

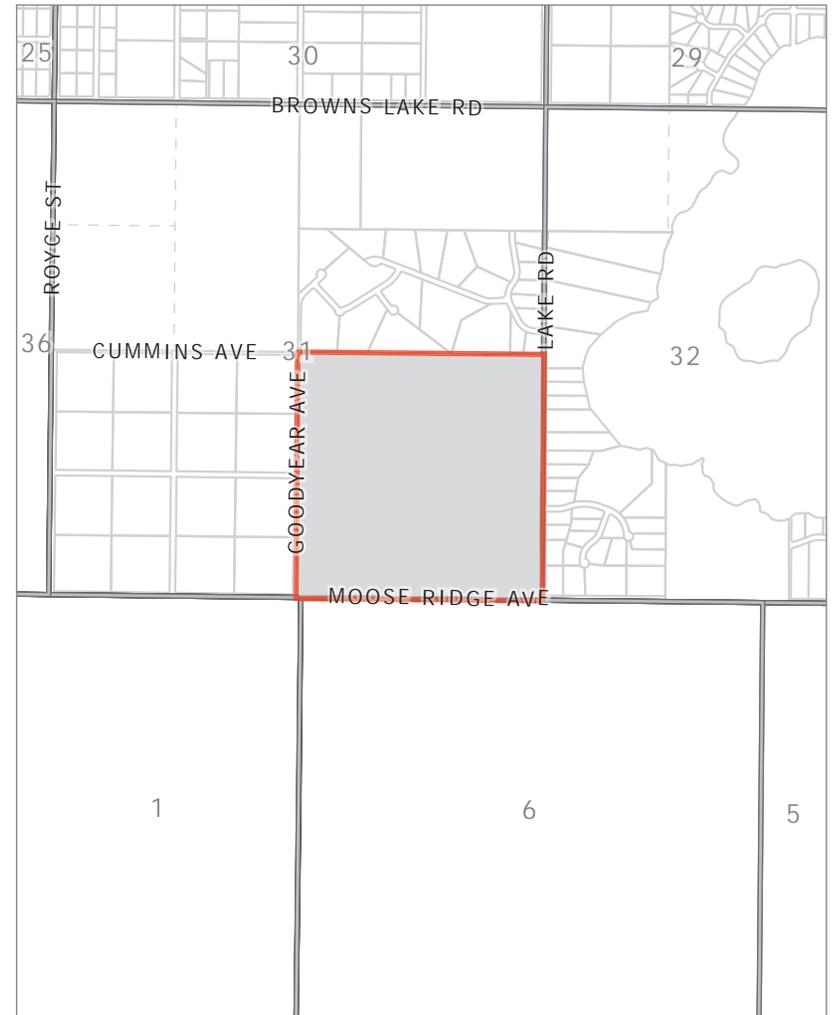
E. NEW BUSINESS

2. Wilderness Edge Subdivision; KPB File 2026-002

Peninsula Surveying / Lucas, Hewitt-Lucas

**Location: Lake Road, Goodyear Avenue, Cummins Avenue
& Moose Ridge Avenue**

Funny River Area / Funny River APC



KPB File 2026-002
T05N R08W SEC31
Funny River

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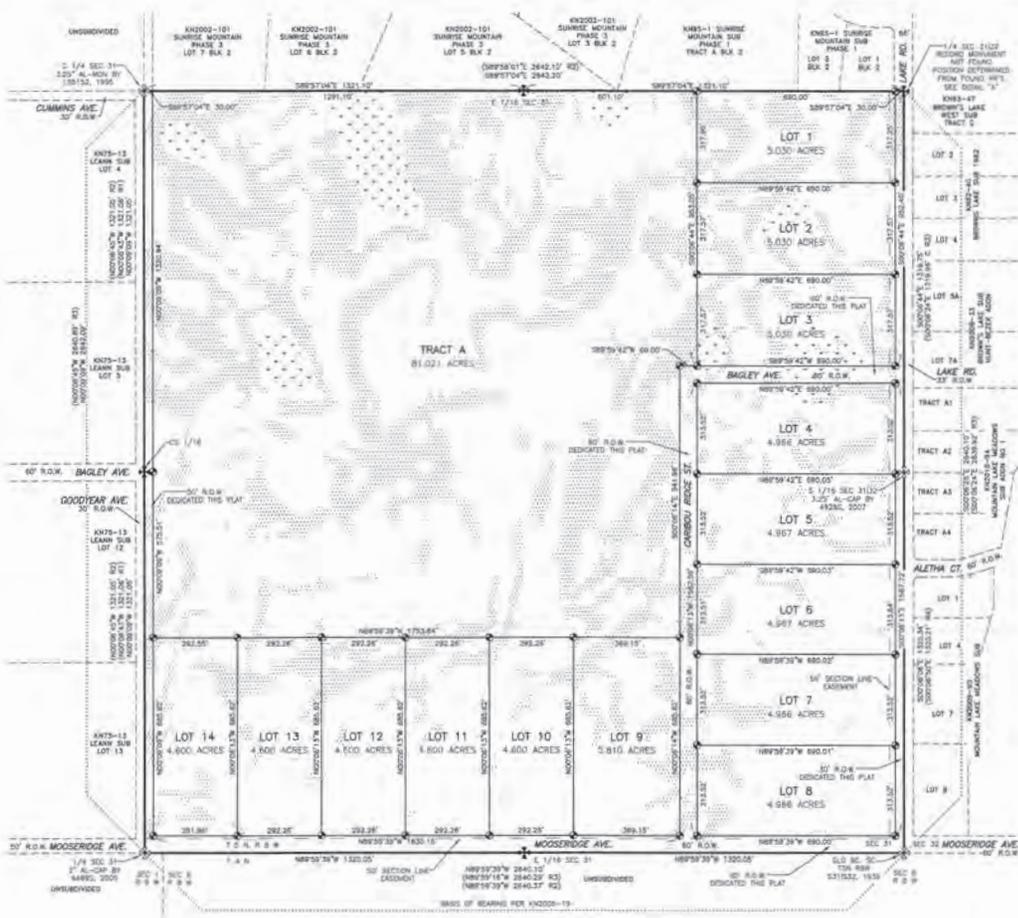


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NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SHOC OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
7. 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. SEE FEMA FIRM PANEL 020012-2070A, EFFECTIVE 5/19/1981, FOR INFORMATION ON FLOODPLAIN ZONES D.
8. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
9. KPB GIS SHOWS NO ANADROMOUS WATERS.



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 OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHRIS T LUCAS
 33265 HALLU AVE
 SOLDOTNA, AK 99668

BREKKE D HEWITT LUCAS
 33265 HALLU AVE
 SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT
 FOR: CHRIS T LUCAS
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT
 FOR: BREKKE D HEWITT LUCAS
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL
 LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE _____

- LEGEND**
- (PRIMARY MONUMENT FOUND AS DESCRIBED)
 - FOUND 1/2" REBAR
 - FOUND 1 1/2" AL-CAP BY LS1512, 1985
 - FOUND 1 1/2" AL-CAP BY LS1448B, 2025
 - TO SET RPC ON 5/8" X 3/4" REBAR BY LS1448B
 - (R1) RECORD DATA PER KN2020-54
 - (R2) RECORD DATA PER KN2005-19
 - (R3) RECORD DATA PER KN95-31
 - (R4) RECORD DATA PER KN2009-90
 - (R5) RECORD DATA PER KN93-47
 - (C) UNAPPORTED DATA
 - Delineation Wetlands per the Kenai Watershed for 2013 Cook Inlet Wetlands Mapping
 - APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

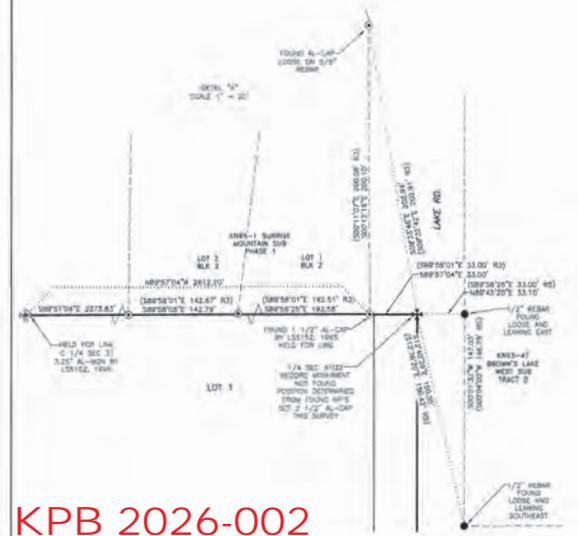
CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR 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:

- BAGLEY AVENUE RIGHT-OF-WAY
- MOOSEYRIDGE AVENUE RIGHT-OF-WAY
- GOODYEAR AVENUE RIGHT-OF-WAY
- CARIBOU RIDGE STREET RIGHT-OF-WAY

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.

AUTHORIZED OFFICIAL: _____ DATE _____



KPB 2026-002



KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
 10559 RATNA BOULEVARD, WHEATCROFT, AK 99639
 907506-7005

PLAT OF
WILDERNESS EDGE SUBDIVISION

A SUBDIVISION OF
 SE 1/4 SEC 31, T3N, R9W, S4M
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 160,000± ACRES

OWNERS: CHRIS T LUCAS AND BREKKE D HEWITT LUCAS
 33265 HALLU AVE
 SOLDOTNA, AK 99668

SCALE: 1" = 200' DATE: JANUARY 6, 2026
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

ITEM #2 - PRELIMINARY PLAT
WILDERNESS EDGE SUBDIVISION

KPB File No.	2026-002
Plat Committee Meeting:	February 9, 2026
Applicant / Owner:	Chris Lucas & Brekke Hewitt Lucas / Soldotna
Chris	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Lake Road, Funny River area / Funny River APC

Parent Parcel No.:	066-112-18
Legal Description:	T 5N R 8W SEC 31 SEWARD MERIDIAN KN SE1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170, 20.30.030(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 160.140 acre tract into fourteen lots, a tract and five dedications, with the lots ranging in size from 4.600 acres to 5.810 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Lake Rd coming south from Funny River Rd. Lake Rd is currently a 30' dedication along the plat being borough maintained. North of this plat the right-of-way varied as it goes to Funny River Rd, from no dedication to 100' wide. Lake Rd is developed from Funny River down to the south end of the plat as Moose Ridge Ave.

Access along the south of the plat is Moose Ridge Ave, and undeveloped dedication. On the west is Goodyear Ave, another undeveloped dedication.

The plat is proposing to dedicate a 30' dedication to complete Lake Rd to a 60' dedicated right-of-way. Moose Ridge Ave is proposed to be dedicated at a 60' full dedication, with the adjacent land owner to the south being US Fish and Wildlife giving no chance of dedicating any right-of-way. On the west the plat is proposing to dedicate 30' to complete out Goodyear Ave to a 60' dedication also. Of these three only Lake Rd is developed.

On the interior of the plat is proposed two 60' dedications to be know as Caribou Ridge St coming from the Moose Ridge Ave and Bagley Ave coming from Lake Rd. The addressing Officer has noted that Bagley Ave is not lined up with the existing Bagley Ave to the west and should choose a new name. Caribou Ridge is using prohibited street names and needs new. **Staff recommends** the surveyor contact the Addressing Officer for new names for these two dedications.

The plat is affected by section line easement on the south and east side of the plat. **Staff recommends** the surveyor verify the SLE size with documentation and supply to staff and correctly show on the drawing and identify in the plat notes.

Block length is not compliant around the plat. The west line of the plat extends 2600 feet along the exterior with Goodyear Ave, with no break point into the plat interior. Bagley Ave is at the half way point along Goodyear Ave to push into the plat for a break in the block. On the north there is no dedication of road proposed to break the block or extend Cummins Ave. The surveyor has requested exceptions to KPB 20.30.170 Block Length- requirements and KPB 20.30.030 Proposed Street Layout for the extension of Cummins Ave and Bagley Ave. These exceptions will be further discussed later in the staff report.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Bagley Ave. is named twice in two separate locations on this plat.
SOA DOT&PF comments	No comments

Site Investigation:

The terrain of the plat is a rough configuration throughout, as can be seen by the contour map in the packet. Areas where the slope is steep and approximately greater than 20% has been shown on the plat drawing. Seeing that the steep slopes are throughout the 160 acres of the plat and showing direction of the downslope would detract from the drawing, **staff recommends** the hatching not be shown on the final.

There are no improvements or structures on the property that are visible on the KPB GIS data. Aerial data does show structures on the lots to the northeast close to the property lines. **Staff recommends** the surveyor note any encroachments to the property and they will be resolved prior to final plat approval.

There are wetlands noted on the drawing with grass style hatching. The designation from the KWF Wetlands Assessment is Depression.

Per the River Center review the plat is not located in neither a FEMA designated flood hazard area nor a habitat protection district. **Staff recommends** plat note 7 be either removed or modified to state that the plat is not in a FEMA flood hazard area.

Having been noted on the plat and KPB satellite imagery indicating this property may contain wet areas. **Staff recommends** placing 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	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The is surveyed as the SE1/4 of Section 31, Township 5 North, Range 8 West, SM, Alaska. This is the first division of the parcel.

A soils report will not be required as the new lots are above 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.

Funny River Advisory Planning Commission minutes from the February 4, 2026 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

Being the first division of the property, there are no easements to carry forward from a parent plat. there are no utility easements reserved crossing the land either.

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 plat is proposing a 10’ utility easement at the front 10’ of the 20’ building setback adjoining all right-of-ways. There is a typical detail showing the utility easement and building setback at the right-of-way line on the drawing page, upper left corner.

Utility provider review:

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

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: None</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Goodyear Ave, Bagley Ave, Moose Ridge Ave, Lake Rd, Cummins Ave.</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: Proposed dedication of Bagley Ave, is not in alignment with existing Bagley Ave. Please choose a new street name. Caribou Ridge St. uses prohibited street names. Caribou Circle is in use in the same ESN.</p> <p>Comments: Please provide new street names for review.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>

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 comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Correct typos in street names in the Certificate of Acceptance.

Add the date of February 9, 2026 to the Plat Approval.

Match the Certificate of Ownership and Dedication to that as shown in KPB 20.60.190(A) (5).

PLAT NOTES?

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- 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:

Modify KPB File No to 2026-002

Area should be to nearest 100th, staff gets area to 160.140 acres.

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:

Modify the name Moose Ridge Ave along the south of the plat and to the west and east to two words.

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:

Plat note 6 states 33' SLE and the drawing shows 50' SLE, verify correct width and supply documents to staff.

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:

3 Lots north of Lot 1 need the plat label corrected and in the detail.

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 20.30.170 Blocks – Length Requirements, KPB 20.30.030(A) Proposed Street Layout

Surveyor's Discussion:

This subdivision is proposing fifteen lots. Lots 1-14 will be between 4.6 acres and 5.8 acres. The remaining tract will be 81 acres.

Surveyor's Findings:

1. Proposed Tract A is 81 acres of raw, undeveloped property.
2. An extension of Cummins Avenue and / or Bagley Avenue is unlikely to be constructed due to terrain and wetlands.
3. Future development and subdivision of proposed Tract A would allow for an extension of Cummins Avenue and / or Bagley Ave
4. Adequate block lengths for Tract A could be met during future plat actions.
5. There is already adequate access to all of the lots from other rights-of-way.

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.

20.30.030. - Proposed street layout—Requirements.

A. 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. Surrounding properties will not be denied access by granting these exceptions.

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 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 1-5 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 1-6 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.

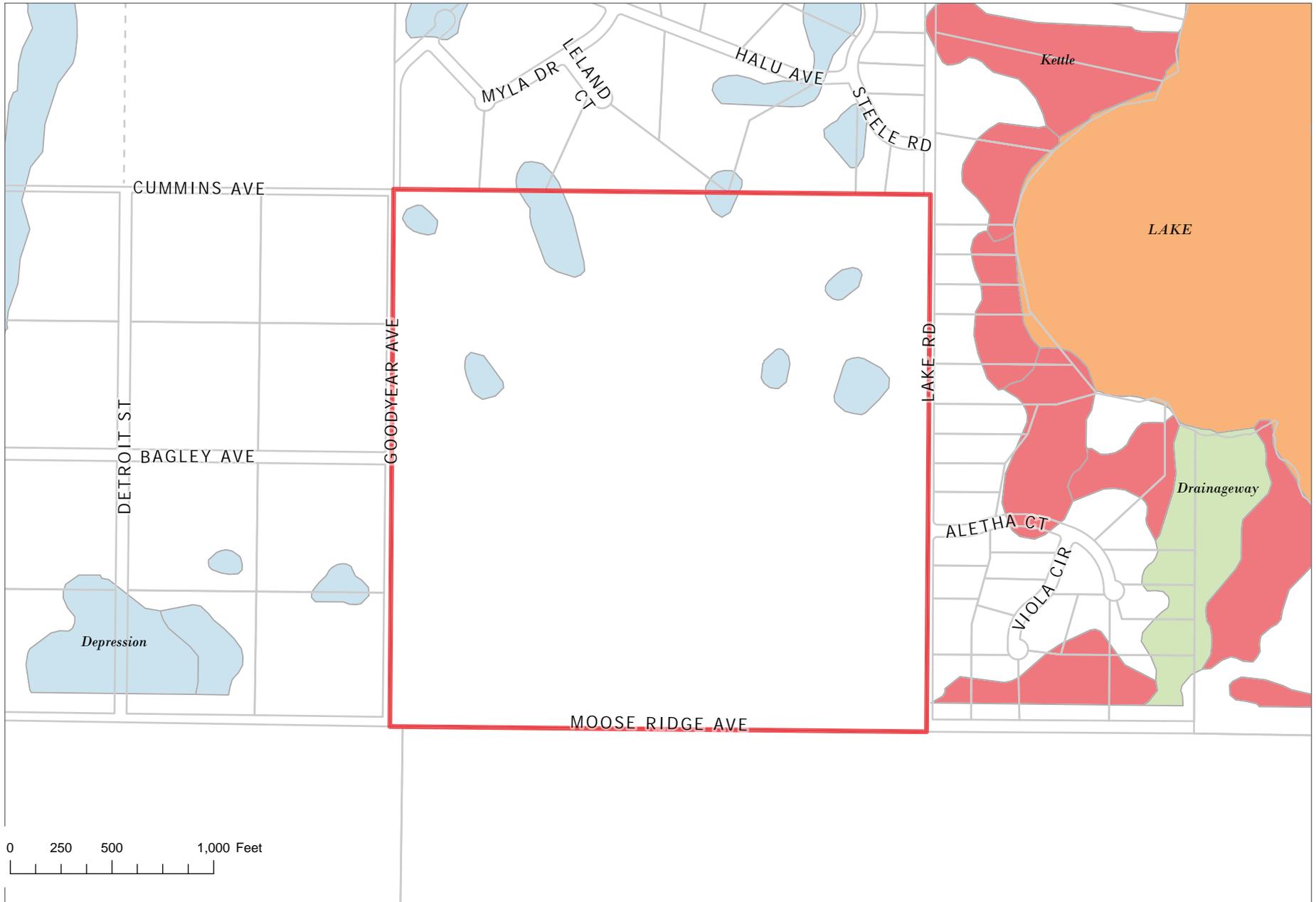
END OF STAFF REPORT



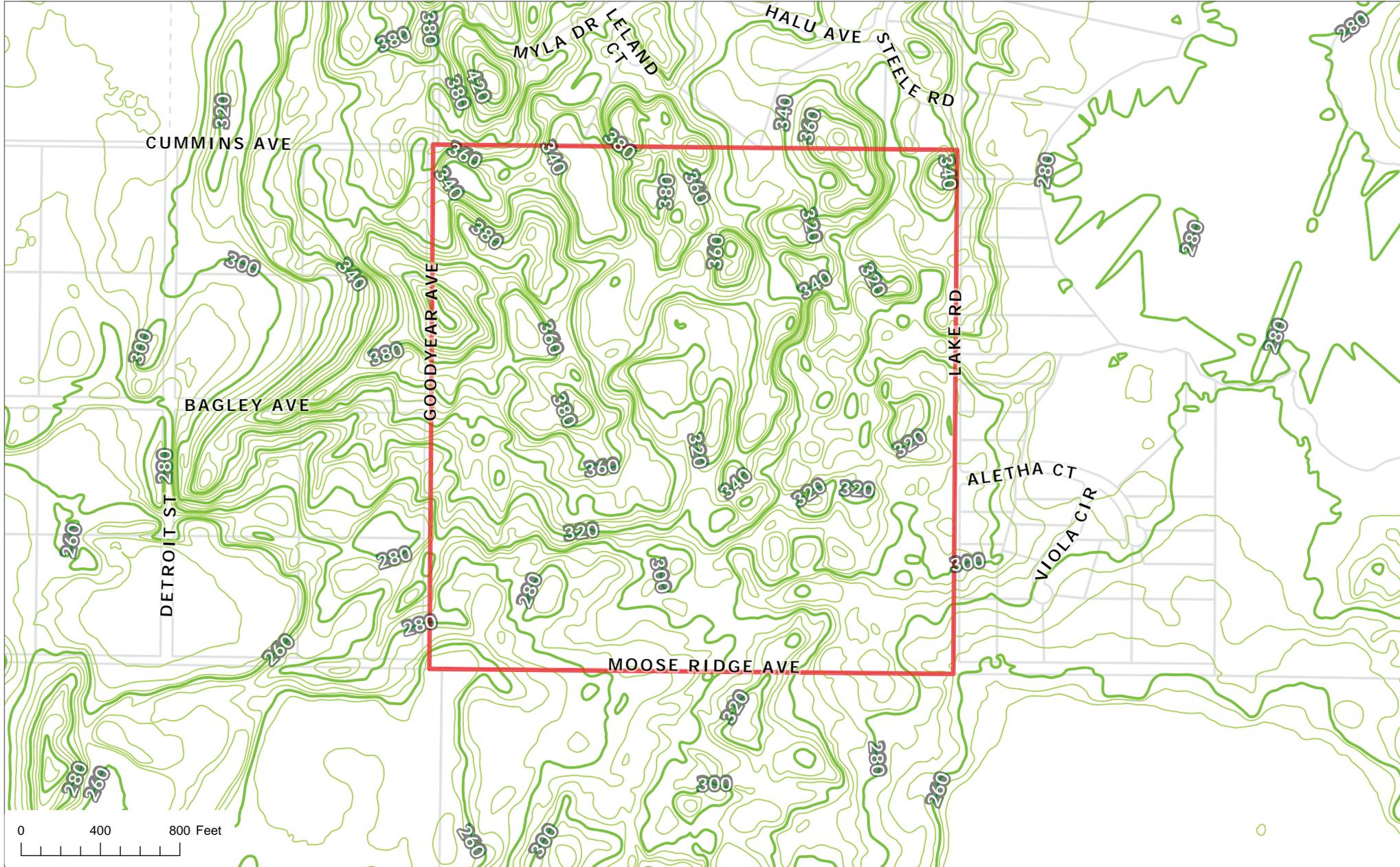
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DESK PACKET

Supplemental

(MATERIALS SUBMITTED BY 1:00 PM 02/06/2026)

E2. NEW BUSINESS

- E2. Wilderness Edge Sub
Comment KP2026-002_Funny River APC NO

**FUNNY RIVER ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: COMMUNITY CENTER AND ZOOM TELECONFERENCE
WEDNESDAY, FEBRUARY 4, 2026
7:00 PM
MINUTES**

1. CALL TO ORDER

Don Fritz called the meeting to order at 7:03 pm

2. OATH OF OFFICE

Morgan administered the Oath of Office to Glenda Radvansky.

3. ROLL CALL

Don, Mike, Allen, and Glenda were in Attendance

4. APPROVAL OF AGENDA

Don made a Motion to Approve the Agenda as provided. Alan Seconded. Don made a motion to add Plat 2026-007 as provided by email from Morgan to the Agenda. Mike Seconded. The Motion to Amend Passed Unanimously and the Amended Agenda Passed Unanimously.

5. BOROUGH BUSINESS

a. REPORTS

i. PLANNER REPORT

b. PLATTING

Plat Review 2026-002 Wilderness Edge Subdivision

Don made a Motion for the APC to provide a comment of No Objection on Plat 2026-002. Alan Seconded. The Motion Passed Unanimously.

c. **KPB Tax Foreclosure Sale-** 2 parcels located within the FRAPC boundaries, are slated for sale on April 25, 2026.

The APC has no comment on these two parcels.

d. **Plat Review** 2026-007 Dejux Subdivision

Don made a Motion for the APC to provide a comment of No Objection on Plat 2026-007. Mike Seconded. The Motion Passed Unanimously.

6. OLD BUSINESS

a. Boat Launch Update –

Don provided FRCA meeting dates to the Mayor.

7. NEW BUSINESS

No New Business.

8. PUBLIC COMMENT/PRESENTATION

No Public Comment.

9. COMMISSIONER COMMENTS

No Commissioner Comments

10. ADJOURNMENT –

Don made a Motion to Adjourn at 7:35. Mike Seconded. The Motion Passed Unanimously.