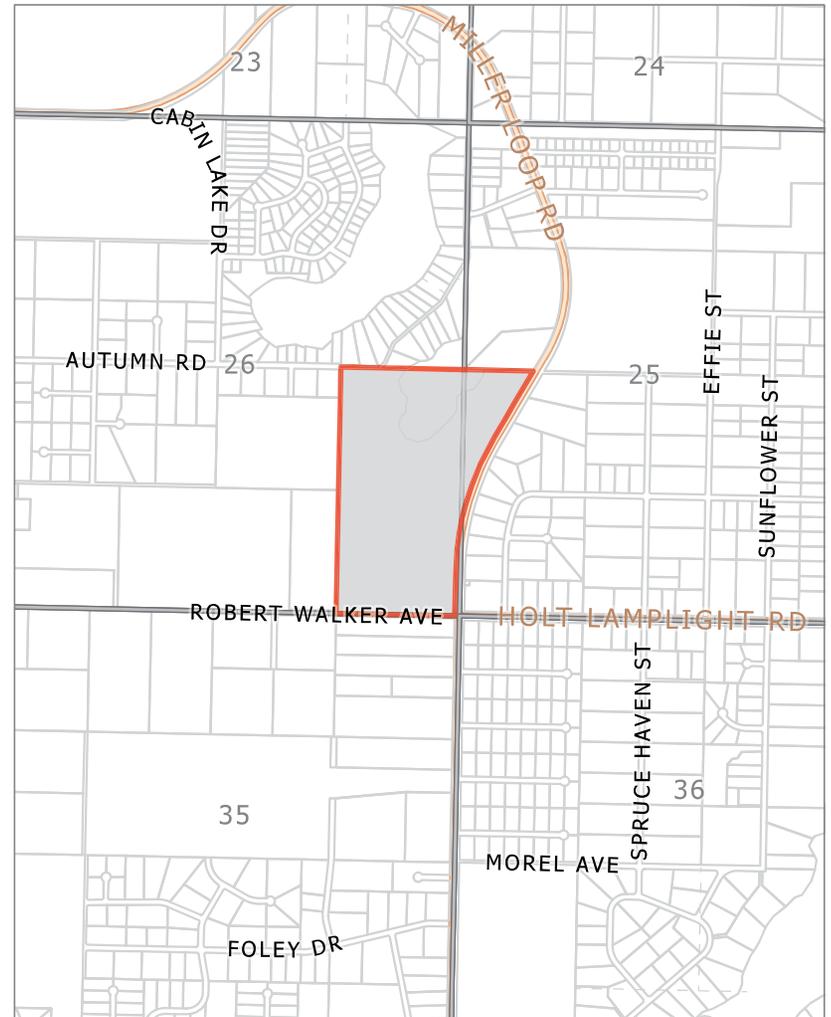


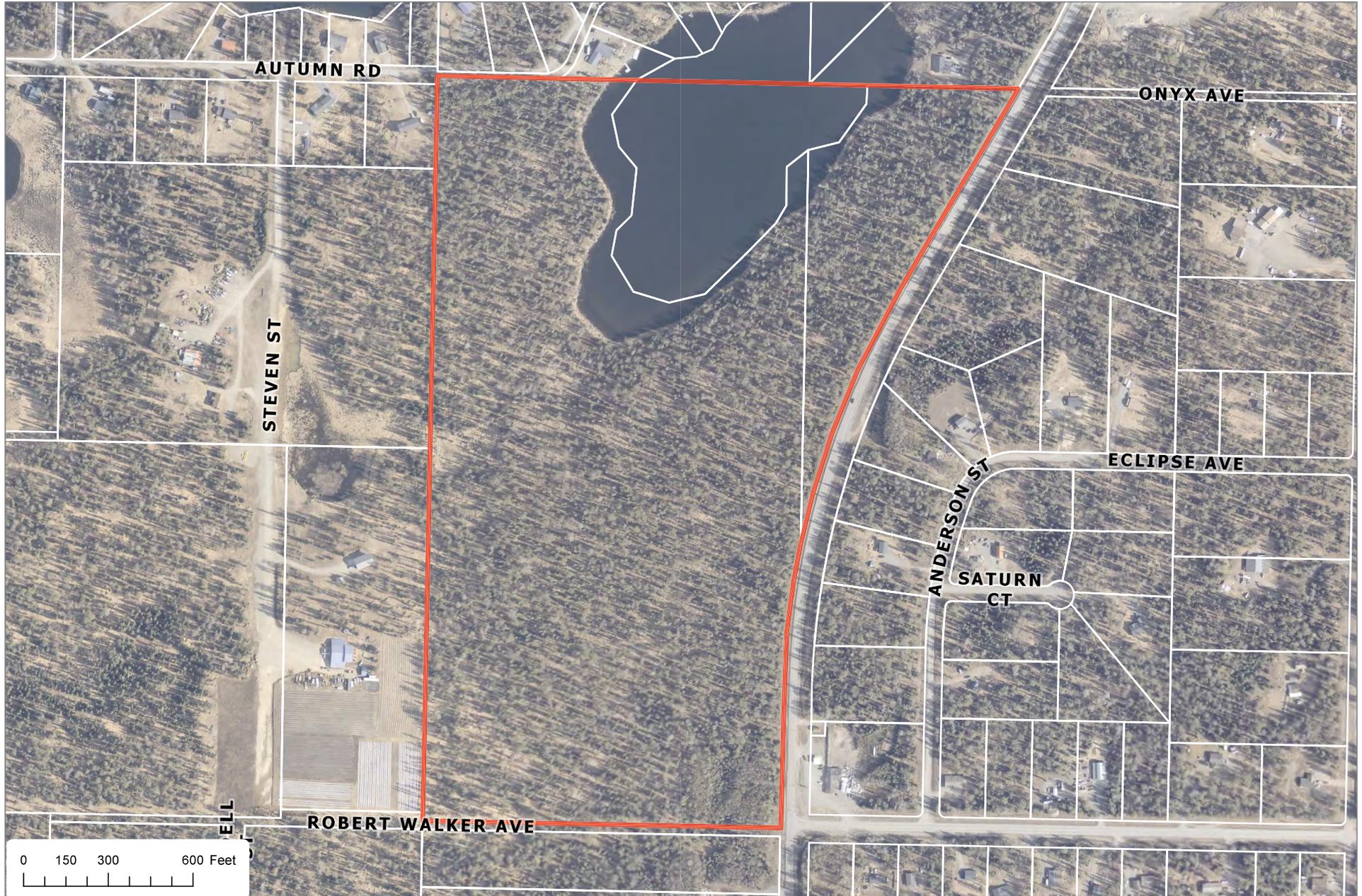
## **E. NEW BUSINESS**

- 8. Veal Subdivision 2026 Addition; KPB File 2026-009  
McLane Consulting Group / Veal  
Location: Miller Loop Rd, Autumn Rd & Robert Walker Ave  
Nikiski Area / Nikiski APC**

