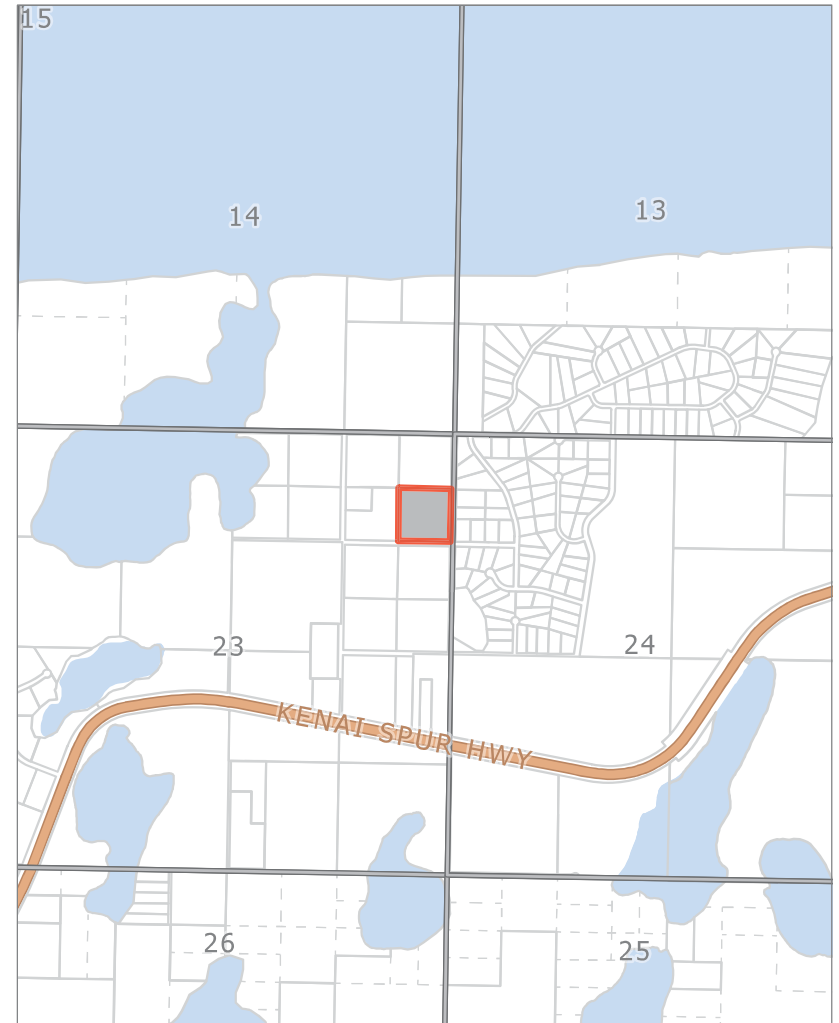


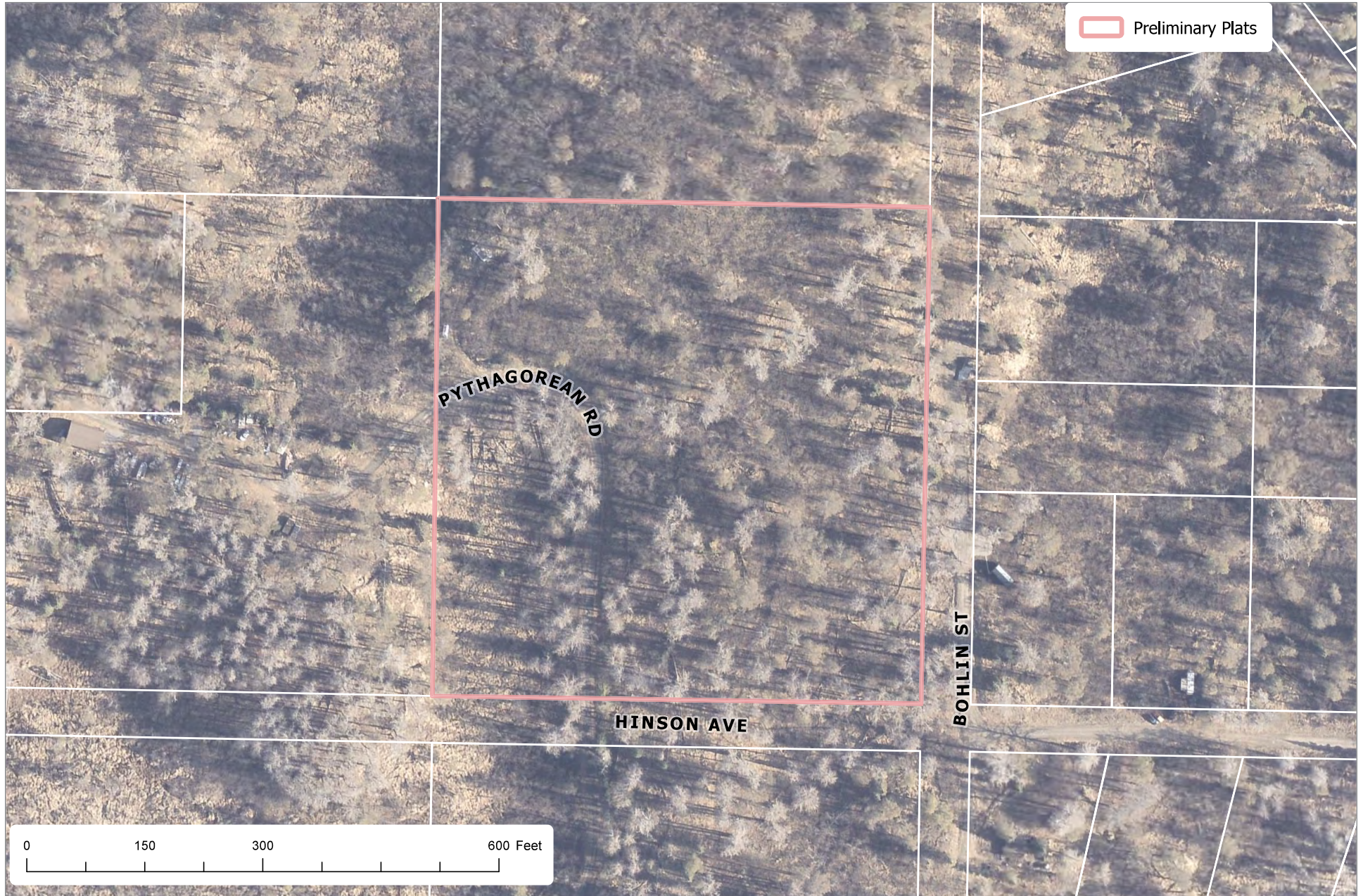
## **E. NEW BUSINESS**

- 6. Nikiski North Subdivision Dyer Addition**  
**KPB File 2024-034**  
**Segesser Surveys / Dyer**  
**Location: Hinson Avenue & Bohlin Street**  
**Nikiski Area / Nikiski APC**



KPB File 2024-034  
T 08N R 11W SEC 23  
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.



# LEGEND:

- 3 1/4" ELM. MONUMENT AS SHOWN FOUND
- 2 1/2" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 86-156 KRD

## NOTES:

- 1) Book of bearing taken from Peninsula Park Estates, Plat 86-156 Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement. 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.
- 4) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

