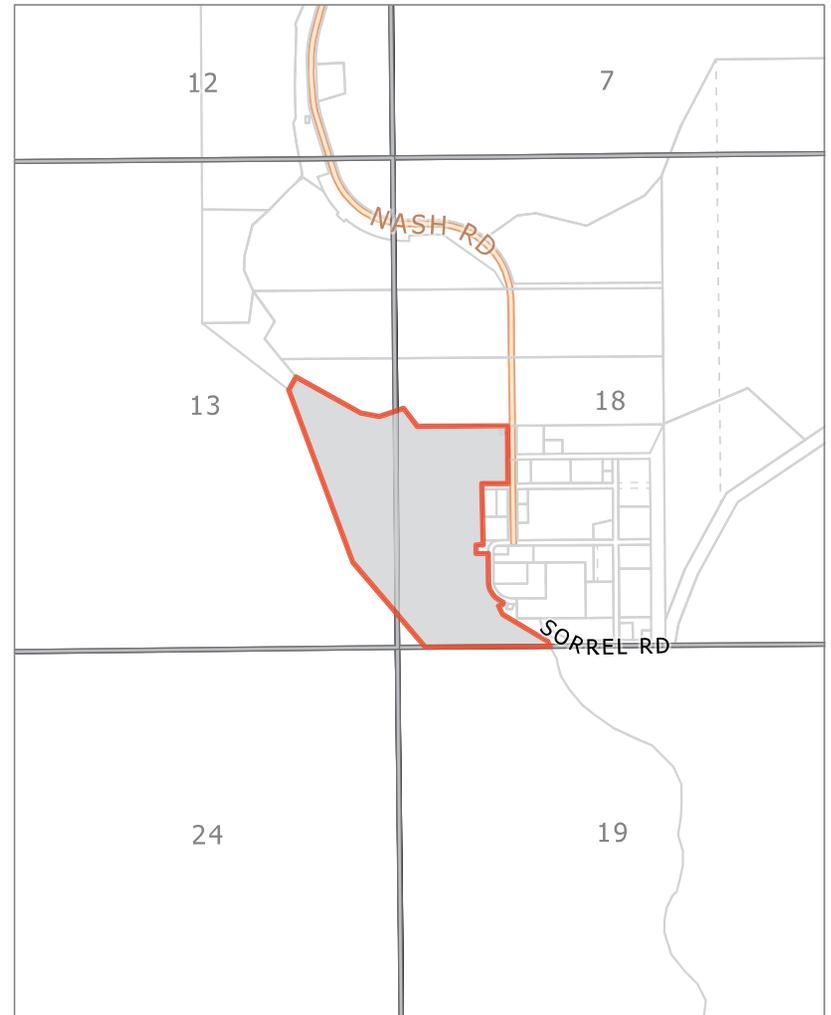
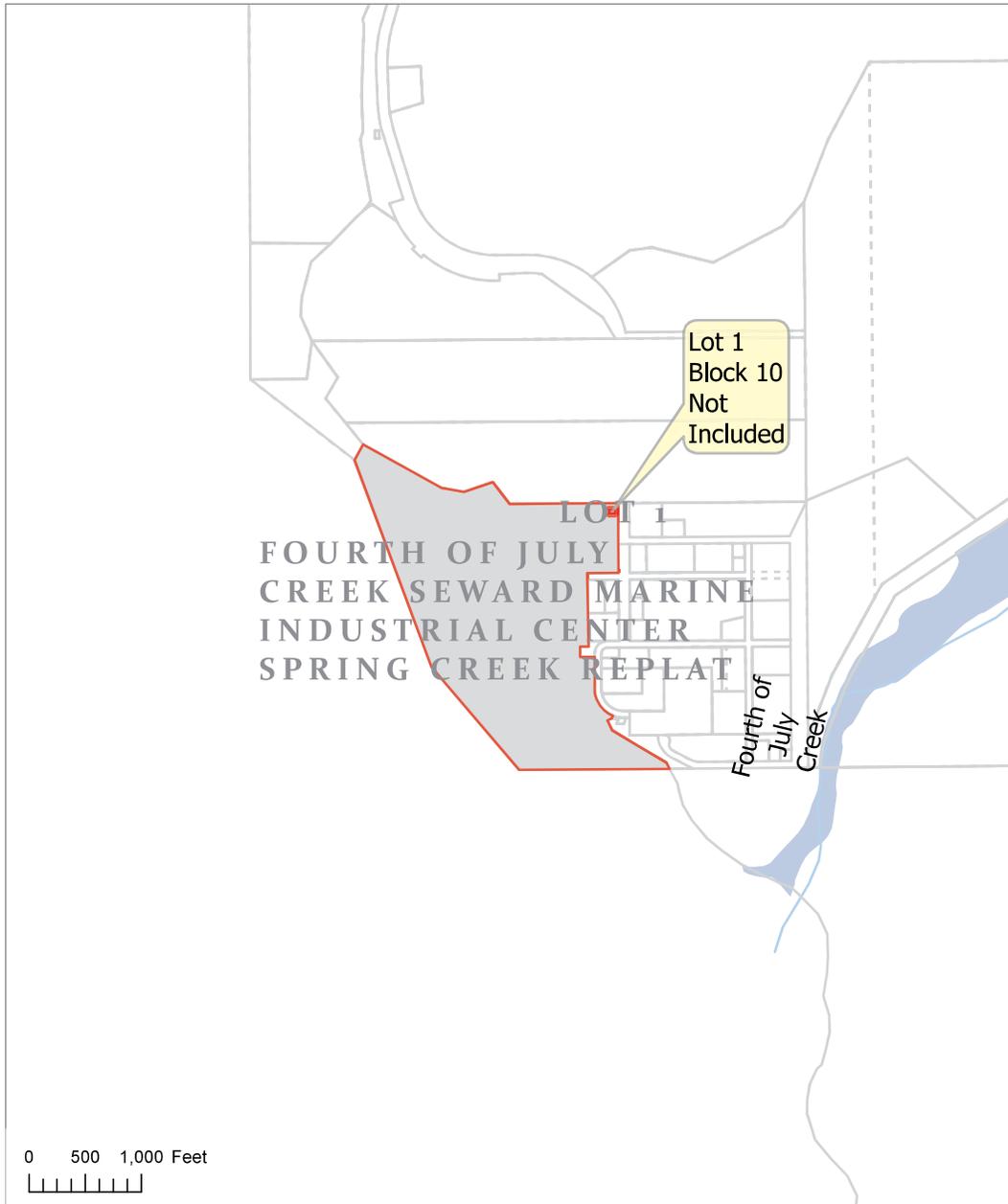


## **E. NEW BUSINESS**

- 1. Fourth of July Creek Subdivision Seward Marine Industrial Center  
Spring Creek Park Replat  
KPB File 2025-029  
AK Lands / City of Seward  
Location: Off Nash Road & Sorrel Road  
City of Seward**