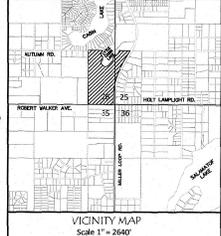
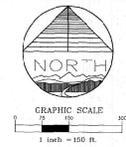


KPB File 2026-009  
T07N R12W SEC25 & 26  
Nikiski

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.



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.



LINE #	BEARING	DISTANCE
11	N34°35'27" E	58.91'
12	N34°35'27" E	35.20'
13	N34°35'27" E	58.37'
14	N34°35'27" E	80.84'
15	N34°35'27" E	103.01'
16	N34°35'27" E	168.92'
17	N34°35'27" E	168.81'
18	S89°52'30" E	60.00'

SURV #	DELTA	BACKSIGHT	LENGTH	TRANSIT	CHISEL BEARING	CORRECTION	COORD. LENGTH
C1	3°29'00"	291.00	133.11	82.18	S 31° 30' 27" W	131.27	
C2	2°50'41"	272.52	189.22	69.66	S 67° 22' 52" W	139.27	
C3	0°27'46"	297.00	24.00	12.30	S 31° 07' 38" W	24.00	
C4	4°37'47"	297.00	240.07	120.07	S 23° 34' 41" W	240.00	
C5	4°37'47"	297.00	240.07	120.07	S 21° 56' 55" W	240.00	
C6	2°28'00"	297.00	72.72	36.36	S 53° 59' 57" W	72.72	
C7	80°30'00"	50.00	157.68	INFINITY	S 53° 09' 38" W	106.00	

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - FOUND 5/8" W/ BLUE PLASTIC CAP LS-11795
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - SET 3-1/4" ALMON. CE 1-1/4 SEC. 26 S-2111269 2025
  - ▨ AREA SUBJECT TO INUNDATION/DEPRESSION
  - DTP DEDICATED THIS PLAT

- NOTES**
- WATER SUPPLY AND STORAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18-AC.72 AND 18-AC.80.
  - 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.
  - BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
  - THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
  - 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.
  - NO BUILDINGS OR WASTEWATER DISPOSAL ALLOWED WITHIN PANHANDLE PORTION OF LOT 12.
  - EXCEPTION TO KP3 20.30.100(A)-LOT DIMENSIONS WAS GRANTED BY THE KP3 PLAT COMMITTEE MEETING OF 2025.
  - 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.
  - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
  - ALL BOUNDARY MONUMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KP3 20.60.200(D).
  - MILLER LOOP RD. RIGHT-OF-WAY DERIVED FROM HOLDING A 100-FT OFFSET OF THE MILLER LOOP RD EASTERLY RIGHT-OF-WAY LINE PER KN 81-65, KN2008-08 & KN2011-40.
  - THIS SUBDIVISION MAY BE SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION (MARCH 23, 1991), RECORDED IN MISC. BOOK 6 (PAGE 268) KENAI RECORDING DISTRICT, LOCATION NOT FURNISHED.
  - THIS SUBDIVISION IS SUBJECT TO A RESERVATION OF AN EASEMENT FOR HIGHWAY PURPOSES AS DISCLOSED BY PUBLIC LAND ORDER NO. 691, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 30, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2866, DATED OCTOBER 16, 1951, AMENDMENT NO. 1, THERE TO, DATED JULY 17, 1952 AND AMENDMENT NO. 2, THERE TO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT S & B PROPERTIES L.L.C. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND ON BEHALF OF S & B PROPERTIES L.L.C., I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TIM S. VEAL, OWNER  
4713 STEVEN ST.,  
KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: TIM S. VEAL,  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT S & B PROPERTIES L.L.C. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND ON BEHALF OF S & B PROPERTIES L.L.C., I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NADOM L. VEAL, OWNER  
4713 STEVEN ST.,  
KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: NADOM L. VEAL,  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

**CERTIFICATE OF ACCEPTANCE - KP3**

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

ROBERT WALKER AVE  
ALUTJAN RD.  
ROUMA CT.

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

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

**WASTEWATER DISPOSAL: LOTS 1, 2, 11, 12 & TRACT A**  
THESE LOTS ARE AT LEAST 100,000 SQUARE FEET OR NONWATER TABLES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**WASTEWATER DISPOSAL: LOTS 3-10**  
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SURVEY AND SOIL REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE SIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**TYPICAL SETBACK DETAIL (INTS)**



**RECORD PLAT REFERENCE**

- R1 JAN FELLER SUBDIVISION - KN2019-13
- R2 MILLERS CROSSING SUBDIVISION PHASE 2 - KN2025-75
- R3 VEAL SUBDIVISION PARCEL ACQUISITION - KN2015-39
- R4 BELLA SHORES SUBDIVISION NO. 2 - KN86-146



**Plat #**  
File Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_

**VEAL SUBDIVISION**  
A SUBDIVISION OF THE E1/2 SE1/4 SEC. 26, T7N, R12W SEWARD MERIDIAN & THAT PORTION OF THE S1/2 E1/2 WING WEST OF MILLER LOOP ROAD SEC. 25, T7N, R12W, SEWARD MERIDIAN.  
OWNER: TIM S. VEAL & NADOM L. VEAL  
4713 STEVEN ST., KENAI, AK 99611  
50.887 AC. M/L SITUATED IN THE E1/2 SE1/4 OF SECTION 26 & SW1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.  
KPB File No: 2026-XXX  
Project No: 252043  
Scale: 1" = 150' Date: JAN 2026 BOOK: 24-10 Drawn by: JHH