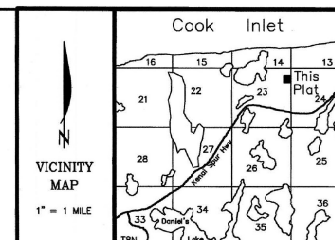
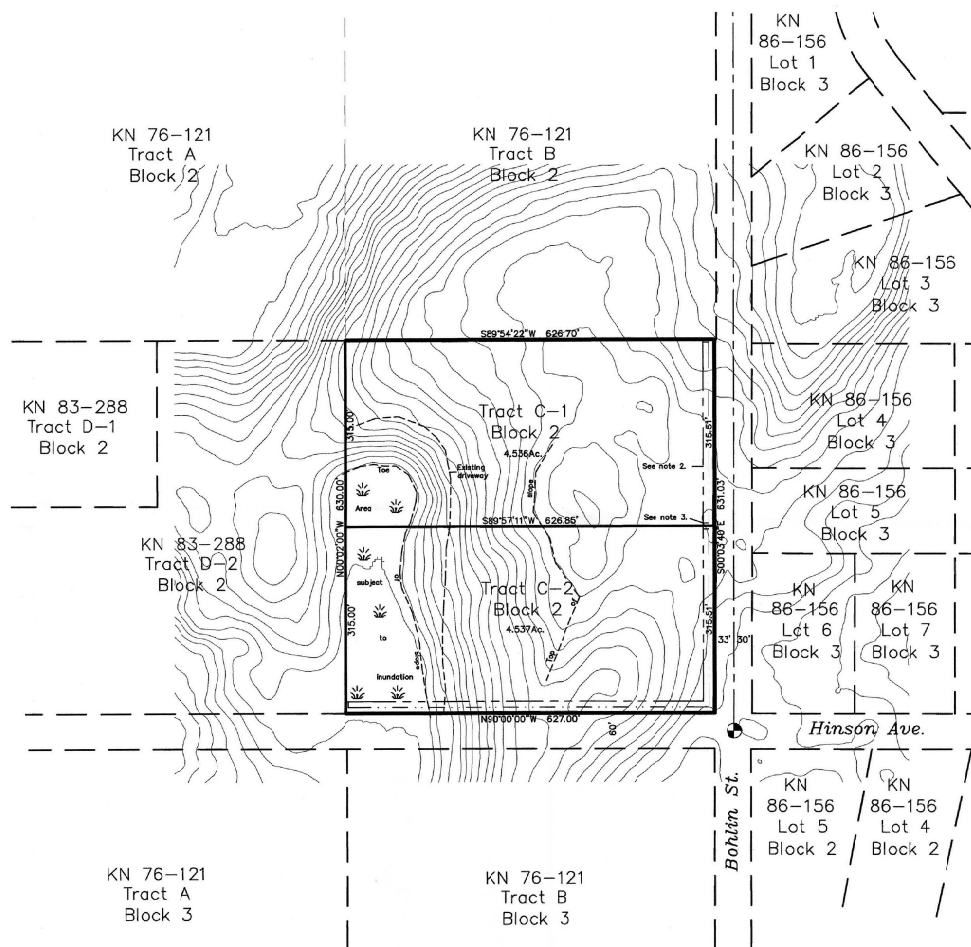


## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date \_\_\_\_\_

**KPB 2024-034**



## CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

RYAN W. DYER  
47465 SPRUCE HAVEN STREET  
KENAI, ALASKA 99611

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

## Nikiski North Subdivision Iyer Addition

A resubdivision of Tract C Block 2 Nikiski North Subdivision, Plat 76-121, Kenai Recording District.

Located within the SE1/4 NE1/4 NE1/4 Section 23, T2N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing \_\_\_\_\_

|  |   |
|--|---|
| Surveyor<br><b>Seeger Surveys</b><br>30485 Rosland St.<br>Soldotna, AK 99669<br>(907) 262-3909 | Owner<br><b>Ryan W. Dyer</b><br>47465 Spruce Haven St.<br>Kenai, AK 99611 |
| JOB NO. 23125  | DRAWN: 4-12-24  |
| SURVEYED: March, 2024  | SCALE: 1"=100'  |
| FIELD BOOK: _____  | SHEET: 1 of 1   |



AGENDA ITEM E. NEW BUSINESS

ITEM #6 - PRELIMINARY PLAT  
NIKISKI NORTH SUBDIVISION DYER ADDITION

|                                |                                   |
|--------------------------------|-----------------------------------|
| <b>KPB File No.</b>            | 2024-034                          |
| <b>Plat Committee Meeting:</b> | May 28, 2024                      |
| <b>Applicant / Owner:</b>      | Ryan Dyer of Kenai                |
| <b>Surveyor:</b>               | John Segesser / Segesser Surveys  |
| <b>General Location:</b>       | Bohlin St in Nikiski, Nikiski APC |

|                           |  |
|---------------------------|--|
| <b>Parent Parcel No.:</b> | 013-350-05   |
| <b>Legal Description:</b> | Tract C Block 2 in Nikiski North Subdivision KN 76-121 |
| <b>Assessing Use:</b>     | Vacant   |
| <b>Zoning:</b>            | Unrestricted   |
| <b>Water / Wastewater</b> | Onsite   |
| <b>Exception Request</b>  | none   |

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STAFF REPORT

THIS REQUEST WAS POSTPONED FROM THE MAY 13<sup>TH</sup> 2024 MEETING DATE TO THE MEETING OF MAY 28<sup>TH</sup>.

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 9.073 acre parcel in half make two 4.536 acres tracts.

