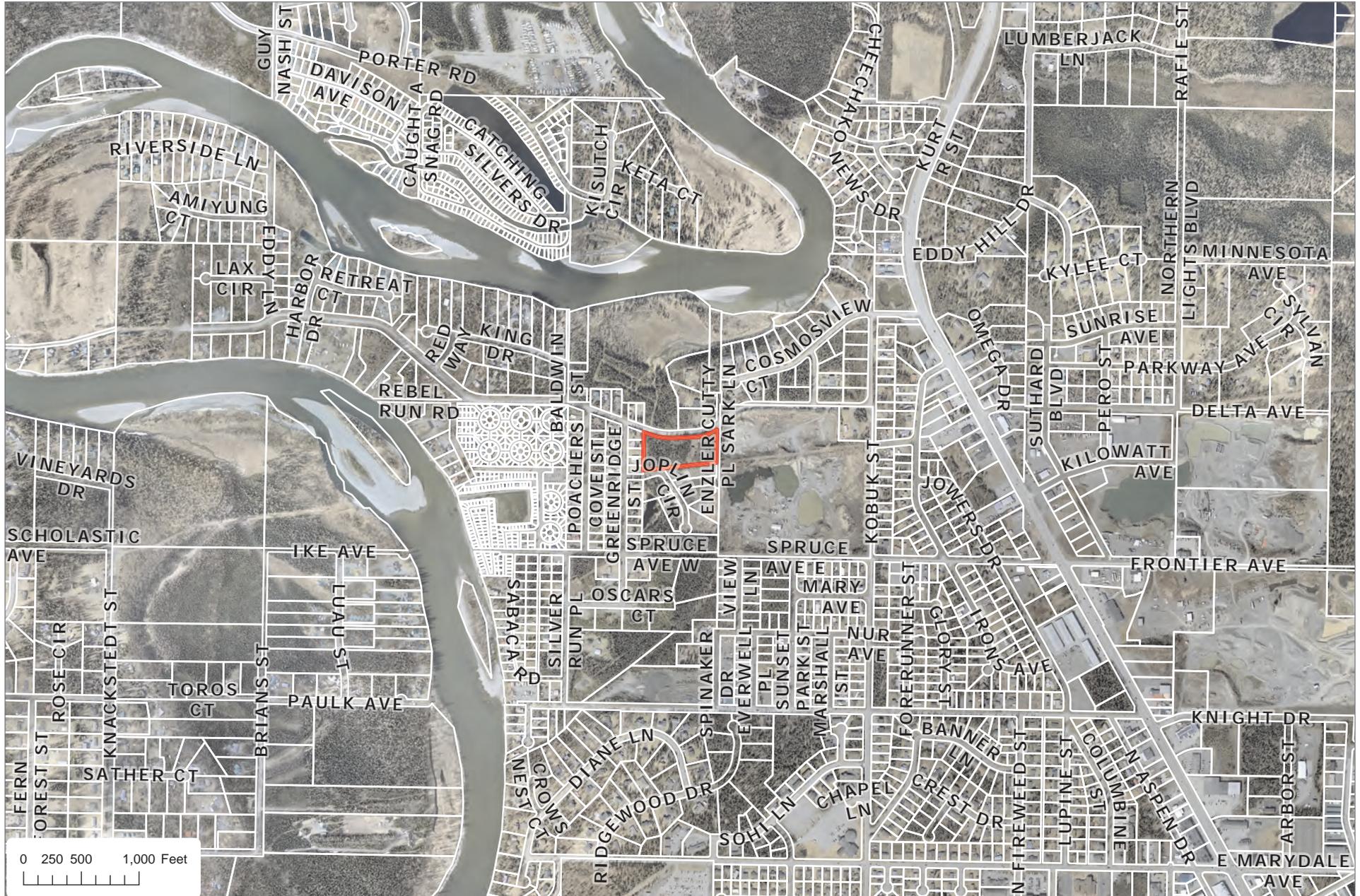
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