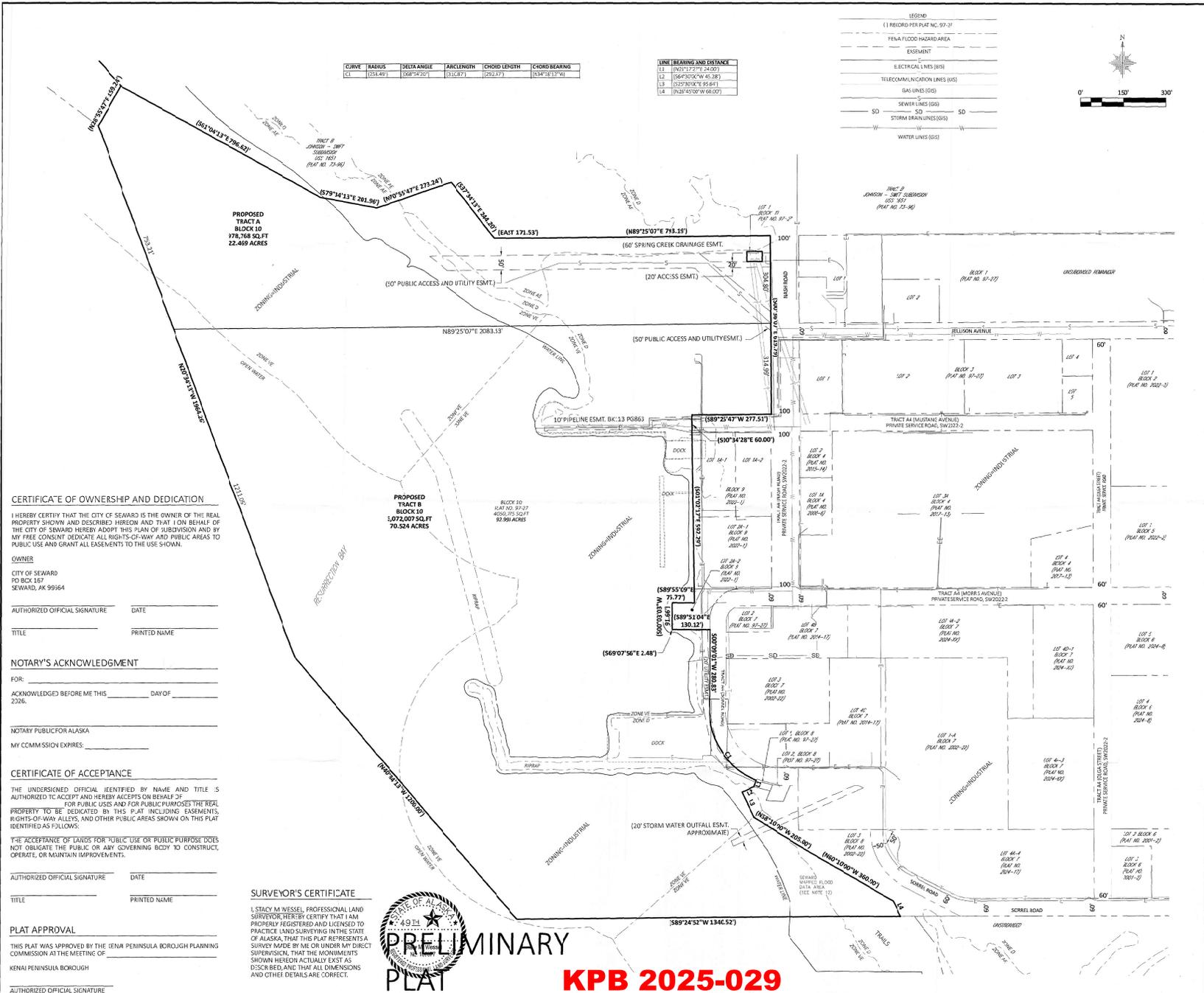


KPB File 2025-029  
T01S R01E SEC18 & T01S R01W SEC13  
Seward

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.



LEGEND

(1) RECORD PER PLAT NO. 97-27

FEMA FLOOD HAZARD AREA

EASEMENT

ELECTRICAL LINES (EIS)

TELECOMMUNICATION LINES (TIS)

GAS LINES (GIS)

SEWER LINES (SS)

SD

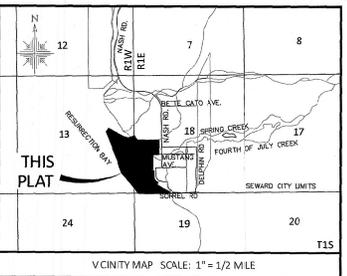
STORM DRAIN LINES (SDS)

SD

WATER LINES (WS)

LINE BEARING AND DISTANCE

LINE	BEARING	DISTANCE
L1	(N01°12'32"E 24.00')	
L2	(S64°20'00"W 45.38')	
L3	(S22°20'00"W 59.61')	
L4	(N20°42'00"W 60.00')	



- NOTES:
- THIS IS A PROPOSED PLATTING ACTION. NO BOUNDARY SURVEY HAS BEEN PERFORMED.
  - NOT ALL SITE FEATURES ARE SHOWN WITHIN THE PROPOSED SUBDIVISION. UTILITY LINES ARE BASED ON SMC UTILITIES CAD DRAWING AND ARE APPROXIMATE. FEMA FLOOD ZONES ARE BASED ON THE FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) MAP SERVICE AND ARE APPROXIMATE. THE WATER LINES IS BASED ON IGS DATA, AIR LANDS, LAND SURVEYING LLC MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE REGARDING THE ACCURACY OR COMPLETENESS OF EXISTING SITE IMPROVEMENTS, UTILITIES, OR OTHER FEATURES SHOWN RELATIVE TO THE PROPERTY LINES SHOWN.
  - LOT 1, BLOCK 10 LOCATION IS APPROXIMATE DUE TO LACK OF DIMENSION TIES FOR THE RECORD PLAT.
  - TRACT A IS A SERVICE ROAD ACCESS AND UTILITY EASEMENT ACCESS RESTRICTED TO LESSEES, CITY OF SEWARD, AND OTHER AUTHORIZED PERSONNEL.
  - THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT 5038183, RECORDED JULY 15, 1951 AT BOOK 23 AND PAGE 765 AND AMENDMENTS THEREOF AS SHOWN IN "NOTICE", RECORDED MAY 26, 1993, BOOK 68 PAGE 655.
  - THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 5914 RECORDED AUGUST 7, 1981 AT BOOK 23 PAGE 956 AND RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 561, RECORDED ON MAY 19, 1994, BOOK 72 PAGE 572.
  - PUBLIC ACCESS EASEMENTS VIOLATED BY PLAT NO. 97-27, APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES JANUARY 20, 1994 AND THE KENAI PENINSULA BOROUGH PLANNING COMMISSION JULY 9, 1997.
    - A PUBLIC ACCESS EASEMENT DESCRIBED WITHIN STATE OF ALASKA PATENT OF AALS 76-69 AS 50 FOOT ALONG THE ORDINARY HIGH WATER OF FOURTH OF JULY CREEK AND OTHER UNNAMED CREEKS AS PORTRAYED ON THE BLM SURVEY PLAT OF T15 E18, ACCEPTED 12/78/78.
    - 25 FOOT PLEISTOCENE EASEMENT ALONG THE MEAN HIGH TIDE LINE OF RESUBDIVISION BAY DESCRIBED ON SURVEY PLAT OF AALS 76-69.
    - PUBLIC ACCESS EASEMENT DESCRIBED WITHIN THE STATE OF ALASKA PATENT NO. 2514 FOR U.S. SLURVEY 4827 AS 50 FOOT ALONG THE MEAN HIGH WATER MARK OF RESUBDIVISION BAY, THE ORDINARY HIGH WATER MARK OF FOURTH OF JULY CREEK AND UNNAMED STREAMS AS PORTRAYED ON THE ORIGINAL SURVEY PLAT OF U.S. SURVEY NO. 4827.
    - EASEMENTS ON PLAT 97-27 AND PLAT 2002-2 WERE NOT FULLY DIMENSIONED. LOCATION SHOWN HEREON ARE APPROXIMATE.
    - 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.
    - WASTE WATER DISPOSAL: PLANS FOR WASTE WATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
    - LOTS WITHIN THIS SUBDIVISION MAY BE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA; IF SUCH IS THE CASE, DEVELOPMENT MUST COMPLY WITH TITLE 15 OF THE CITY OF SEWARD'S CHARTER AND CODE OF LAWS. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION.
    - A PORTION OF THIS PROPERTY IS IN FLOOD ZONE VE AND ZONE AE, THAT IS DEFINED AS SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. IN THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 022202086, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 20, 2016, DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. WATER LINE AND FLOOD ZONE DELINEATION ARE GIS DATA PROVIDED BY THE NATIONAL FLOOD HAZARD LAYER.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

**OWNER**  
CITY OF SEWARD  
PO BOX 187  
SEWARD, AK 99164

**AUTHORIZED OFFICIAL SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**TITLE** \_\_\_\_\_ **PRINTED NAME** \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF 2026.

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

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF \_\_\_\_\_ 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:

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 SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**TITLE** \_\_\_\_\_ **PRINTED NAME** \_\_\_\_\_

**PLAT APPROVAL**

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

**AUTHORIZED OFFICIAL SIGNATURE** \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, STACY M. NISSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



**PRELIMINARY PLAT**

**KPB 2025-029**

Plat of:  
**FOURTH OF JULY CREEK SUBDIVISION  
SEWARD MARINE INDUSTRIAL CENTER  
SPRING CREEK REPLAT**

CREATING TRACT A AND TRACT B, BLOCK 10  
CONTAINING 92,993 ACRES MORE OR LESS

ASUBDIVISION OF:  
BLOCK 10,  
FOURTH OF JULY CREEK SUBDIVISION  
SEWARD MARINE INDUSTRIAL CENTER,  
FILED UNDER PLAT NO. 97-27

CITY OF SEWARD  
SEWARD RECORDING DISTRICT  
KENAI PENINSULA BOROUGH  
LOCATED WITHIN SECTION 18, T15, R15, S.M., AC.

OWNER:  
CITY OF SEWARD  
PO BOX 187  
SEWARD, ALASKA 99164

AK Lands Land Surveying LLC  
13521 Venus Way  
Aschorage, AK 99515  
alands@aklands.com  
http://aklands.com  
(907) 744-1AND

Date: 12/23/2025

Drawn: SMW  
Checked: N/A  
Scale: 1" = 150'  
Field Book: N/A  
Date of Survey: N/A  
Sheet:  
KPB No.

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT  
FOURTH OF JULY CREEK SUBDIVISION SEWARD MARINE INDUSTRIAL CENTER SPRING CREEK  
REPLAT**

<b>KPB File No.</b>	2025-029
<b>Plat Committee Meeting:</b>	March 16, 2026
<b>Applicant / Owner:</b>	City of Seward / Seward
<b>Surveyor:</b>	Stacy Wessel / AK Lands, Land Surveying LLC
<b>General Location:</b>	City of Seward east side of Resurrection Bay

<b>Parent Parcel No.:</b>	145-340-40
<b>Legal Description:</b>	T 1S R 1E SEC 13 & 18 SEWARD MERIDIAN SW 0970027 FOURTH OF JULY CREEK SUB SEWARD MARINE INDUSTRIAL CENTER THAT PTN OF BLK 10 EXCLUDING LOTS 1 & 2
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Industrial
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	20.30.030(A), 20.30.210, 20.30.170

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide 92.993 acres parcel in two new tracts of size 22.469 acres and 70.524 acres.

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

Legal access to the plat is by Nash Road coming in on the north, a 100-foot dedication maintained by the State of Alaska. Nash Road becomes a private road and part of Tract A4 Fourth of July Creek Subdivision Seward Marine Industrial Center Sire Department Replat SW 2022-2 at a point in front of proposed Tract B. **Staff recommends** the surveyor give distances along the right-of-way line to distinguish the location of the separation of the two ROWs. Tract B also has access to Sorrel Rd on the south. Sorrel Rd still being 60' wide, also is a part of Tract A4 SW 2022-2, being a private road. With a portion of Nash Rd and Sorrel Rd being private road maintained by the City of Seward the surveyor has requested an exception to KPB 20.30.210

There is also a 50' Public Access Easement on the northern part of proposed Tract A shown that is granted to 'The Public' as shown on SW 97-27 which created it. This easement goes from Nash Rd to the tidelands across Spring Creek campground.

This plat is not proposing any dedication or vacation of road.

Per the State of Alaska ROW division comments and KPB GIS data, there is a section line easement that comes in from the north that was not completely vacated. **Staff recommends** the surveyor verify the information as noted by SOA DOT and show the results on the drawing.

Block length is not compliant and an exception to KPB 20.30.170 has been requested.

KPB Roads Dept. comments	Out of Jurisdiction: Yes  Roads Director: Uhlin, Dil Comments: No comments
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SOA DOT ROW	There may be a 33' Section Line Easement along S17 S20 that isn't shown. This easement was vacated to the West and East of this property, but we couldn't locate any documents showing a vacation within this parcel. (This SLE isn't shown on the Homer East End Road 0-3.75 ROW mapping
SOA DOT&PF	<ul style="list-style-type: none"> <li>No direct access to East End Road for Lots 2A BLK 2 and Lot 2B BLK</li> <li>Approach road review is required for Spyglass St.</li> <li>Platting actions invalidate existing access permits. Apply for an Approach Road Review for Spyglass St connection to East End Road. Approach Road Reviews can be applied for at DOT&amp;PF's online ePermits website: <a href="https://dot.alaska.gov/row/Login.po">https://dot.alaska.gov/row/Login.po</a> Please contact DOT&amp;PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions</li> </ul>
Seward EMS	No concerns

**Site Investigation:**

There does not appear to be steep slope on the plat as KPB GIS data shows the land to be relatively flat sloping towards Resurrection Bay. The steep slopes that are on the plat are near the shore line as the ground drops to the water line with some slopes at 40% and others are at the edge of docks at 100% and should not be considered as sloping.

There are improvements located on the property located on the north and west side. Improvements consist mainly of docks and structures to build the land up above the water line for better usage. Buildings are located on the adjacent properties.

According to the KWF Wetlands Assessment there are some areas of Tidal wetlands that should be shown on the plat along the north line and the south. **Staff recommends** the surveyor add these two areas to the final drawing.

The area is noted to be in FEMA Flood Hazard area. The appropriate note in KBO 20.30.280.D is shown at plat note 12 and flood zones are shown on the drawing. The title of 'Flood Hazard Notice' should be added to plat note 12 as the label. **Staff recommends** the plat also be noted as being in the Seward Mapped Flood Data Area (SMFDA).

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

The land was originally surveyed as US Survey 4827 and portions of Section 13 & 18 Township 1 South Range 1 East Seward Meridian Alaska. Fourth of July Creek Tracts SW 84-6 created Tract in the south part of the survey area. Fourth of July Creek Subdivision Seward Marine Industrial Center SW 97-27

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.

The subdivision is located in the City of Seward. The Seward City Council approved the plat at the October 13, 2025 meeting issuing Resolution 2025-099 which revised Resolution 2025-007 from the meeting of February 10, 2025 granting approval. The new resolution removed the approval of the vacation of the Public Access Easement from Nash Rd to the tidelands across the property as the State of Alaska opposed the vacation.

There does not appear to be an encroachment issues according to KPB GIS date and not issues were indicted on the preliminary plat. **Staff recommends** the surveyor note any encroachments found when doing the field survey that they be noted and detailed to staff and a solution be identified prior to finalization of the plat.

**Utility Easements**

All easement of record look to be shown. If there are any found missing, **staff recommends** the surveyor add these easements to the drawing and identify the sources.

No easements are being vacated on this plat.

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

**Utility provider review:**

HEA	No comments
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn  Affected Addresses:  3207 Sorrel Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  Sorrel Rd, Olga St, Morris Ave, Nash Rd, Mustang Ave, Jellison Ave.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No  List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:  City of Seward will advise on addressing.</p>
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Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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. Review Not Required
Assessing	Reviewer: Windsor, Heather Comments: No comments

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

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

With submittal of the final plat, plat note 1 be removed and surveying be completed.

*PLAT NOTES?*

- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- 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 the KPB File No to 2025-029  
Add to the legal description “Except Lot 1”

- 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:**  
Darken road locations/edges, names and ROW widths to be more distinguishable.  
Show the distance along the right-of-way of Nash Rd touching Tract A and Tract B between public and private portions.

**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.

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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.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

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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.

**EXCEPTIONS REQUESTED:**

**A. KPB Code 20.30.030(A) Proposed Street Layout Requirements and KPB Code 20.30.210 Lots Access to Street**

**Surveyor's Discussion:**

In the Spring Creek Replat, proposed Tract A fronts Nash Road, a fee simple dedicated right-of-way available for public use. However, Tract B, the Southern remainder, does not front a dedicated right-of-way but fronts on Tract A4, a private 60 foot wide tract developed as a service road serving SMIC's needs. The City wishes to retain control over this tract to manage access within SMIC, ensuring safety and operational efficiency.

**Surveyor's Findings:**

1. Controlled Industrial Access: SMIC's heavy industrial nature requires controlled access to ensure safety and security for operations and personnel.
2. Unique Ownership Structure: The City owns all lands within the subdivision, including Tract A4, allowing for internal management of access without impacting public road systems.
3. Operational Efficiency and Safety: Retaining private control over Tract A4 is essential for managing traffic flow, restricting unauthorized access, and maintaining safety protocols within the industrial area.
4. Practical Compliance: Granting these exceptions is the most practical way to comply with the intent of the KPB Code while addressing the unique requirements of an industrial maritime center.
5. Uninterrupted Access: All lots will continue to have access via Tract A4 or Sorrel Road, ensuring no lot is denied access.
6. Enhanced Public Amenities: Creating dedicated park and campground areas enhances public welfare by providing recreational spaces without impeding industrial operations.
7. Safety Considerations; Controlled access reduces the risk of accidents in heavy industrial zones, protecting both the public and industrial personnel.

**Staff Discussion:**

**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.

**20.30.210. - Lots—Access to street.**

Each lot shall abut on a fee simple dedicated street except as provided by KPB 20.30.030(B).

**Staff Findings:**

8. Tract B has small point of access to fee simple dedication at the north end.
9. Granting these exceptions will have no adverse effect to the public.

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 & 2 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 3 & 4 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 5-7 & 9 appear to support this standard.**

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**EXCEPTIONS REQUESTED:**

**B. KPB Code 20.30.170 Block Length Requirements**

Surveyor's Discussion:

The current block configuration and proposed subdivision do not conform to these block length requirements due to the unique layout and ownership structure of the industrial area. All lands within the subdivision are owned by the City, and block lengths are dictated by existing industrial uses and geographic constraints. The block was originally subdivided in 1997.

Surveyor's Findings:

1. Geographic Constraints: the area's geography and existing industrial infrastructure make it impractical to conform to standard block length requirements.
2. Existing Industrial Uses: Operational needs of the industrial facilities require larger parcels for efficient functioning.
3. Operational Efficiency: Strict adherence to block length requirements would disrupt exiting industrial operations and hinder efficient land use.
4. Practical Compliance: Granting the exception allows the City to optimize land use while maintaining compliance with the overall intent of the code.
5. No impact on Adjacent Properties: Since the City owns all surrounding land, there is no adverse effect on neighboring properties.
6. Public Benefit: The subdivision facilitates the creation of public amenities such a parks and campgrounds, enhancing community welfare.

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:

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.

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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 3 & 4 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 5 & 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.**

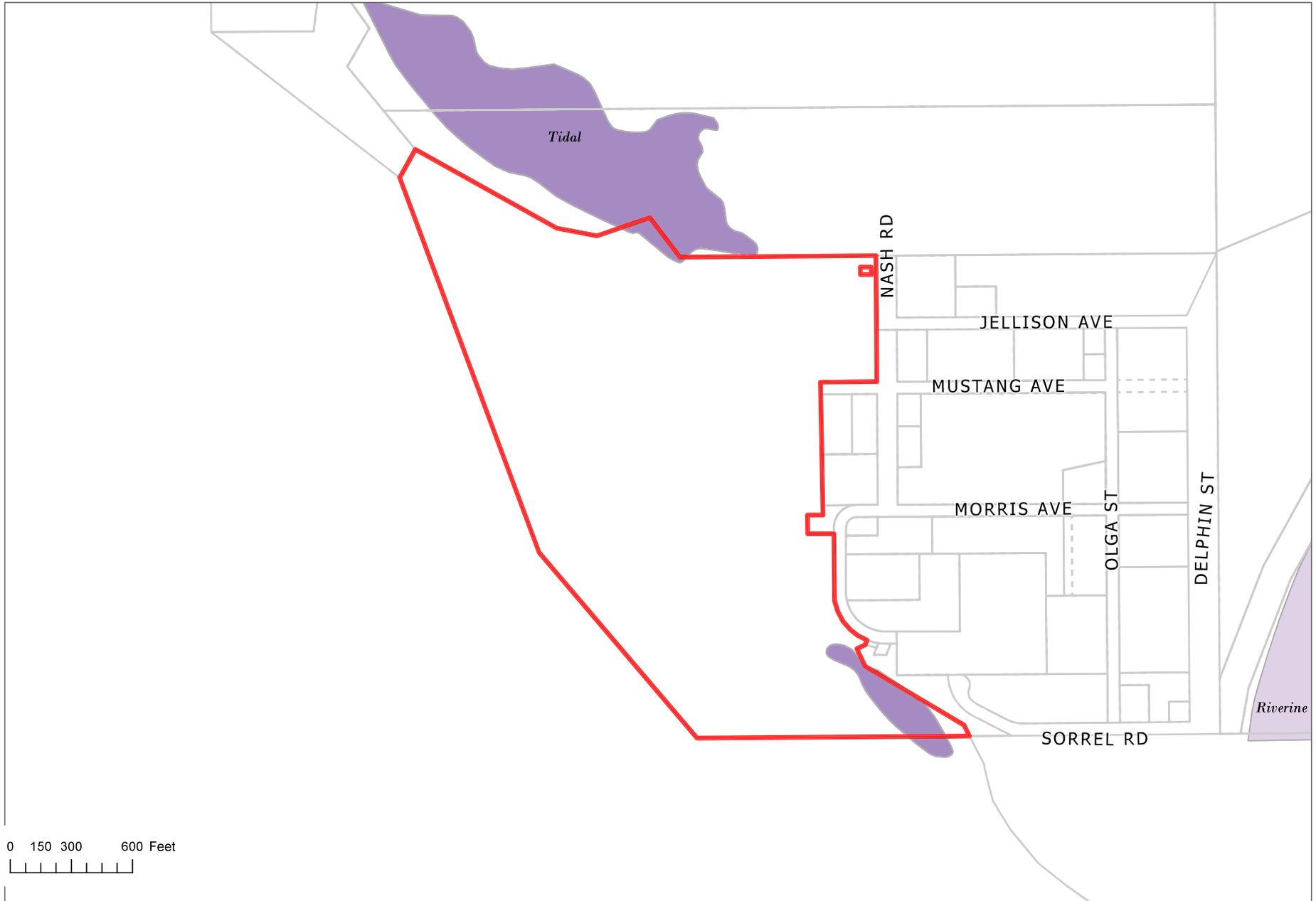
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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.**

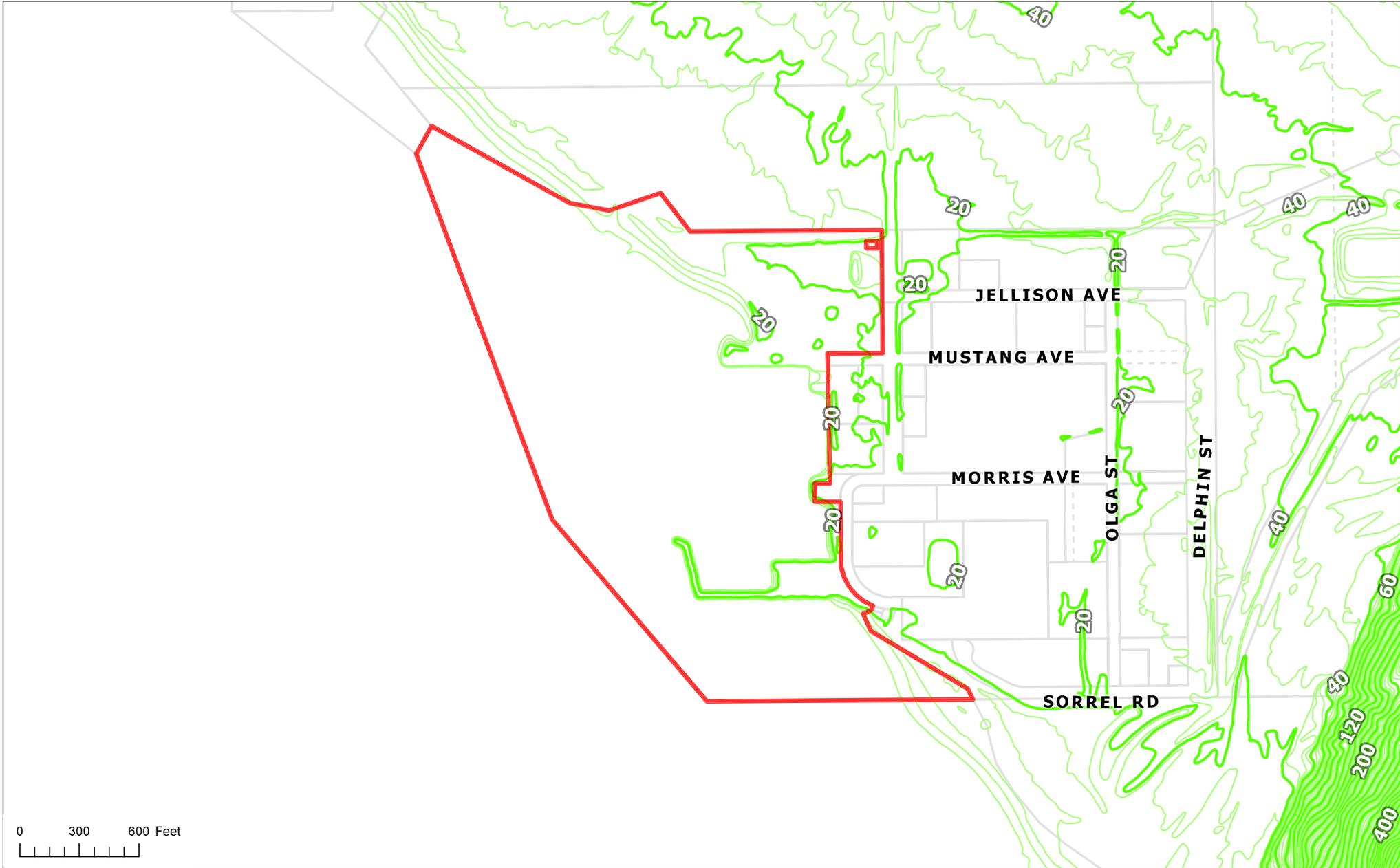
**END OF STAFF REPORT**



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**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to contact the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIS. Users should be aware that BFEs shown on the FRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accuracy of flood elevation data presented in the FIS Report should be utilized in conjunction with the FRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for the jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Alaska State Plane 4 Zone (FIPS zone 5004). The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FRMs for adjacent jurisdictions may result in slight position differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1988 and the North American Vertical Datum of 1988. See Section 3.3 of the accompanying Flood Insurance Study report to obtain a list of streams that have been updated to the North American Vertical Datum of 1988 as part of this update. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1988 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NCS Information Services  
NGA, NNGS12  
National Geodetic Survey  
SSM-C, #6022  
1515 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FRM was derived from multiple sources. Base maps may have been provided in digital form by Kenai Peninsula Borough GIS Department, Alaska Department of Natural Resources, and U.S. Geological Survey. This information was compiled at various map scales during the time period 2002-2013.

The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the profile baselines, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the need to floodplain relationships for unregulated streams may differ from what is shown on previous maps.

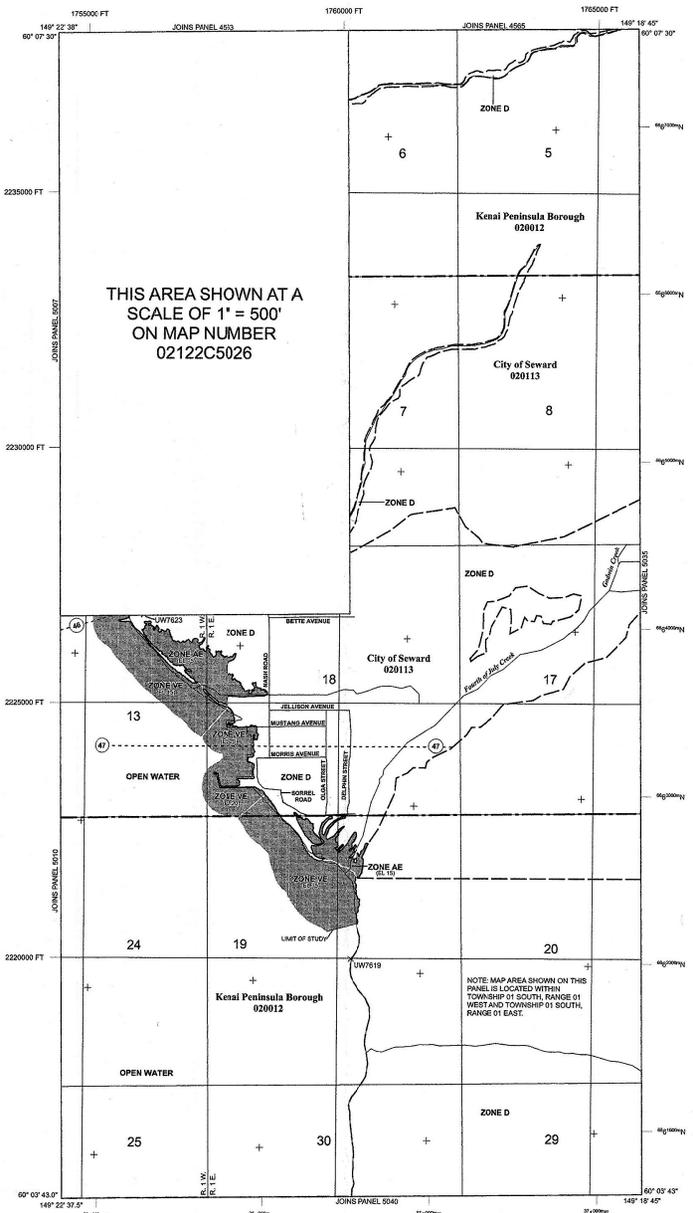
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository address, and a listing of Communities table containing National Flood Insurance Program sites for each community as well as siting of the panels on which each community is located.

For information on available products associated with this FRM visit the Map Service Center (MSC) website at [www.fema.gov](http://www.fema.gov). Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

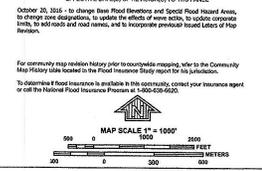
If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange (FMIE) at 1-877-FEMA-5445 (1-877-369-5445) or visit the FEMA website at <http://www.fema.gov/business/fmie>.

THIS AREA SHOWN AT A SCALE OF 1" = 500' ON MAP NUMBER 02122C5026



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO RISK OF INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100-year flood) is shown in the Special Flood Hazard Area (SFHA) that has the area subject to flooding by the 1% annual chance flood. The Special Flood Hazard Areas include Zone A, AE, AH, AO, AR, AV, VE, and V. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE A**  
No Base Flood Elevations determined.
- ZONE AE**  
Base Flood Elevations determined.
- ZONE AH**  
Flood depths of 1 to 3 feet (locally areas of ponding). Base Flood Elevations determined.
- ZONE AO**  
Flood depths of 1 to 3 feet (locally sheet flow or ponding). Average depths determined. The areas of sheet flow, wherever also determined.
- ZONE AR**  
Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that is no longer operational. Zone AE indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood by a Federal flood protection system under construction. No Base Flood Elevations determined.
- ZONE AV**  
Coastal flood zone with velocity hazard (wave action). No Base Flood Elevations determined.
- ZONE VE**  
Coastal flood zone with velocity hazard (wave action). Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
- ZONE X**  
Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with depths areas less than 1 square mile and areas subject to waves from the 1% annual chance flood.
- OTHER AREAS**
- ZONE X**  
Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D**  
Areas in which flood hazards are undetermined, see possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain boundary
  - 0.2% Annual Chance Floodplain boundary
  - Floodway boundary
  - Zone D boundary
  - Zone AE boundary
  - Zone VE boundary
  - Zone AV boundary
  - Zone AR boundary
  - Zone AH boundary
  - Zone AO boundary
  - Zone A boundary
  - Zone X boundary
  - Zone Y boundary
  - Zone Z boundary
  - Zone W boundary
  - Zone V boundary
  - Zone U boundary
  - Zone T boundary
  - Zone S boundary
  - Zone R boundary
  - Zone Q boundary
  - Zone P boundary
  - Zone O boundary
  - Zone N boundary
  - Zone M boundary
  - Zone L boundary
  - Zone K boundary
  - Zone J boundary
  - Zone I boundary
  - Zone H boundary
  - Zone G boundary
  - Zone F boundary
  - Zone E boundary
  - Zone D boundary
  - Zone C boundary
  - Zone B boundary
  - Zone A boundary



**NATIONAL FLOOD INSURANCE PROGRAM**

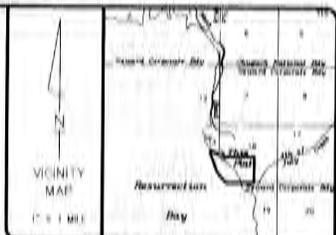
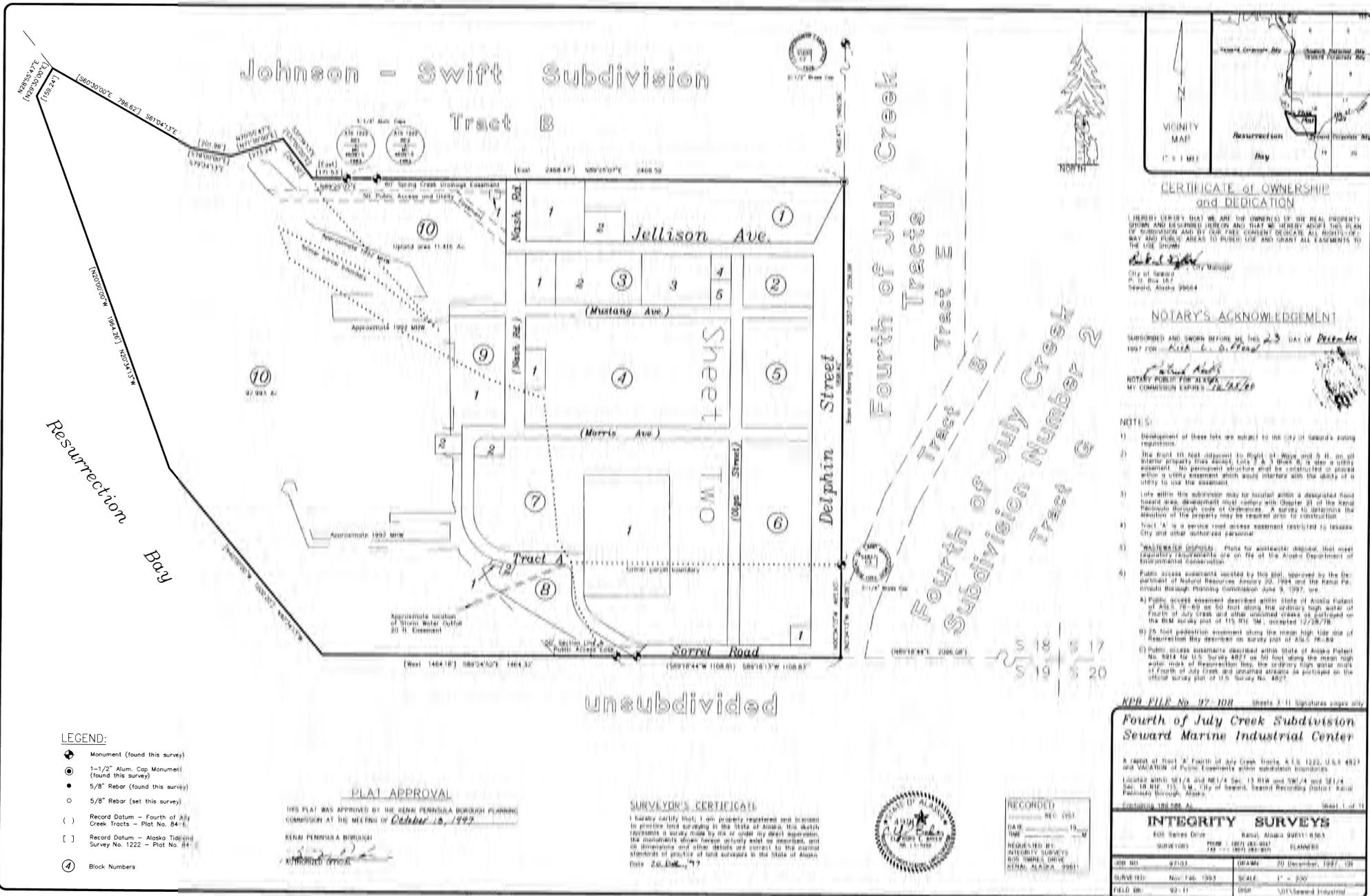
**PANEL 5030E**

**FIRM**  
FLOOD INSURANCE RATE MAP  
KENAI PENINSULA BOROUGH, ALASKA AND INCORPORATED AREAS

**PANEL 5030 OF 50-S**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COUNTY	SUBDIVISION	SHEET NUMBER	SHEET	SHEET
ALASKA	KENAI PENINSULA BOROUGH	5030E	5030	E
ALASKA	KENAI PENINSULA BOROUGH	5030E	5030	E

**MAP NUMBER 02122C5030E**  
**MAP REVISED OCTOBER 01, 2016**  
Federal Emergency Management Agency



**CERTIFICATE OF OWNERSHIP and DEDICATION**

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE AS OWNERS ACCEPT THE BURDEN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREOF.

*Rick E. G. Ford*, City Manager  
City of Seward  
P. O. Box 187  
Seward, Alaska 99664

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF December 1997 FOR Rick E. G. Ford

*Richard A. Smith*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 12/31/00

- NOTES:**
- Development of these lots are subject to the City of Seward's zoning requirements.
  - The front 10 foot adjacent to Right of Way and 5 ft. on all interior projects (lots shown). Lots 2 & 3 Block 6, is a city 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.
  - Lots within this subdivision may be located within a designated flood hazard area. Development must comply with Chapter 21 of the Seward Borough code of Ordinances. A survey to determine the location of the property may be required prior to construction.
  - Tract 'A' is a private road access easement restricted to Seward, City and other authorized persons.
  - WATERWAY EASEMENT:** Plans for waterway easement that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
  - Public access easements created by this plat, approved by the Department of Natural Resources January 30, 1994 and the Rural Planning Commission June 9, 1997, are:
    - A) Public access easement described within State of Alaska Patent No. 8918 for U.S. Survey 4827 on 50 feet along the mean high water of the 80th Survey Plot of 15 S 10 W, recorded 12/28/78.
    - B) 25 foot pedestrian easement along the mean high tide line of Resurrection Bay described on survey plot of ASL 276-82.
    - C) Public access easements described within State of Alaska Patent No. 8918 for U.S. Survey 4827 on 50 feet along the mean high water mark of Resurrection Bay, the ordinary high water mark of Fourth of July Creek and various areas as indicated on the official survey plot of U.S. Survey No. 4827.

KPB FILE No. 97-108 Sheets 3-11 Signatures copy only

**Fourth of July Creek Subdivision**  
**Seward Marine Industrial Center**

A portion of tract 'A' Fourth of July Creek Tracts, A.S. 1222, U.S.S. 4827 and VARIATION of Public Easements within subdivision boundaries.

LOCATED WITHIN 1/4 AND 1/4 Sec. 13 RW and SW/4 and SW/4 Sec. 18 RW, 13 S 10 W, City of Seward, Seward Recording District Rural Planning Borough, Alaska.

Containing 100 SQ. AC. Sheet 1 of 11

**INTEGRITY SURVEYS**

808 Seward Drive Seward, Alaska 99664-0505  
SURVEYORS: PHW / (907) 861-9017 PLANNERS: JAS - (907) 861-9017

JOB NO.	DATE	DRAWN
42103	Nov. Feb. 1993	20 December, 1997
SURVEYED	93-11	SCALE: 1" = 200'
FIELD DR.	93-11	DATE: 10/15/97

Seward 97-27

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF THE CITY OF SEWARD 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.

OWNER  
CITY OF SEWARD  
410 ADAMS STREET CITY HALL BUILDING  
SEWARD, AK 99664

AUTHORIZED OFFICIAL SIGNATURE: *Janette Bowser*  
DATE: 2/11/22  
TITLE: City Manager  
PRINTED NAME: Janette Bowser

**NOTARY'S ACKNOWLEDGMENT**

FOR: Janette Bowser  
ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF February, 2022.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: 4/18/2023



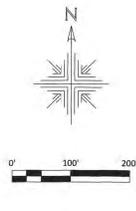
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 28, 2021.

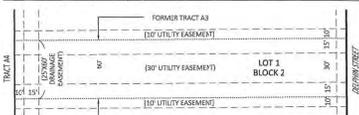
KENAI PENINSULA BOROUGH  
APPROVED: *William Johnson*  
DATE: 3-23-2022  
AUTHORIZED OFFICIAL SIGNATURE

**LEGEND**

- FOUND/SET MONUMENT AS DESCRIBED
- FOUND REBAR OF PLASTIC CAP
- SET 5/8" X 30" REBAR WITH 1.14" YELLOW PLASTIC CAP FLUSH WITH GRADE, STAMPED AS SHOWN: (AKS1807)
- MONUMENT OF RECORD
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HELD BEARING AND/OR DISTANCE
- (I) EASEMENT GRANTED THIS PLAT
- [ ] EASEMENT PER PLAT NO. 97-27
- (R) RECORD PER PLAT NO. 97-27
- (R2) RECORD PER PLAT NO. 2007-2



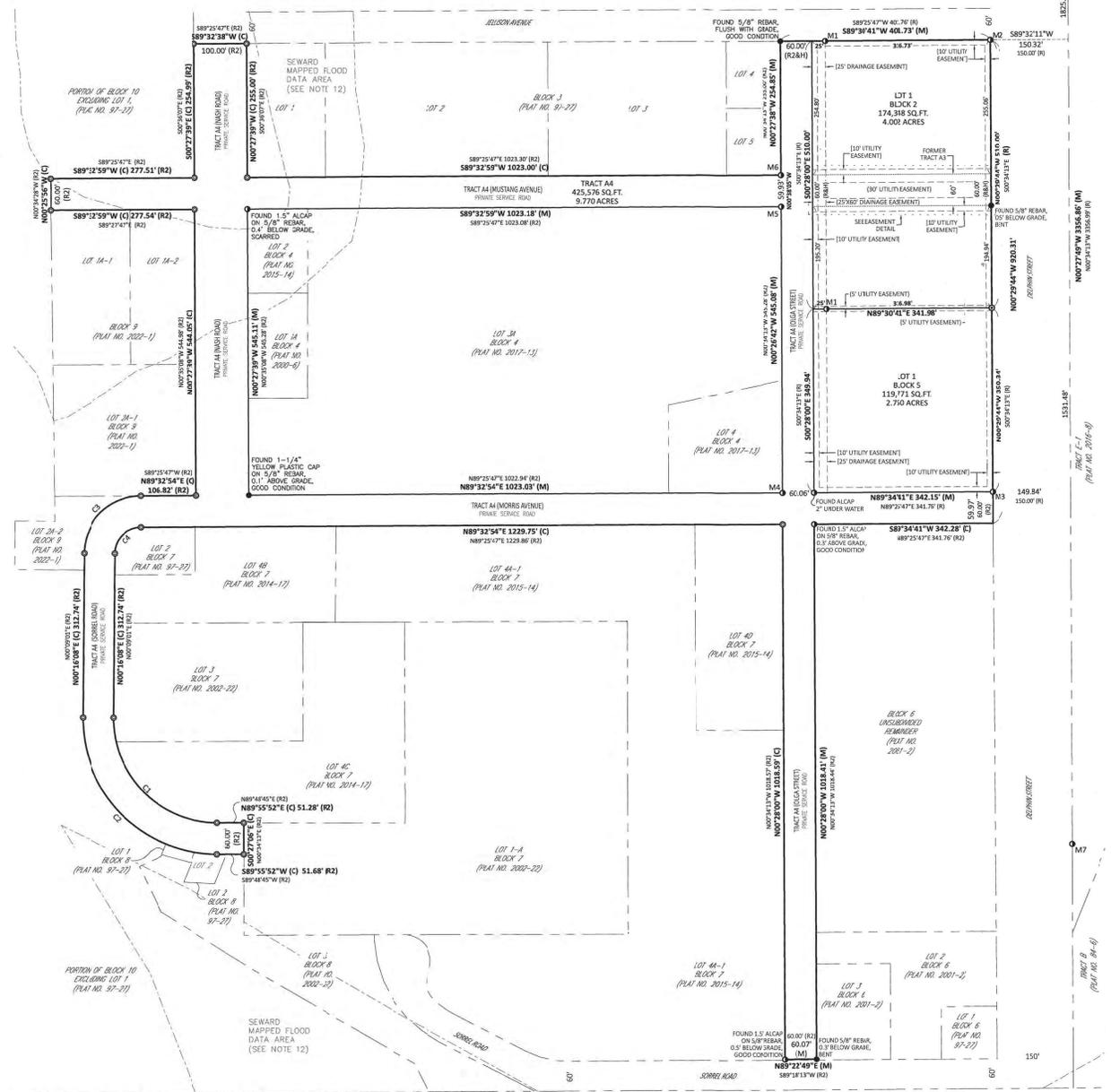
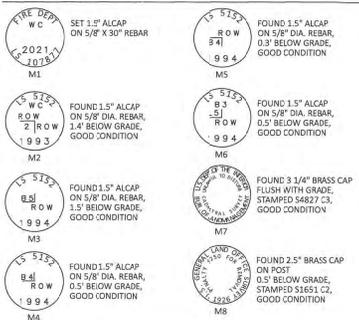
**EASEMENT DETAIL (1"=60')**



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	158.49' (R2)	312.97' (R2)	90°20'29"	N 44°54'00" W	281.54'
C2	258.49' (R2)	407.57' (R2)	90°20'25"	S 44°54'04" E	366.64'
C3	110.00' (R2)	171.40' (R2)	89°16'42"	S 44°54'33" W	154.58'
C4	50.00' (R2)	77.91' (R2)	89°16'42"	S 44°53'53" W	70.26'

**MONUMENT DETAILS**



- NOTES:**
1. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (E.G. 30'-00"/30.00').
  2. THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE ZONE 4 NAD 83. ALL DISTANCES ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.0000048480000 EXPRESSED IN U.S. SURVEY FEET.
  3. THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT 50-11-01-A, RECORDED JULY 15, 1981 AT BOOK 23 PAGE 765 AND AMENDMENTS HERETO AS SHOWN IN "NOTICE" RECORDED MAY 26, 1993, BOOK 68 PAGE 155.
  4. THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 3914 RECORDED AUGUST 7, 1981 AT BOOK 23 PAGE 956.
  5. THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 381, RECORDED MAY 25, 1984 BOOK 72 PAGE 187.
  6. THE FRONT 10 FEET ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT AS GRANTED BY PLAT 97-27. ADDITIONAL 5 FOOT UTILITY EASEMENTS WERE GRANTED ON INTERIOR PROPERTY LINES. 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.
  7. TRACT A4 IS A SERVICE ROAD ACCESS EASEMENT RESTRICTED TO LISSES, CITY AND OTHER AUTHORIZED PERSONNEL.
  8. THIS PLAT WAS GRANTED EXCEPTIONS TO KPB 20.30.030 (PROPOSED STREET LAYOUT), KPB 20.30.170 (BLOCK LENGTH REQUIREMENTS), AND KPB 20.30.190 (LOT DIMENSIONS) BY THE KPB PLAT COMMITTEE MEETING OF JUNE 28, 2021 AND GRANTED EXCEPTION TO KPB 20.60.200 (SURVEY AND MONUMENTATION) BY THE KPB PLAT COMMITTEE MEETING OF JANUARY 10, 2022.
  9. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF SEWARD'S ZONING REGULATIONS.
  10. WASTEWATER DISPOSAL PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  11. LOTS WITHIN THIS SUBDIVISION MAY BE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA; SUCH AS THE CASE, DEVELOPMENT MUST COMPLY WITH TITLE 15 OF THE CITY OF SEWARD CHARTER AND CODE OF LAWS. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION.
  12. SEWARD MAPPED FLOOD DATA AREA IS PROVIDED BY THE KENAI PENINSULA BOROUGH AND NOT SURVEYED HEREON.

**SURVEYOR'S CERTIFICATE**

I, STACY M WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

Plat #  
Seward  
Date: 2/9/2022  
Time: 2:29 P.M.



**FOURTH OF JULY CREEK SUBDIVISION  
SEWARD MARINE INDUSTRIAL CENTER  
FIRE DEPARTMENT REPLAT**

CREATING LOT 1, BLOCK 2, LOT 1, BLOCK SAND TRACT A4, CONTAINING 16.52 ACRES.

A SUBDIVISION OF:  
BLOCK 2 AND BLOCK 5,  
FOURTH OF JULY CREEK SUBDIVISION  
SEWARD MARINE INDUSTRIAL CENTER  
FILED UNDER PLAT NO. 97-27  
AND TRACT A3,  
FOURTH OF JULY CREEK SUBDIVISION  
SEWARD MARINE INDUSTRIAL CENTER  
POLAR SEA FOODS REPLAT AMENDED  
FILED UNDER PLAT 2007-2.

CITY OF SEWARD  
SEWARD RECORDING DISTRICT  
KENAI PENINSULA BOROUGH

LOCATED WITHIN SECTION 18, T1S, R15S, A4.

OWNER  
CITY OF SEWARD  
PO BOX 11048  
SEWARD, ALASKA 99664

AK Lands, Land Surveying LLC  
PO Box 11048  
Anchorage, AK 99511

aklands@aklands.com  
http://aklands.com  
(907) 744-1420

Date: 02/07/2022 Scale: 1"=100' Date of Survey: August 17-19, 2021 Sheet: 1 of 1

Drawn: SMW P#: 1134 Field Book: 001-49-55 KPB No. 2021-090