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

Access to the subdivision is off of Kenai Spur Highway at Ral St to Riley Avenue to Seascapes St, to Luana Ave to Golik Ln to Hinson Ave to Bohlin St. Kenai Spur Highway is state maintain while all the other dedications are borough maintained. On the south of the plat is Hinson Ave which is not developed at this time. Bohlin St is currently developed three-fourths the way up the east side of the subdivision.

There is a private drive shown on the drawing coming from the south into the property that crosses both tracts and turns west to the property next door. There is no easement listed in the certificate to plat for this driveway. It would be suggested that access easements be drawn up amongst the owners of these two tracts and adjacent properties using this private drive for continued joint use of the drive.

The subdivision is affected by a section line easement located in Bohlin St on the east side of the plat. **Staff recommends:** the surveyor label the section line easement on the drawing on both sides of the section line.

Block length is compliant, being completed by Bohlin St, Hinson Ave Carlisle St and Hanlon Ave.

|                          |  |
|--------------------------|--|
| KPB Roads Dept. comments | Out of Jurisdiction: No<br><br>Roads Director: Griebel, Scott<br>Comments:<br>No RSA comments or objections. |
| SOA DOT comments         |  |

**Site Investigation:**

There appears to be a structure in the northwest corner of the property.

There are steep areas shown on the plat. the contours identify the area of steepness and the top and toe of slope show the direction of the slope. The contours can be removed for the final but the labels of top and toe of slope

should be left on the final submittal.

There are no wetlands identified on the property. The review by the River Center did not identify the property to be in a FEMA Flood Hazard Area or a Habitat Protection district., so no flood hazard or anadromous area notes will be needs on the plat.

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

**Staff Analysis**

The land was previously described as Lot 1 and the E1/2 NE1/4 Section 23 Township 8 North Range 11 West SM AK. Nikiski North Subdivision KN 76-121 subdivided the area into parcels along mostly ¼ ¼ lines with several dedications. This platting action is dividing Tract C of Block 2.

A soils report will be required and an engineer will sign the final plat.

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

Nikiski Advisory Planning Commission minutes for the May 9<sup>th</sup>, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

**Utility Easements**

HEA has submitted a comment concerning an underground primary electric line following the existing drive crossing the property and having the line either located or a note added about it being the center of a 15’ wide easement. A copy of the comment is in the packet.

The plat is proposing a 10’ utility easement adjacent to the right-of-way and 20’ within 5’ of the side lot lines as noted on the plat.

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

**Utility provider review:**

|        |   |
|--------|---|
| HEA    | Show Primary Electric line, comment in packet |
| ENSTAR |   |
| ACS    |   |



|     |  |
|-----|--|
| GCI |  |
|-----|--|

**KPB department / agency review:**

|                              |   |
|------------------------------|---|
| Addressing                   | <p>Reviewer: Leavitt, Rhealyn<br/> Affected Addresses:<br/> NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:<br/> HINSON AVE, BOHLIN ST</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:<br/> No other comments</p> |
| Code Compliance              | <p>Reviewer: Ogren, Eric<br/> Comments: No comments</p>   |
| Planner                      | <p>Reviewer: Raidmae, Ryan<br/> There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:<br/> There are not any material site issues with this proposed plat.</p>  |
| Assessing                    | <p>Reviewer: Windsor, Heather<br/> Comments: No comment</p>   |
| Advisory Planning Commission |   |

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

- *The icons in the legend are not all used and should be removed if not planned to be.*
- *Plat note #1 states the basis of bearing is from 86-156 KRD, no bearing matches from that plat can be identified, please verify the basis of bearings.*

**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 to KPB no. 2024-034

Add the area to the title block

- 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 Golik Ln and width to the east

Add the adjacent road names closer to the subdivision north and west.

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

**Staff recommendation:**

Add road names adjacent to site and to get to site.

---

**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.

20.60.200. Survey and monumentation.

**Staff recommendation:** comply with 20.60.200

Tie subdivision to BLM monuments

Label monuments with full information on cap

Label found and set monuments

---

**RECOMMENDATION:**

**SUBJECT TO STAFF RECOMMENDS:**

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



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

NOTE: 20.25.120. - REVIEW AND APPEAL.