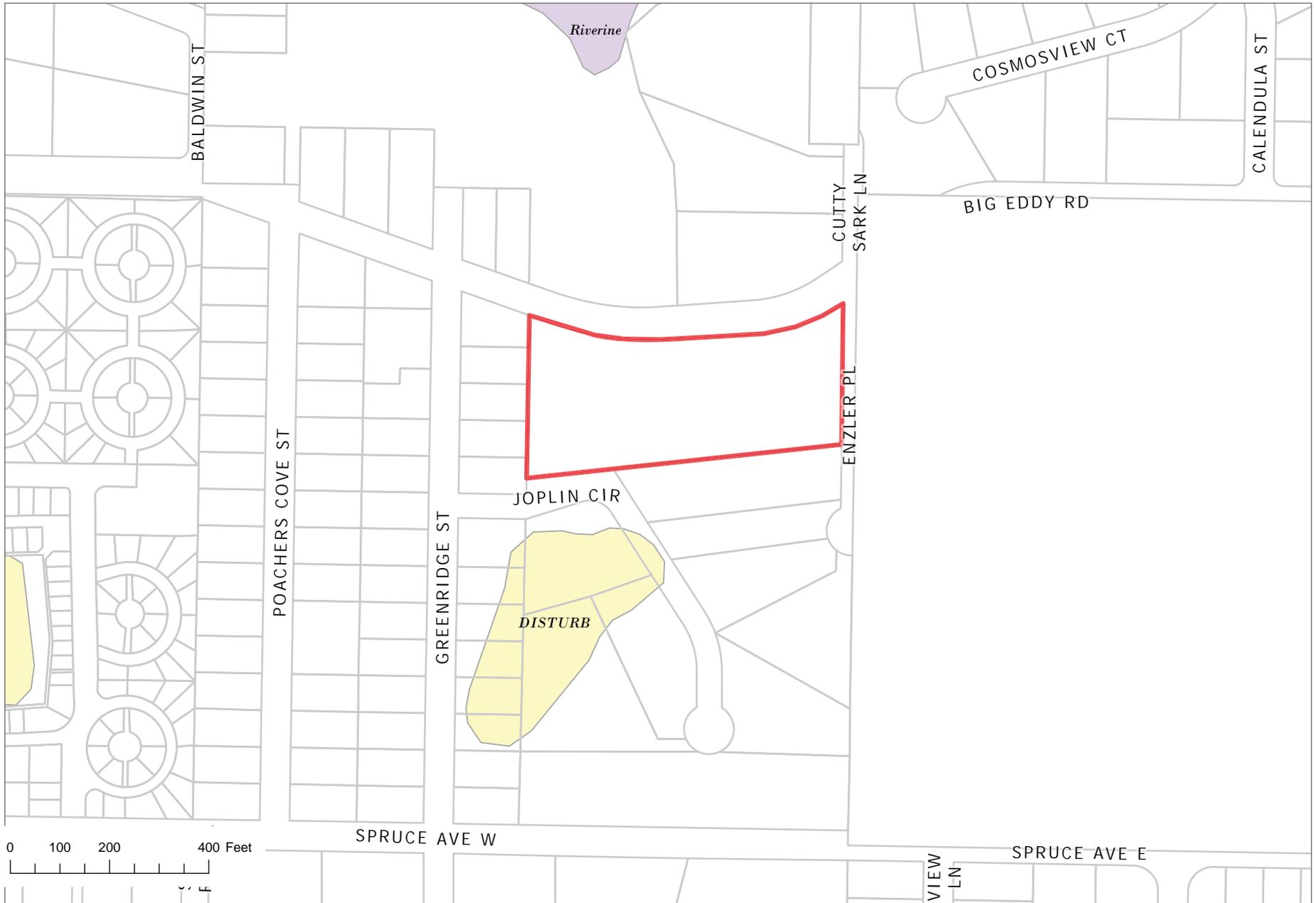
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