AGENDA ITEM E. NEW BUSINESS

**ITEM #1- PRELIMINARY PLAT  
VEAL SUBDIVISION 2026 ADDITION**

<b>KPB File No.</b>	2026-009
<b>Plat Committee Meeting:</b>	February 23, 2026
<b>Applicant / Owner:</b>	Tim S. and Naomi L. Veal of Kenai, Alaska
<b>Surveyor:</b>	Andrew Hamilton, McLane Consulting, Inc.
<b>General Location:</b>	Autumn Road, Robert Walker Avenue, and Miller Loop Road, Nikiski

<b>Parent Parcel No.:</b>	015-150-14 and 015-150-15
<b>Legal Description:</b>	015-150-14: T 7N R 12W SEC 25 Seward Meridian KN THAT PORTION OF THE SW1/4 LYING WEST OF MILLER LOOP RD 015-150-15: T 7N R 12W SEC 26 Seward Meridian KN E1/2 SE1/4
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	KPB 20.30.030 Proposed Street Layout KPB 20.30.170 Blocks Length Requirements KPB 20.30.190 (A) 3:1 Lot Dimensions

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide an aliquot portion of Section 25 and Section 26 to create 12 lots ranging in size from 1.846 acres to 10.713 acres and one tract of 38.517 acres. Additionally, the plat proposes three right-of-way dedications.

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

Legal access to the subdivision is provided by Autumn Road to the north, Miller Loop Road to the east, Rosea Court located centrally, and Robert Walker Avenue on the south.

This platting action includes three right-of-way dedications: Autumn Road, Rosea Court and Robert Walker Avenue. Autumn Road and Rosea Court dedications are further than 100 feet from the lake, meeting the KPB requirements in 20.30.040.

Autumn Road is borough-maintained on the east and west sections, with the portion adjacent to the plat being privately maintained. Lakeshore Subdivision (K 1429) dedicated the northern 15 feet of Autumn Road. The proposed plat is dedicating an additional 30 feet, resulting in a 45-foot right-of-way. The parcels affected by the adjacent parent plat have been developed and it is unlikely to expect additional platting actions, including additional right-of-way.

**Staff recommends** dedicate an additional 15 feet to the south side of Autumn Road to meet the full 60-foot right-of-way width requirement in KPB 20.30.120, and extending the right-of-way east to match the east limits of the northern dedication from the adjacent plat (plat KN 1429).

The plat is dedicating Rosea Court, a cul-de-sac that ends in a partial bulb with an irregular shape. This right-of-way is located centrally. According to the Roads Department Director, the cul-de-sac does not meet code for design. Staff notes the design is cohesive with one of the justifications of exception given by the surveyor to turn the end of Rosea Ct down into future development of Tract A. turn south with future development would be done with ease and no vacation process with this current design. **Staff recommends** the Plat Committee concur this design of the cul-de-sac bulb to be sufficient for current use and access for the one lot (Lot 11) on the end and any development of the road be done will accommodate emergency vehicles with proper turn radius of the travel way within the constraints of the available road dedication. And a plat note shall be added to the fact of this concurrence.

Robert Walker Avenue is an undeveloped, partially dedicated right-of-way, located on the southern boundary and is within a 66-foot section line easement. Lobdell Subdivision (KN 2022-84) dedicated the southern 30 feet to Robert Walker Avenue. The proposed plat will dedicate an additional 30 feet, resulting in a 60-foot right-of-way. State of Alaska DOT&PF has requested the right-of-way dedication width to be 50 feet on the north, to be more consistent with the width of Holt Lamplight Road, a state-maintained road. KPB 20.30. requires a minimum right-of-way width of 60 feet. The adjacent plats to the west have dedicated no more than a total of 60 feet and if the extra width is dedicated, it will result in a right-of-way of varying width from 80 feet to 60 feet.

Per KPB 20.30.120 Street – Width Requirements A. the minimum right-of-way width of street shall be 60 feet. **Staff recommends** the applicant and the SOA DOT&PF to reach an agreement in right-of-way width and confirm the intention of Robert Walker Avenue. If the intent is to be a state maintained road, then the extra width would be justified, but being that the current intent is to be a borough maintained road, 60 feet is sufficient. Once reached, confirmation of the intent should be submitted to staff and if to be state maintained, prior to final approval, the plat shall need to return to the Plat Committee for reapproval of the plat and right-of-way.

All rights-of-way connect to Miller Loop Road to the east, a state-maintained right-of-way.

A 66-foot section line easement, with 33 feet on either side of the section line, exists within Robert Walker Avenue. The northern portion of the section line easement is depicted and labeled on the plat. **Staff recommends** depict and label the southern portion of the section line easement and extend the easement to the west. Add a plat note to the plat referencing CTP item 11. **Staff recommends** the surveyor verify the section line easement may need to be shown running north along the joint section line of Sections 25 & 26 bisecting the plat and if so, show on the drawing.

The block is defined by Autumn Road and Little Cabin Lake to the north, Miller Loop Road and Rosea Court to the east, Robert Walker Avenue to the south, and Steven Street to the west. An exception to block length has been requested and will be discussed later in the report.

KPB Roads Dept. comments	<p>Out of Jurisdiction: No</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments:</p> <p>The cul-de-sac at the end of Rosea Ct. is a cross between a hammer head and a cul-de-sac and does not appear to meet the minimum radius requirements KPB 20.30.100 which will not allow adequate turn radii. RSA recommends completing a full size cul-de-sac or a hammer head turn around that is fully platted.</p>
SOA DOT comments	See comments in packet.

**Site Investigation:**

No structures are depicted on the preliminary plat and KPB records confirm the area is vacant.

Little Cabin Lake is located at the northern boundary of the subdivision and is included in the acreage of proposed Lots 1 through 12. The western boundary contains a small portion of Wetlands classified as depression as reflected on the proposed plat and confirmed by KPB GIS data.

The affected area contains slopes greater than 20% near the lake as shown as shaded areas on the preliminary plat. No contours exceed 6% within the proposed dedications.

The subdivision is located entirely within a non-regulatory Flood Zone, Zone D, an area of undetermined flood risk. **Staff recommends** adding the KPB 20.30.280 Flood Hazard Note, including reference to the Flood Zone and map panel 02122C-0040E. No depiction is required.

The proposed plat is not located within a Habitat Protection District.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: This is within non-regulatory D Zone, a zone with an undetermined flood risk. No depiction but plat note should be included as flood risk is unknown.</p> <p>Flood Zone: D  Map Panel: 02122C-0040E  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: non anadromous stream not regulated by KPB</p>
State of Alaska Fish and Game	No Response

**Staff Analysis**

The land was originally an aliquot portion of the E1/2 SE1/4 of Section 26, and that portion of the SW1/4 of Section 25, lying west of Miller Loop Road, all located within Township 7 North, Range 12 West, Seward Meridian, Alaska. The proposed plat will be the first subdivision, creating 12 lots, one tract, and three right-of-way dedications.

Proposed Lot 12 is designed as a flag lot with the access portion being 60 feet in width, meeting the requirements of KPB 20.30.190. The appropriate plat note has been added as note 6.

Proposed lots 1, 2, 11, 12 and Tract A are greater than 200,000 square feet, satisfying KPB 20.40.030 requirements. The proper Wastewater Disposal Note has been added to the plat.

The remaining proposed Lots are less than 200,000 square feet in size. A soils report is required and an engineer must sign the final plat. The corresponding Wastewater Disposal Note will be reviewed upon submittal of soils report.

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 Nikiski APC approved the proposed plat during its February 5, 2026 meeting.

**Utility Easements**

A right-of-way easement with no defined location was granted to Homer Electric Association, Inc by Book 6, Page 260. This easement is included on the plat as note 12. HEA has requested the comment to be removed on the final plat. This easement appears to affect the portion of the plat in Section 25 being Lots 2-7 east of Miller Loop Rd. **Staff recommends** confirming with HEA before removing note from 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.

The proposed plat grants a 10-foot utility easement extending to 20 feet within 5 feet of side lot lines, adjacent to all rights-of-way. This easement is included in the typical setback detail and described within plat note 4.

**Utility provider review:**

HEA	Plat note 12 can be removed as the easement recorded in Book 6 Page 260, KR D, does not affect this subdivision.
ENSTAR	
ACS	No objections.
GCI	Approved as shown.

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn          Affected Addresses:          47327 Miller Loop Rd          47435 Miller Loop Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          Autumn Rd, Robert Walker Ave, Miller Loop Rd.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:          Rosea Ct.</p> <p>List of Street Names Denied:</p> <p>Comments:          Current addresses will be deleted.</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
LOZMS Planner	<p>Reviewer: Raidmae, Ryan          There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:          There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather          Comments: No comment</p>
APC	Approved

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

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

- o Modify plat note 5 to include KPB code reference 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:**
- o Modify the plat name in the title block: Veal Subdivision. Submittal form listed Veal Subdivision 2026 Addition which would be acceptable.
- 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:**
- o Move section 26 outside of shaded area
  - o Provide labels for township and range
  - o Provide label for "this plat"
- 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:**
- o Extend Autumn Road dedication, curving to the northeast to match the northern dedicated portion (Plat KN 1429)
- 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:**
- o 66' SLE on south boundary
  - o No SLE on east (?)
  - o Include right-of-way of roads formerly dedicated:
    - 15' Autumn Road northern portion
    - 30' Autumn Road to the east
    - 60' Autumn Road to the west
    - 30' Robert Walker Avenue dedicated on the south
    - 60' Robert Walker Avenue to the west
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;
- Staff recommendation:**  
Add the mean high-water line.

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**KPB 20.30 – Subdivision Design Requirements**

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

20.30.040. Streets within 100 feet of waterbodies. No dedications are allowed within 100 feet of the ordinary high-water line of a waterbody unless necessary for access to a lot where no reasonable alternative access exists or the

dedication provides access to a bridge or public facility, waterbody or watercourse. Final plats must comply with KPB 20.60.050 and 20.60.060.

20.30.100. Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

20.30.120. Streets-Width requirements.

A. The minimum right-of-way width of streets shall be 60 feet.  
1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

20.30.190. Lots-Dimensions.

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.

20.30.280. Floodplain requirements.

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

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**KPB 20.40 – Wastewater Disposal**

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

**20.40.010. - Wastewater disposal.**

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

**20.40.030. - Abbreviated submittal.**

Lots within the proposed subdivision that will be at least 200,000 square feet in size must comply with KPB 20.40.100(F).

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**KPB 20.60 – Final Plat**

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

20.60.010. Preparation requirements generally. The final plat shall be prepared in accordance with this chapter and the preliminary plat as approved. Information required for the preliminary plat by KPB 20.25.070 shall be included on the final plat except that the information required by KPB 20.25.070 (K) - (N) shall not be included. The approximate dimensions required by KPB 20.25.070(J) shall be replaced with accurate dimensions as required by KPB 20.60.110 and KPB 20.60.120. If the final plat contains only a portion of the preliminary plat, it must comply with KPB 20.25.110(B).

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

**Staff recommendation:** *Place the following notes on the plat.*

- Lots 6 and 5 and Lots 4 and 3 shall have shared driveways.
- No direct access for Tract A onto Miller Loop Road.
- Lot 7 access is by Rosea Court.

A. *Certificate of ownership, dedication, and acknowledgement.*

5. Certificate of Ownership and Dedication

**Staff recommendation:** Modify the certificate of ownership and dedication to reflect the proper owners as listed within the title block.

### EXCEPTIONS REQUESTED:

#### A. KPB 20.30.030 Proposed Street Layout-Requirements (A)

Surveyor's Discussion: Requesting exception to Proposed Street Layout particularly along the western boundary of the subdivision along proposed Tract A, Lot 11 and Lot 12. The parcels to the west of the subdivision have been platted and did not dedicate a right-of-way along their eastern boundary. It is reasonable to assume that a right-of-way will **not** be dedicated along their eastern boundary in the future.

#### Surveyor's Findings:

1. There is no right-of-way to match dedication to along the western boundary of the subdivision.
2. There is no right-of-way running north/south intersecting Robert Walker Ave adjacent to the southern boundary of this subdivision that would need continuation.
3. Based on surrounding platting patterns and existing/proposed access, there is no logical or functional need for a new right-of-way or road stub along the western boundary of this subdivision.
4. Adjacent parcels do not support or require right-of-way connectivity along the western boundary of this subdivision.
5. There is a wetland/depression along the western boundary of the subdivision that would make an extension of Rosea Court or a right-of-way along the western boundary impractical.

#### Staff Discussion:

20.30.030. - Proposed street layout—Requirements

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

#### Staff Findings:

6. The design of the surrounding parcels, the location of the lake to the north and Miller Loop Road to the east provide limited area to provide additional right-of-way.
7. The dedication of right-of-way along the western boundary would improve block length.
8. A cul-de-sac design from the north and south, ending before the centrally located wetlands is feasible.
9. The lots may be developed in the future and reconfiguration could provide additional right-of-way.
10. Excepting Lot 1, KN 81-46, all adjacent parcels to the west contain large acreage allowing for possible dedication of right-of-way in the future, if further subdivided.

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 commission (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 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 ,5 & 6 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 3 & 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.

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**B. KPB 20.30.170-Blocks-Length Requirements**

Surveyor's Discussion: Requesting block length requirement exception particularly the western boundary of the subdivision along proposed Tract A, Lot 11, and Lot 12. The parcels to the west are already platted and did not dedicate a right-of-way along their eastern boundary.

Surveyor's Findings:

1. No additional intersections of rights-of-way exist or are proposed along the western boundary.
2. Introducing a right-of-way to shorten block length is not warranted based on planned/existing access and development/platting patterns of the surrounding parcels.
3. This subdivision provided adequate alternative access through Miller Loop Road, proposed Rosea Court, and Lot 12 flag lot connection to Autumn Rd.
4. Tract A future developers may have a different lot configuration in mind such as a tee off of Rosea Court that splits the parcel and connects to Robert Walker Ave rather than running along the western boundary of Tract A.
5. The current configuration of this subdivision provides better opportunity for future development of Tract A.
6. The northwest corner of Tract A/Southwest corner of Lot 11 falls in a significant low area with steep terrain, and is an area listed as a wetland according to KWF wetland assessment.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

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

Staff Findings:

7. The distance from Steven Street to the west to the western boundary of the proposed plat is approximately 534 feet.
8. Little Cabin Lake is located to the northeast.

9. The design of the surrounding parcels, the location of the lake to the north and Miller Loop Road to the east provide limited area to provide additional right-of-way.
10. The dedication of right-of-way along the western boundary would improve block length.
11. A cul-de-sac design from the north and south, ending before the centrally located wetlands is feasible.
12. The lots may be developed in the future and reconfiguration could provide additional right-of-way.
13. Excepting Lot 1, KN 81-46, all adjacent parcels to the west contain large acreage allowing for possible dedication of right-of-way in the future, if further subdivided.

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 commission (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 4-6, 8, 10 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 4-6 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 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.

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**C. KPB 20.30.190 (A)- 3:1 Lot Dimensions**

Surveyor's Discussion: Requesting exception to 3:1 Lot Dimensions for Lots 1 and Lots 3-9.

Surveyor's Findings:

1. Roughly 50% of land area within these lots is encumbered by a depression that holds water all year. This depression is identified as Little Cabin Lake.
2. The upland portion of these lots retain full residential functionality, including adequate width for driveways, structures, wastewater systems, and utility placement.
3. Proposed lots exceed the required 40,000 square feet per KPB 20.30.200.
4. Proposed lots have sufficient space suitable for a well and wastewater disposal system per the engineering department at McLane Consulting and will be reflected as such in a sealed soils report.
5. Granting this exception supports sound land-use planning, maintains public health and safety.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally lots shall be square or rectangular. Lots shall be at least 60 feet wide on the

building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

20.90.010. - Definitions generally.

"Lot" means the smallest portion of a subdivision, constituting a single parcel, division, or piece of land with sides connecting the front and rear boundary lines of the parcel intended for building development or conveyance as a single unit.

"Lot depth" means the average distance from street right-of-way to the rear lot line, which is the lot line opposite and most distant from said street right-of-way.

"Lot width" means the distance between lot lines connecting front and rear lot lines at each side of the lot, measured between the midpoints of such lines, unless otherwise specified.

Staff Findings:

- 6. Excluding the water portion of the lots, make the 3:1 irrelevant to most of the lot's computations are passable for the numbers.
- 7. By passing the exception, no member of the public will be affected.

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 commission (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 1-5 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 2-5 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 & 7 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.

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**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**

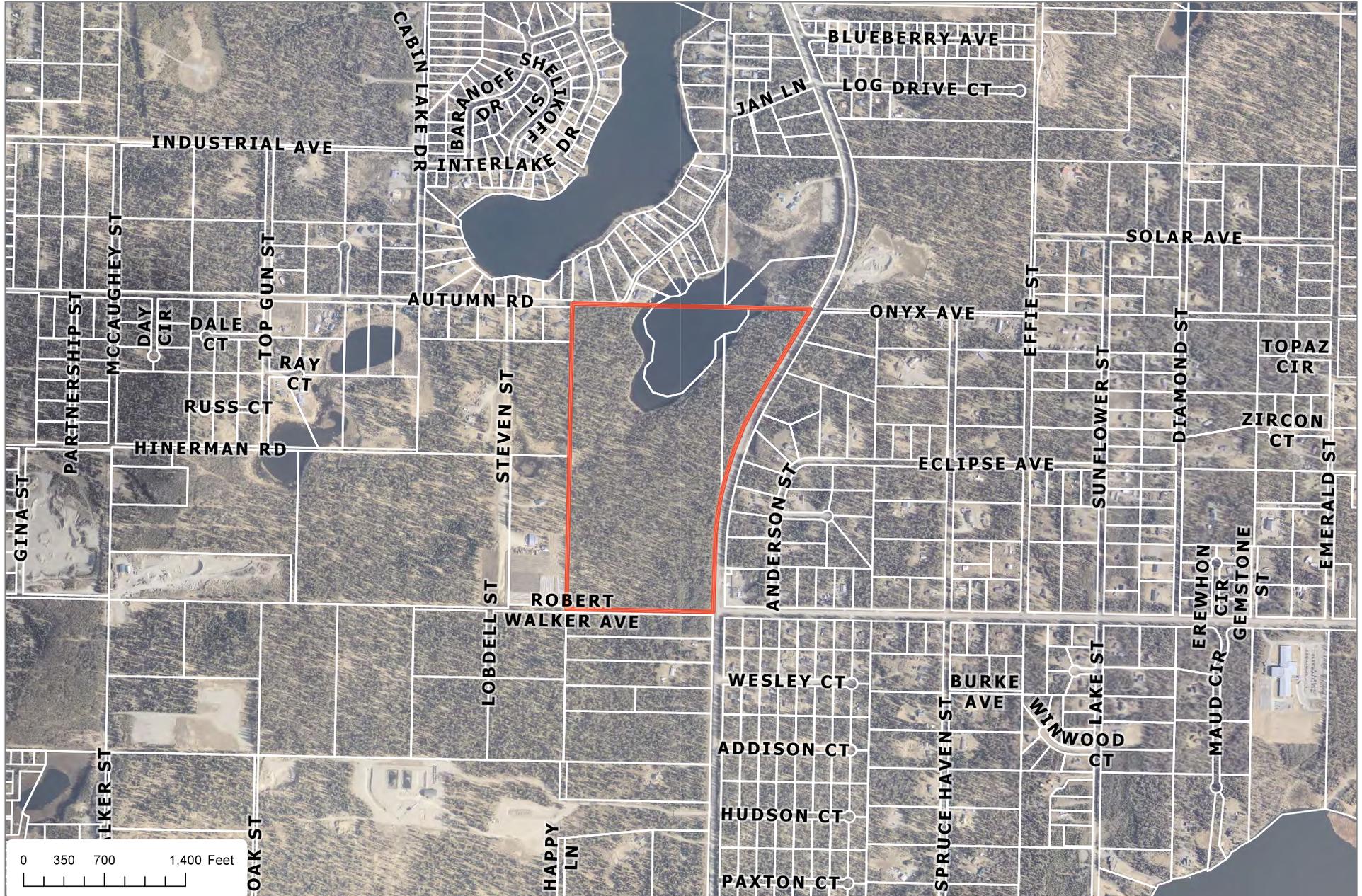
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

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

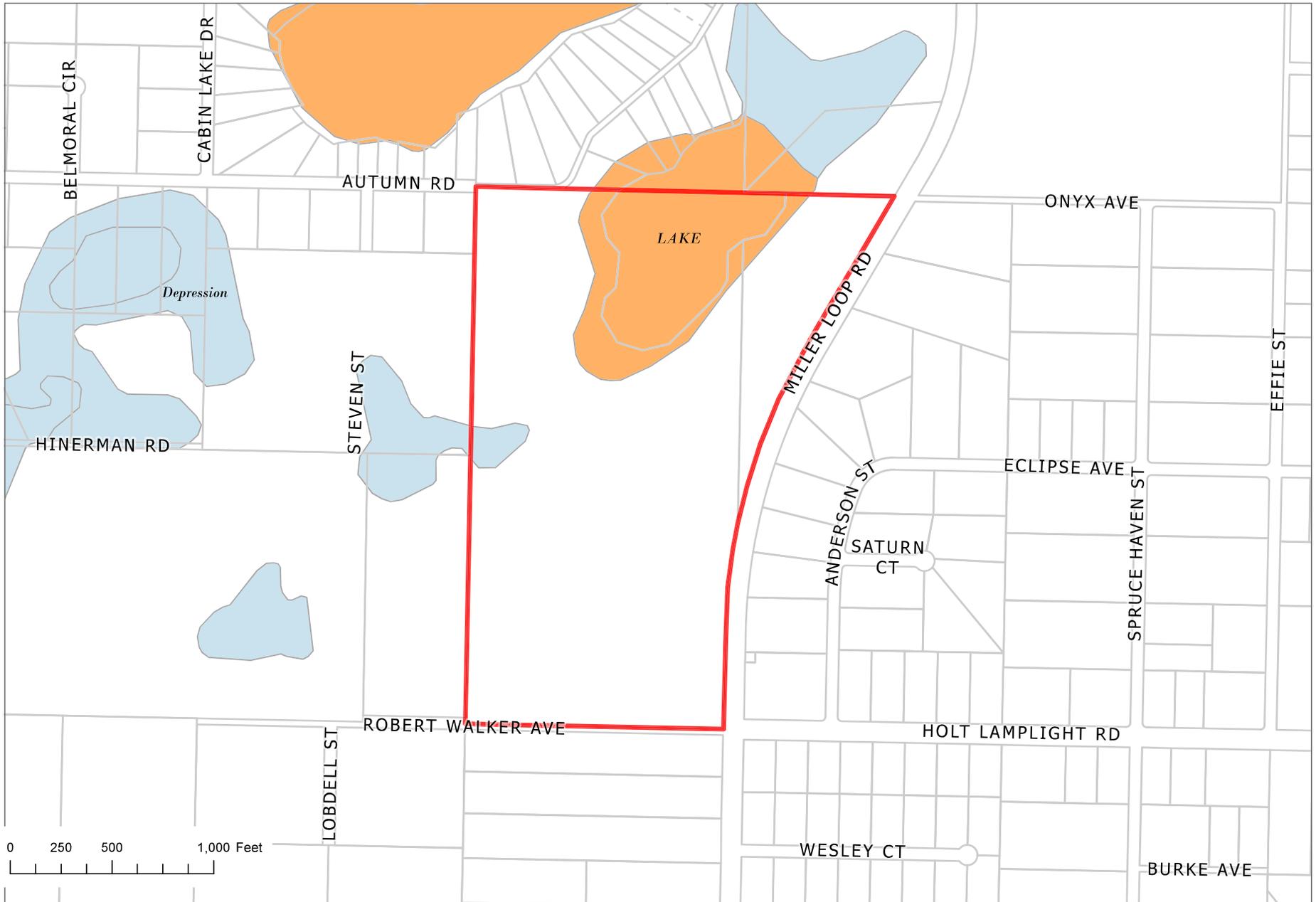
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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.**

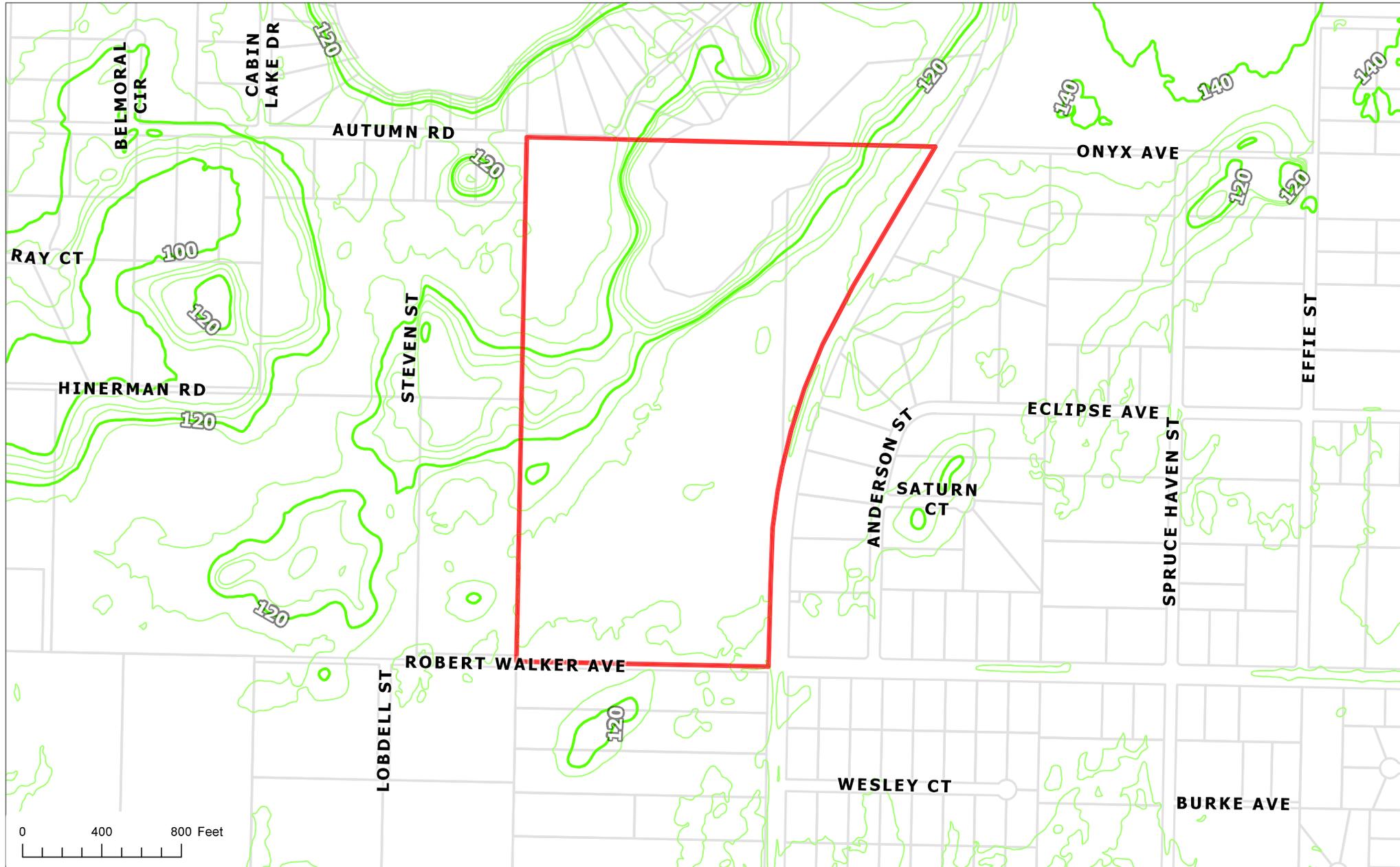
**END OF STAFF REPORT**



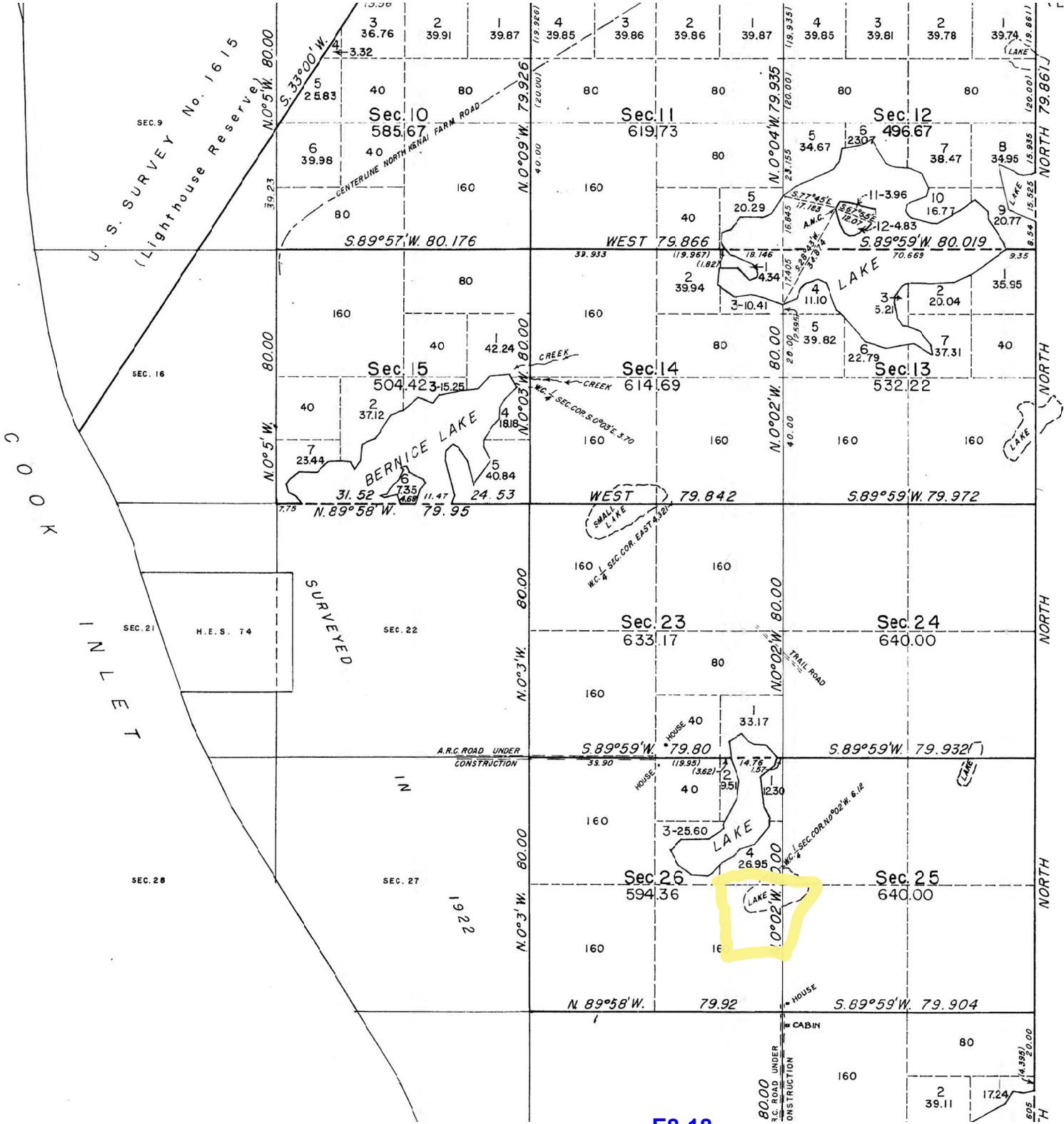
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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Longitude 117° 45' W.

This plat represents an extension survey executed by Gordon W. Webber (Cadastral) June 11 to August 19, 1915, in accordance with the instructions for Group 86 Alaska, a portion of U. S. Survey No. 1615.

Previous surveys in the township of the plat accepted October 1, 1923 and U. S. Survey No. 1615.

UNITED STATES DEPARTMENT OF THE BUREAU OF LAND MANAGEMENT Washington, D. C., March

This plat is strictly conformable to the original survey and the survey, having been correctly executed.



February 11, 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:

- **Little Jim Subdivision No. Three (KPB 2026-10)**
- **Great Land Estates NO. 2 2026 Addition (KPB 2026-012)**
- **Dejax Subdivision 2026 Addition (KPB 2026-007)**
- **Lofty Estates Subdivision Unit 2 2014 Addition UEV (KPB 2025-184V)**

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

- **Veal Subdivision 2026 Addition (KPB 2026-009)**
  - Consolidate access between the following Lots: Lot 6 and Lot 5, Lot 4 and Lot 3.
  - Applicant should apply for shared driveway permits for Lot 6 and Lot 5, Lot 4 and Lot 3, and a singular permit Lot 2.
  - Apply for driveway permits 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.
  - Recommend dedication of (Estimated 50') ROW to line up with Holt Lamplight Rd.
  - Require plat note stating: "No Direct Access for Tract A onto Miller Loop Road"
  - Recommend internal circulation development for Tract A onto Rosea Ct or Robert Walker Ave.

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](mailto: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



BLUEBERRY AVE

LOG DRIVE CT

JANLIN

3

AUTUMN RD

MILLER LOOP RD

AUTUMN RD

STEVEN ST

CABIN LAKE DR

BARKHOFF CIR

SPELKOFF ST

INTERLA





Switch Maps

Close Basemap Picker



KPB Basemap w/o Roads



Best Available Imagery



Historical Imagery Series

ft



Switch Maps

Close Basemap Picker

-  KPB Basemap w/o Roads
-  Best Available Imagery
-  Historical Imagery Series

Bookmarks

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# Kenai Peninsula Borough Plat Committee

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

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FEBRUARY 23, 2026  
6:30 PM  
UNAPPROVED MINUTES

## A. CALL TO ORDER

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

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Jeffery Epperheimer, Nikiski District  
Pamela Gillham, Kalifornsky/Kasilof District  
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District  
Franco Venuti, City of Homer  
Paul Whitney, City of Soldotna

### *Staff Present*

Robert Ruffner, Planning Director  
Vince Piagentini, Platting Manager  
Britney Hoffert, LMD Technician  
Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

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

### \*3. Minutes

- a. February 9, 2026 Plat Committee Meeting Minutes

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

- E3. Little Jim Subdivision No. Three
- E4. Great Land Estates No. 2 2026 Addition

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

**MOTION:** Commissioner Whitney moved, seconded by Commissioner Morgan to approve the agenda, the minutes from the February 9, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

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

### **MOTION PASSED BY UNANIMOUS VOTE**

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

**ITEM #1- PRELIMINARY PLAT  
VEAL SUBDIVISION 2026 ADDITION**

<b>KPB File No.</b>	2026-009
<b>Plat Committee Meeting:</b>	February 23, 2026
<b>Applicant / Owner:</b>	Tim S. & Naomi L. Veal
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting, Inc.
<b>General Location:</b>	Autumn Road, Robert Walker Avenue, and Miller Loop Road, Nikiski
<b>Parent Parcel No.:</b>	015-150-14 & 015-150-15
<b>Legal Description:</b>	015-150-14: T 7N R 12W SEC 25 SM KN THAT PORTION OF THE SW1/4 LYING WEST OF MILLER LOOP RD 015-150-15: T 7N R 12W SEC 26 SM KN E1/2 SE1/4
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.030 Proposed Street Layout KPB 20.30.170 Blocks Length Requirements KPB 20.30.190 (A) 3:1 Lot Dimensions

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Tim Veal, Petitioner: Mr. Veal stated he did not agree with the staff recommendation to dedicate 45 feet instead for Autumn Road. He only wants to do the standard 30 foot dedication.
- Tim Veal Sr.: Mr. Veal Sr. supported his son’s position of only dedicating 30 feet for Autumn Road.
- Nick Connor : Spoke in support of the applicant.

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

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Whitney to postpone action on this item to the March 16, 2026 Plat Committee meeting.

**ITEM #2 - PRELIMINARY PLAT  
DEJAX SUBDIVISION 2026 ADDITION**

<b>KPB File No.</b>	2026-007
<b>Plat Committee Meeting:</b>	February 23, 2026
<b>Applicant / Owner:</b>	Amy & Cliff Dejax
<b>Surveyor:</b>	Jason Young / Edge Survey & Design
<b>General Location:</b>	Jay Avenue & Sweetheart Circle / Funny River Area
<b>Parent Parcel No.:</b>	066-420-75 & 066-420-76
<b>Legal Description:</b>	066-420-75: T 5N R 09W SEC 35 SM KN 2010024 DEJAX SUB TRACT A 066-420-75: T 05N R 09W SEC 35 SM KN NW1/4 EXCLUDING DEJAX SUB
<b>Assessing Use:</b>	Residential & Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.170 – Block Length Requirements KPB 20.30.030 – Proposed Street Layout Requirements