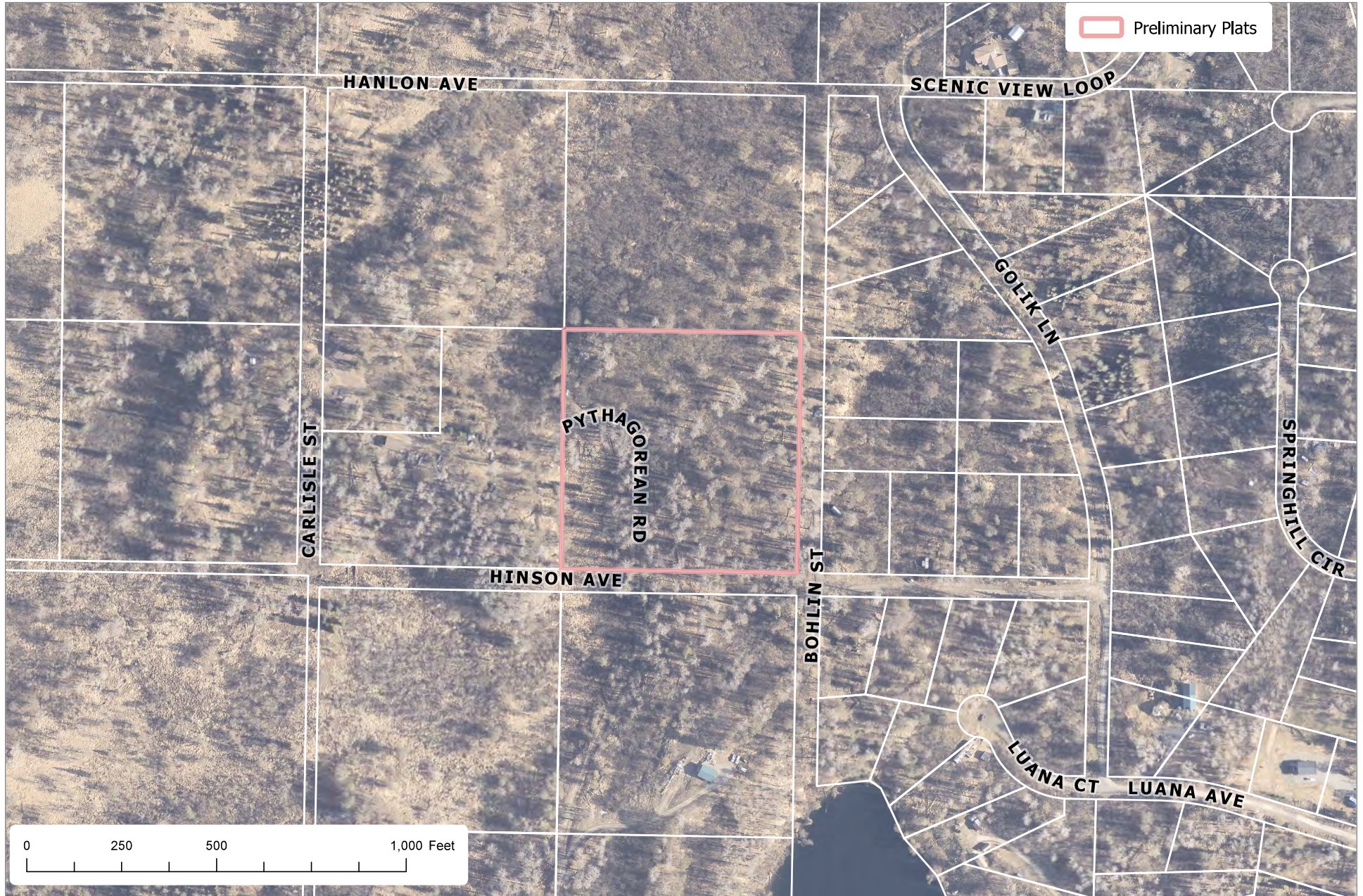
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT

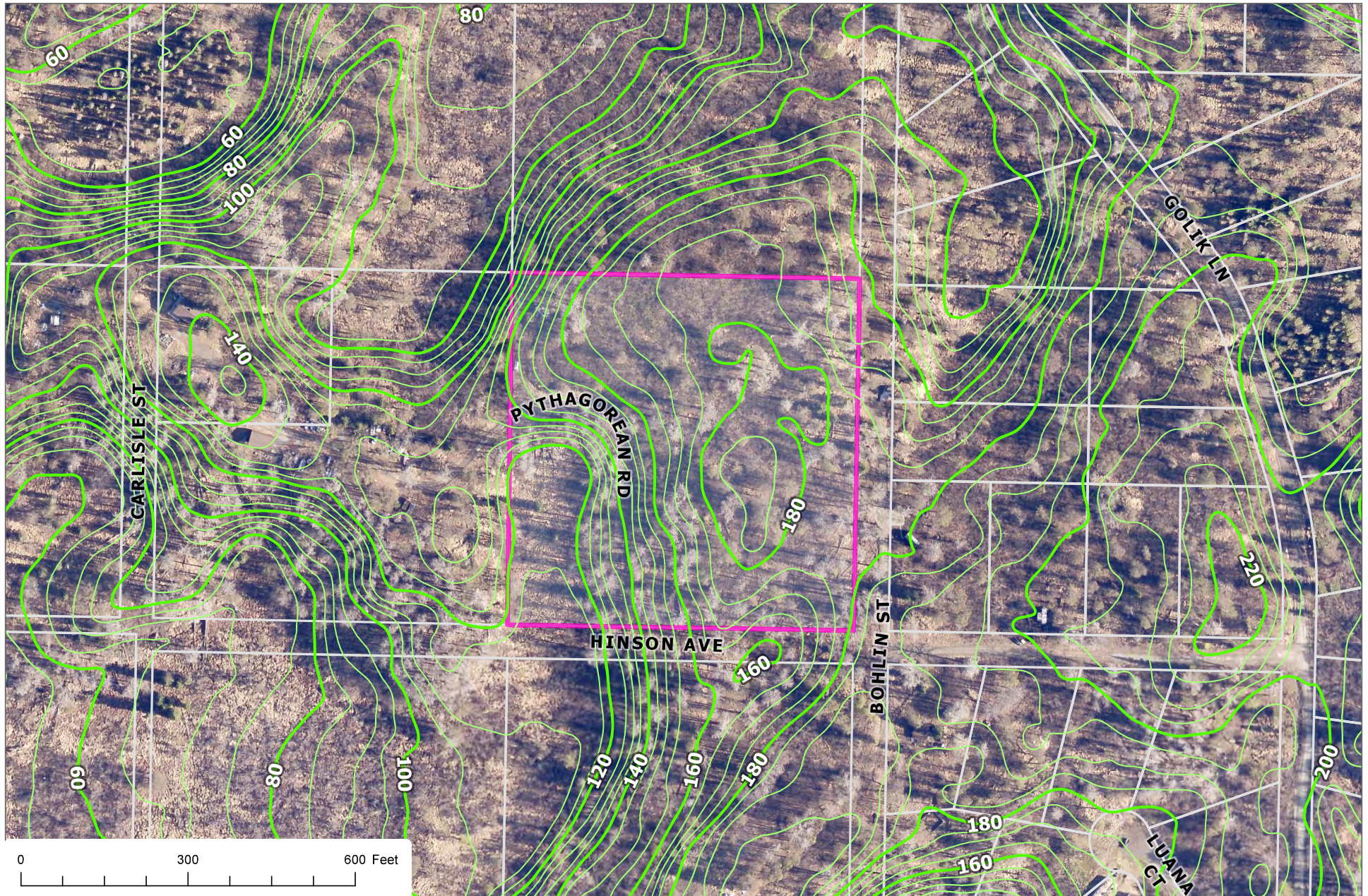
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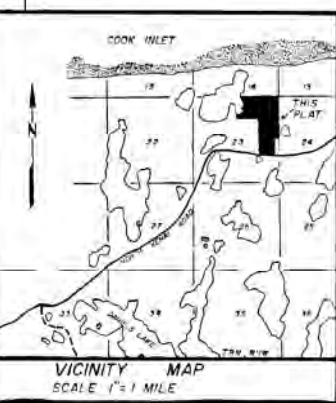
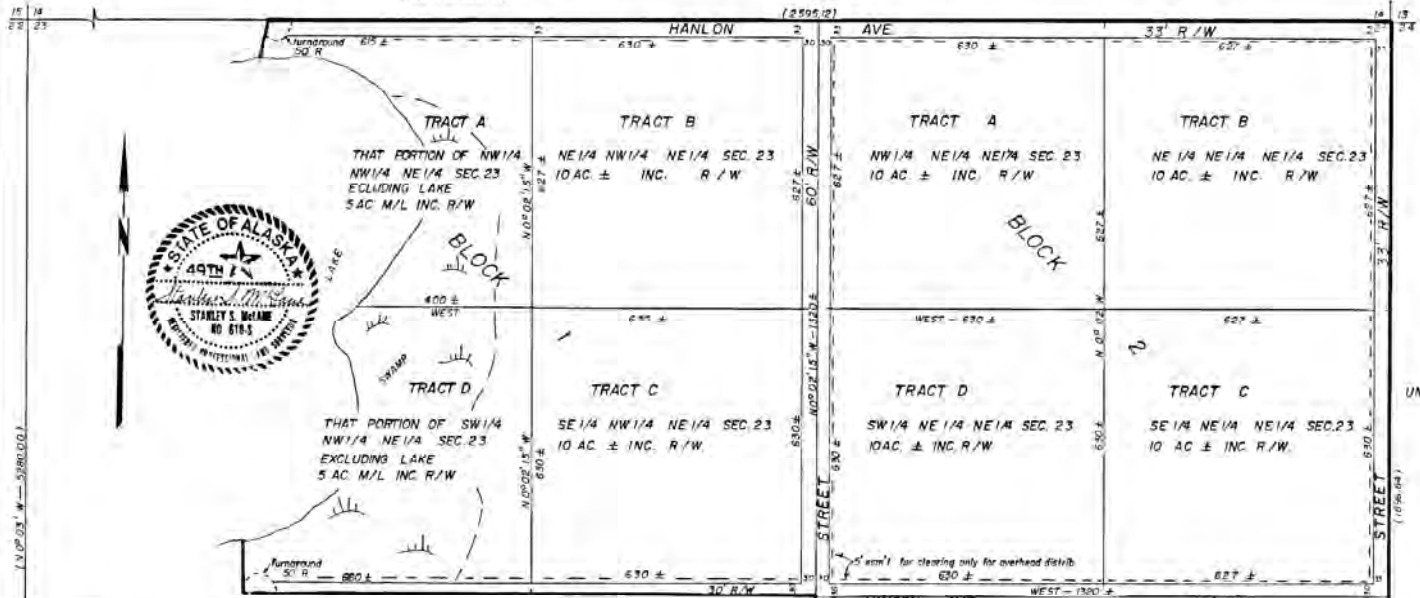


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(WEST-528000)

UNSUBD



NOTES:

This is a paper plat subdivision described by aliquot parts.  
All bearings and distances refer to the B.L.M. township plat of record and Dept. Highways R/W plans.  
Data of record is shown in ( )  
No field survey was made this date and no monuments or stakes were set.  
A minimum building setback of 20 feet exists along all public road right of ways.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.  
Date July 23, 1976

Irving R. Carlisle  
Irving R. Carlisle Rt. 3 Kenai, Alaska 99611 - owner  
Carla R. Carlisle  
Carla R. Carlisle - owner

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 23 day of July, 1976.  
My commission expires Sept. 14, 1978

Peggy M. Hansen  
Notary Public for Alaska  
Karl A. Bohlin  
Karl A. Bohlin 3500 Northwood Anchorage, Alaska 99503 - owner  
Kathleen D. Bohlin  
Kathleen D. Bohlin - owner

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 22 day of July, 1976.  
My commission expires \_\_\_\_\_

PLAT APPROVAL

Plat approved by the Commission this 21 day of June, 1976.  
Ronald E. Silman  
Mayor

NIKISKI NORTH SUBDIVISION

owner  
Irving R. and Carla R. Carlisle, Karl A. and Kathleen D. Bohlin  
Rt. 3 3500 Northwood  
Kenai Ak 99611 Anchorage, Ak 99503

DESCRIPTION  
GOV'T LOT 1, E 1/2 NE 1/4 NE 1/4 SE 1/4 SEC. 23, T8N, R14W, S4 AK  
NORTH OF NORTH KENAI ROAD. EXCEPT 592 FT. OF  
E 450 FT. CONTAINING 126 ACRES M/L IN THE  
KENAI PENINSULA BOROUGH.

Prepared by — McLane and Associates  
Soldotna, Ak.

DATE  
JUNE 8, 1976

SCALE  
1" = 200'

76-121  
FILED  
Kenai, AK DIST.  
DATE 8/26 1976  
TIME 2:50 PM  
RECORDED BY \_\_\_\_\_

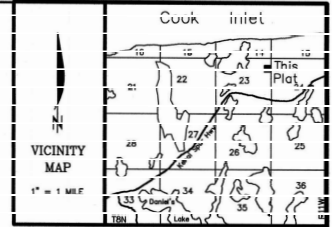
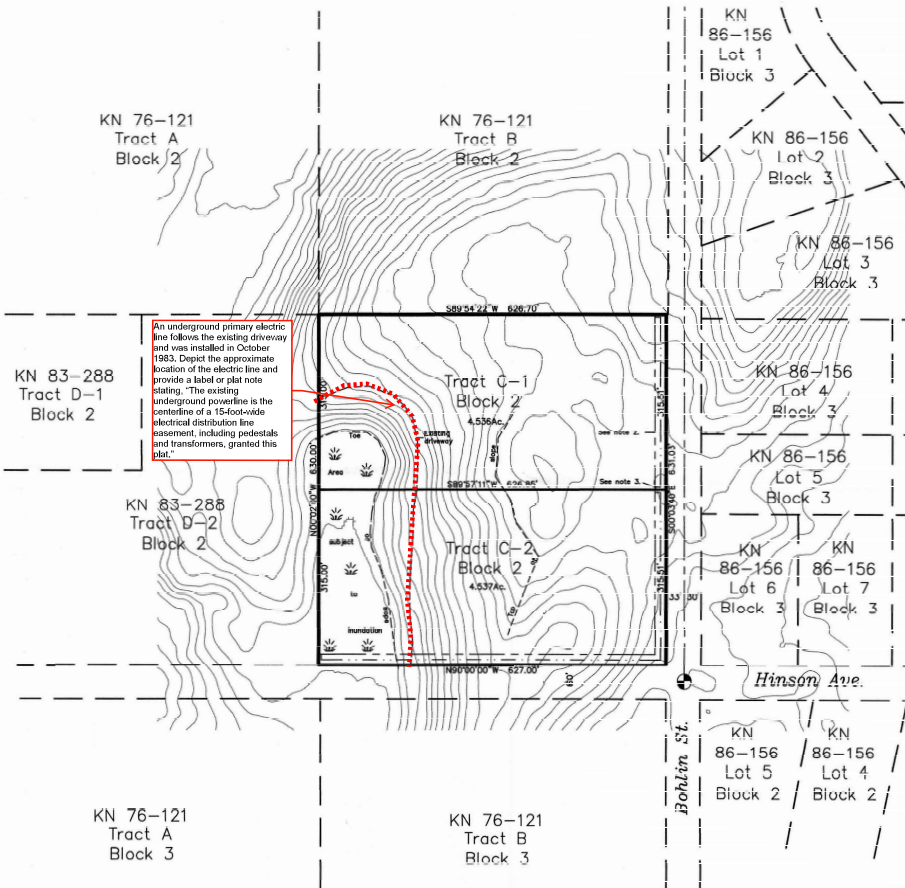


# LEGEND:

- 3 1/4" BLM MONUMENT AS SHOWN FOUND
- 2 1/2" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP L58859 SET
- RECORD DATUM PLAT 86-156 KRD

## NOTES:

- 1) Basis of bearing taken from Peninsula Park Estates, Plat 86-156 Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
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RYAN W. DYER  
47465 SPRUCE HAVEN STREET  
KENAI, ALASKA 99611

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_ DAY OF \_\_\_\_\_ AM  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AM

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No.

Mitleni North Subdivision  
Dyer Addition

A TRACTS OF LAND IN THE 1/4 SECTION 2, RANGE 26 NORTH, TOWNSHIP 21 NORTH, RANGE 14 WEST, ALASKA, PLAT 76-121, Kenai Recording District.  
Located within the SE 1/4 NE 1/4 Section 21, T21N, R14W, S26N, Kenai Peninsula Borough, Alaska.

Containing

|  |  |
|--|--|
| Surveyor<br>Segerstrom Surveys<br>30485 Roland St.<br>Soldotna, AK 99660<br>(907) 262-3900 | OWNER<br>RYAN W. DYER<br>47465 Spruce Haven St.<br>KENAI, AK 99611 |
| JOB NO. 23125  | DRAWN: 4-12-24   |
| SURVEYED: March, 2024  | SCALE: 1"=100'   |
| FIELD BOOK:  | SHEET: 1 OF 1  |



## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date \_\_\_\_\_

KPB 2024-034