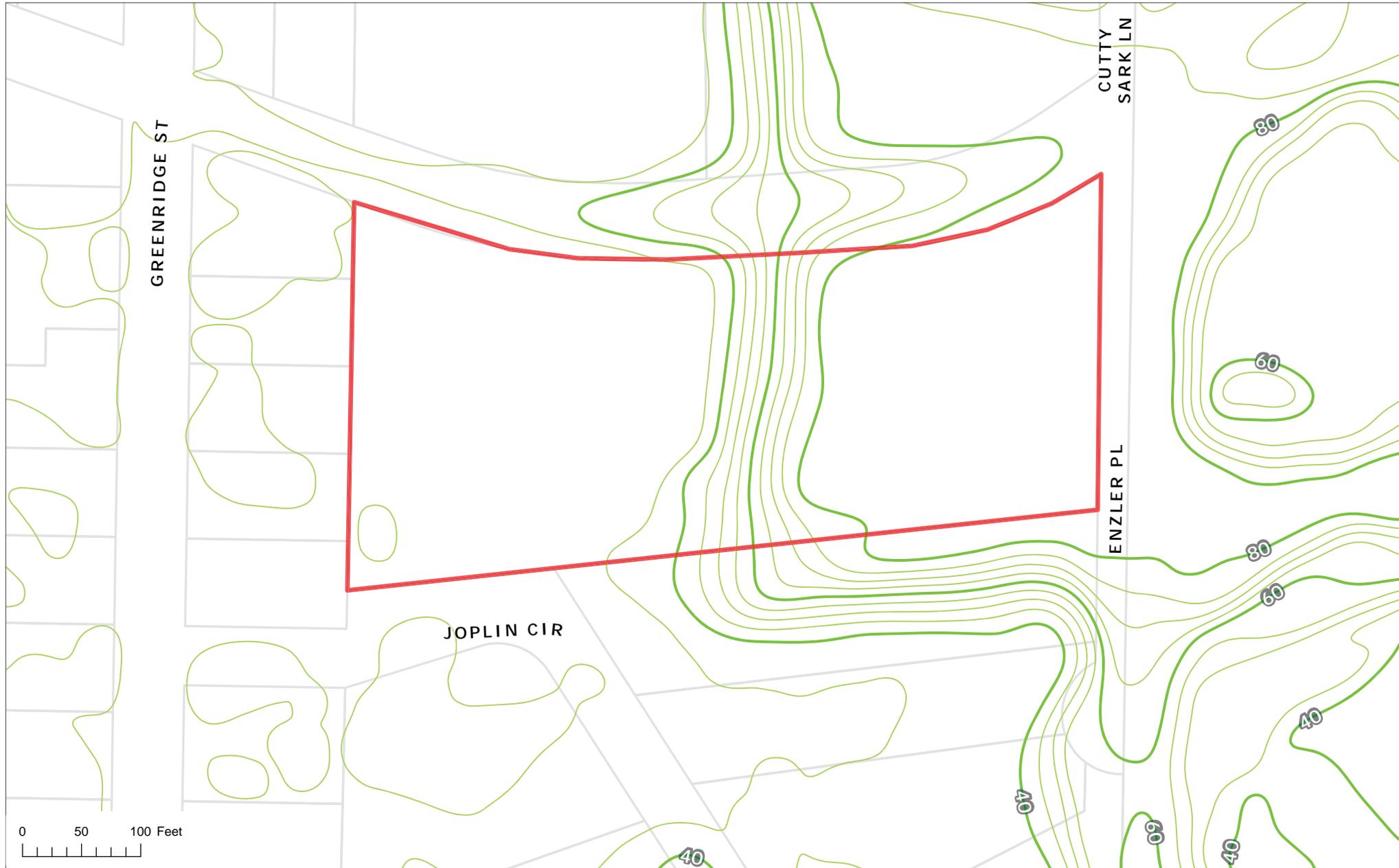
END OF STAFF REPORT



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RECORD FILED
REC. REL.
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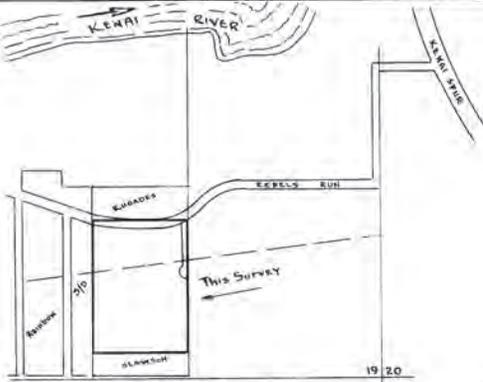
RECORDED BY KCB

ADDRESS Box 566, Kenai, Alaska
K-1762 377993

ENZLER SUBDIVISION

IN E 1/2 SW 1/4 SE 1/4 SEC. 19, T. 5 N. R. 10 W. S. M.

KENAI PENINSULA BORO., ALASKA

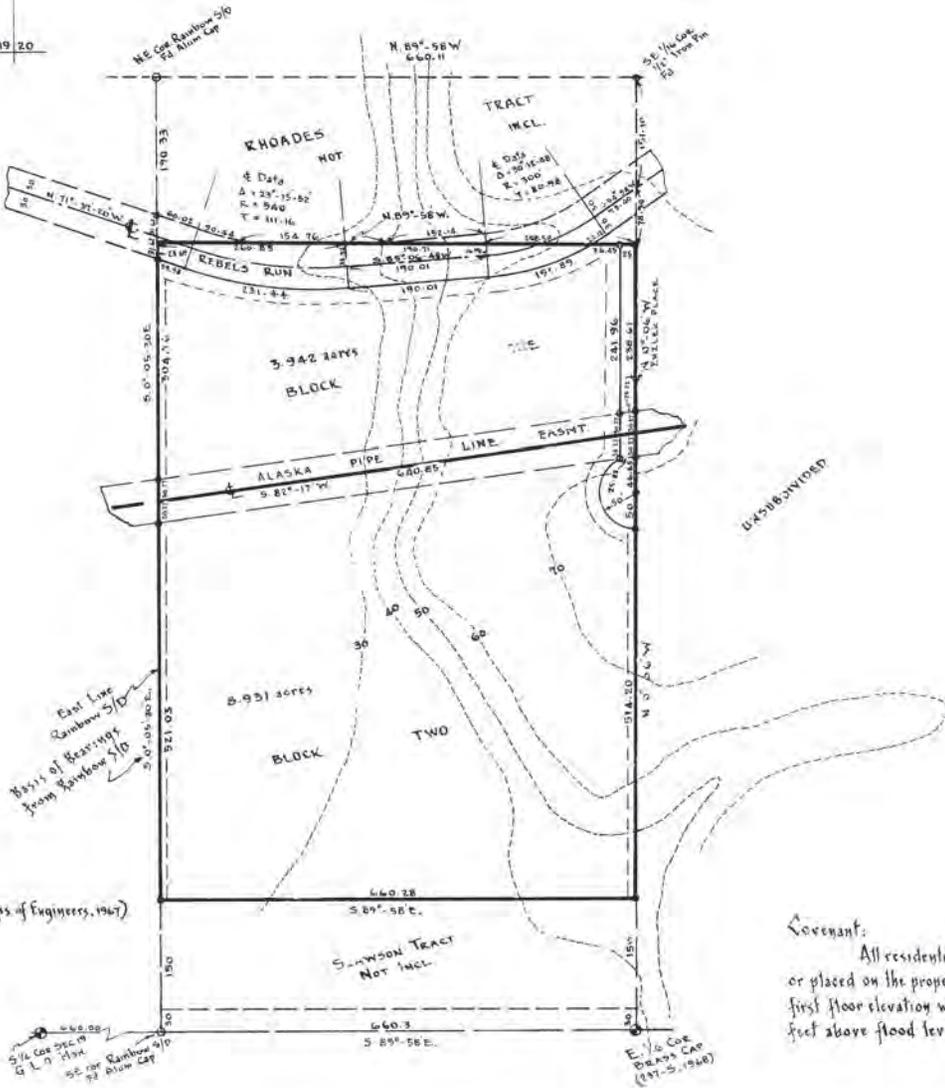


VICINITY MAP
SCALE: 1" = 500'



March 5, 1971

Warren F. Enzler
Owner



Land Use Residential
Area of subdivision: 13.792 acres
Area of road (Rebels Run) 0.480 ac.

- Legend
- 10' Utility Easmt
 - - - Bldg. Set-Back - 50ft.
 - 1/2 Rebar on corners
 - 40' Contour Interval from existing maps

Note: 50 ft contour is limit of flooding from sea jans in Kenai River (U.S. Army Corps of Engineers, 1967)

The boundary line between Blocks 1 & 2 is the center-line of the Alaska Pipe Line Eastmt

Certificate of Ownership & Dedication:
We hereby certify that we are the owners of the tract of land shown and described herein that we adopt this plan of subdivision with our free consent and do hereby dedicate to public use and the use of public utilities the street as noted

Warren F. Enzler
Owner

George A. Nauman
Owner

Sworn and subscribed to before me, a Notary Public, this 23 day of April 1971 A.D.

George A. Nauman
Notary Public

My commission expires _____

Kenai Peninsula Borough Planning Commission:

Approved: MARCH 22/1971

By: *George A. Nauman*

Covenant:
All residential units shall be constructed or placed on the property in such a manner that the first floor elevation will be no less than two (2) feet above flood level.

WARREN F. ENZLER	
RTE. 1	
NO. KENAI	ALASKA
1" = 100 FT	
MALONE SURVEYING	
Box 566	
KENAI	ALASKA

NW 1762

1762



January 28, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004**
- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004V**
- **Wilderness Edge Subdivision: KPB 2026-002**
- **Golf Acres Subdivision Bogie Court Vacation: KPB 2026-005V**
- **Immanuel Subdivision No. 3: KPB 2026-006V**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Timberline Rush Patch Replat: KPB 2025-162**
 - No objection to the proposed plat.
 - Lot 3B-1 must take access to Cannonball Circle.
 - Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Enzler Subdivision 2026 Replat: KPB 2026-003**
 - No objection to the proposed plat.
 - No direct access to Big Eddy Rd for proposed Lot 1 and Lot 2.
 - Lot 1 Block one must take access from Joplin Circle.
 - Lot 2 Block one must take access from Enzler Place.

- **Immanuel Subdivision No. 3: KPB 2026-006**
 - No objection to the proposed plat.
 - No direct access to Holt Lamplight Rd. for Lot 1A.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,



Romorenzo Marasigan
Transportation Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF