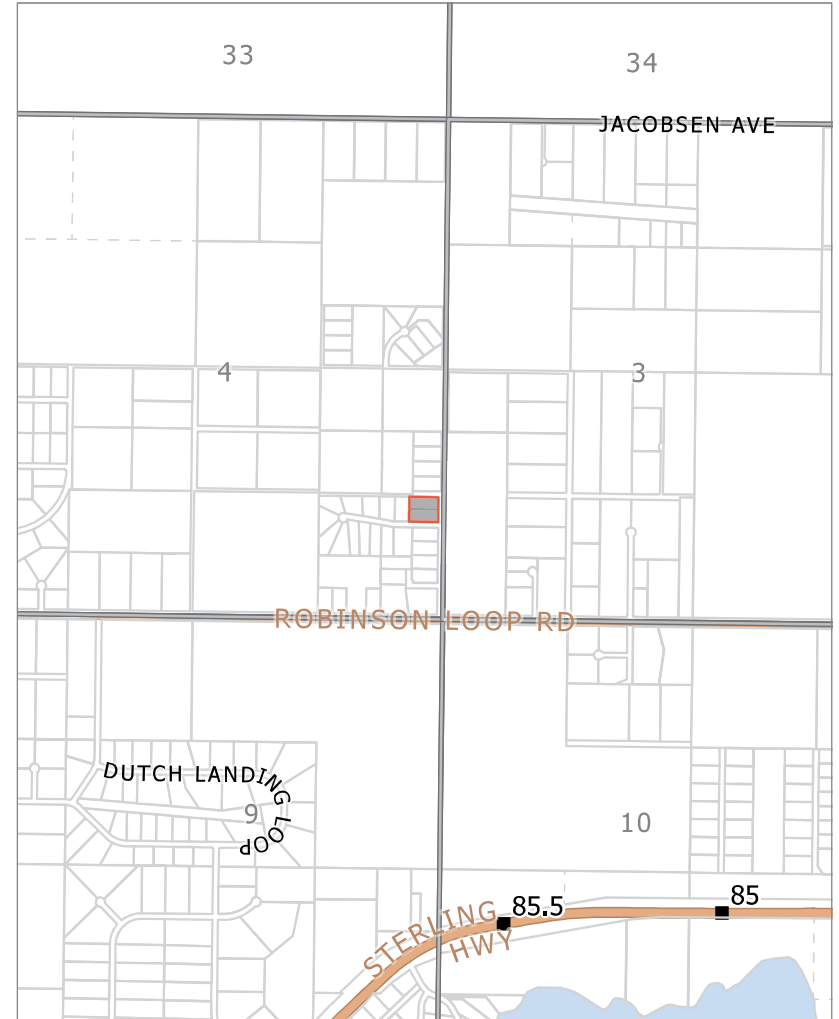
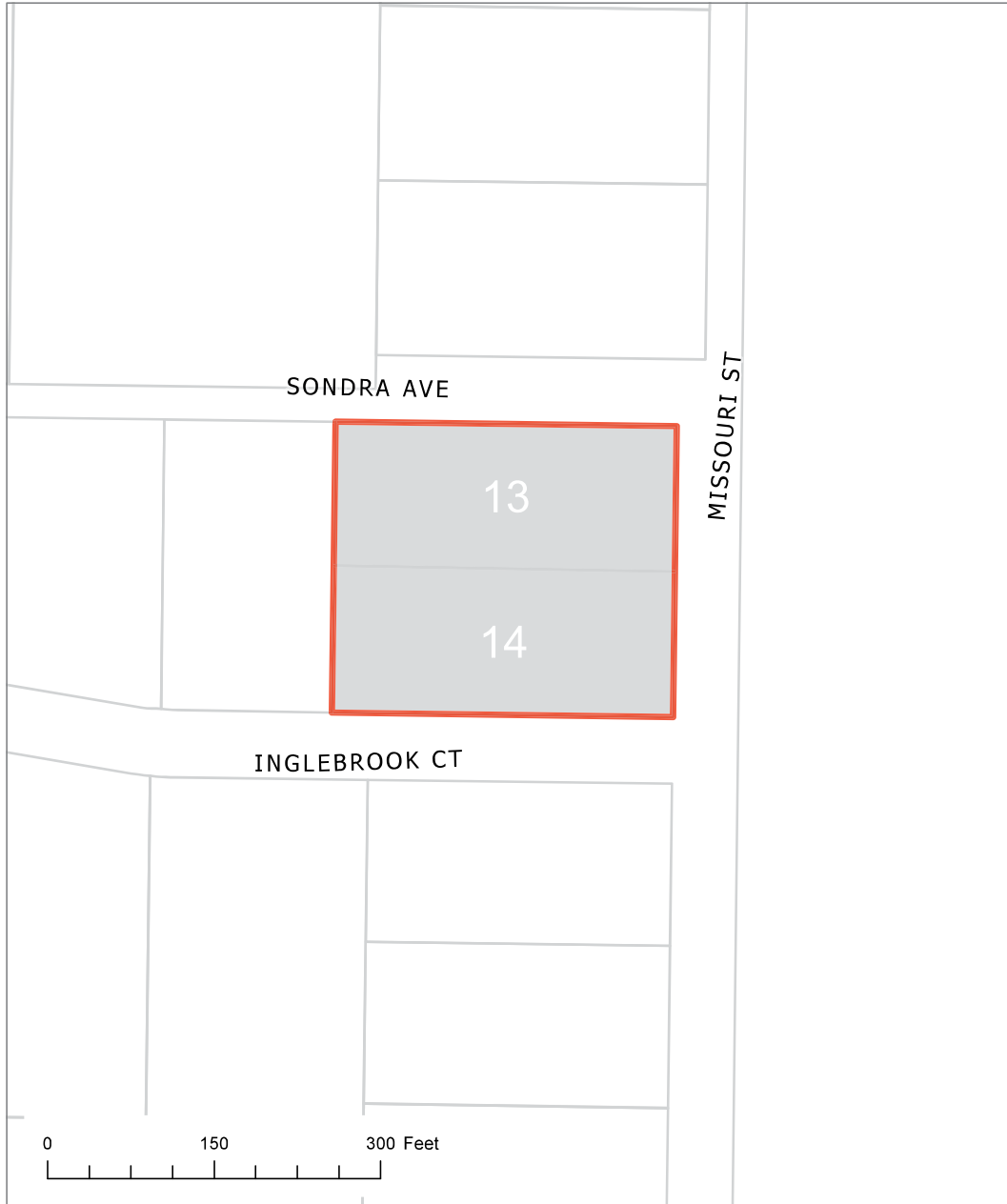


## **E. NEW BUSINESS**

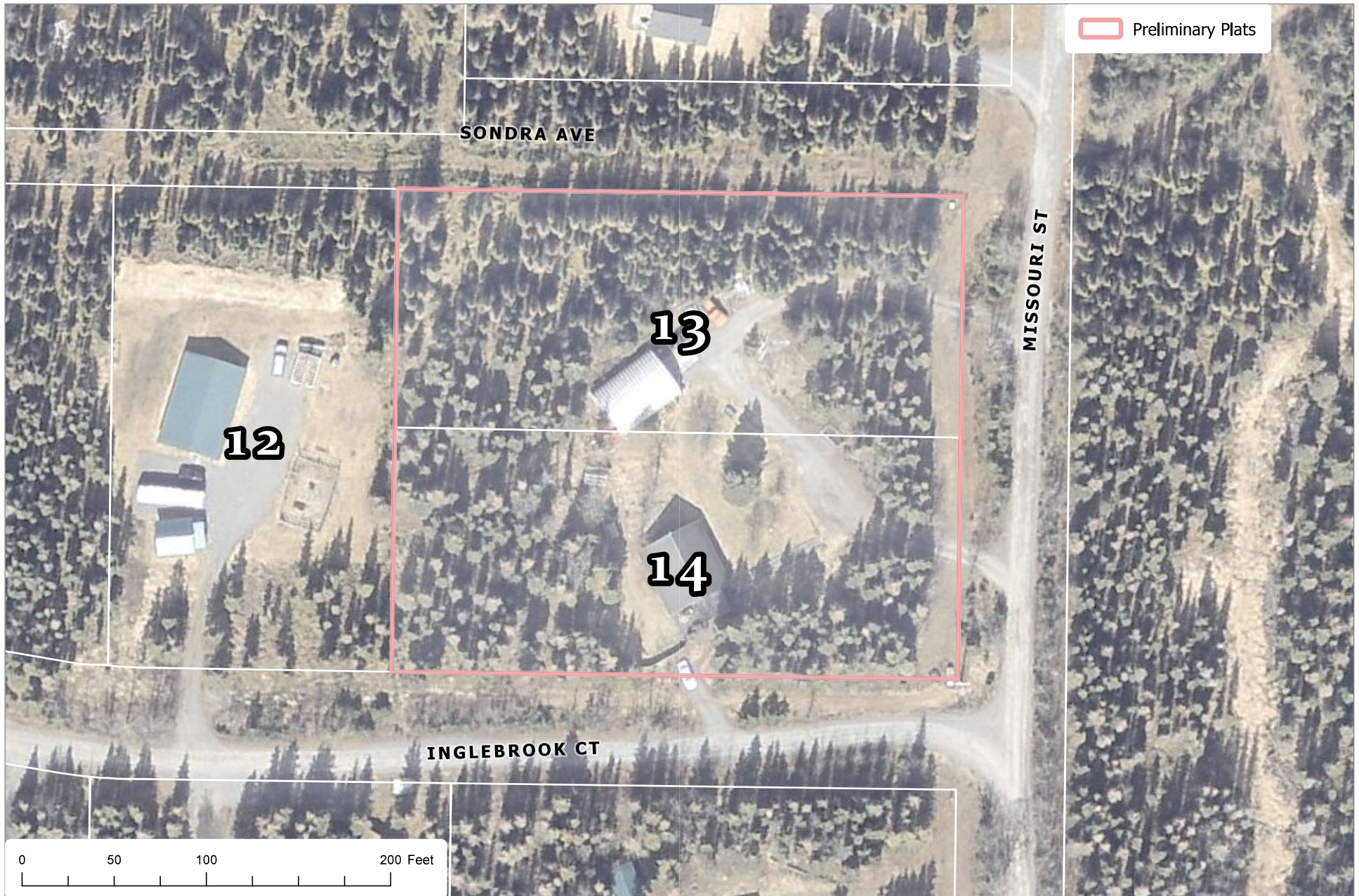
**ITEM E4 - Inglebrook 2022 Replat**



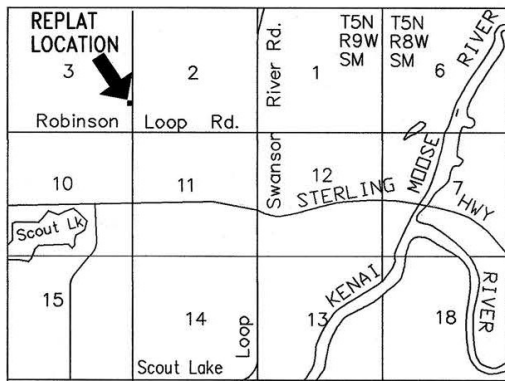
KPB File # 2022-021

Township 05N-Range 09W-Section 04

Sterling







VICINITY 1" = 1 mile MAP

# Inglebrook 2022 Replat Preliminary Plat

A replat combining Lots 13 & 14 Block 1 Inglebrook, KRD 86-50. Located in the SE 1/4 Section 3, T5N R9W, SM, Sterling, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for  
**John & Norma Daniels**  
209 Banner Ln.  
Soldotna, AK 99669

Prepared by  
**Johnson Surveying**  
P.O. Box 27  
Clam Gulch, Ak 99568  
(907) 262-5772

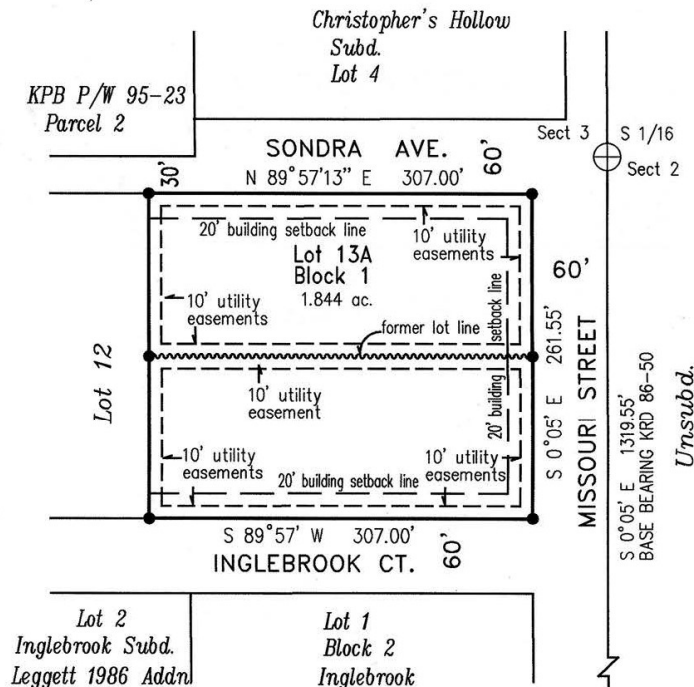
SCALE 1" = 100' AREA = 1.844 acres  
2 February, 2022

## LEGEND

- ⊕ - 3/4" alcap monument, LS-5152, 2000, record KRD 2019-76.
- ⊕ - 3/4" alcap monument, 3167-S, 1985, record KRD 2019-76.
- - 1/2" rebar lot corner, record, KRD 86-50.

## NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. 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.
3. 10' utility easements shown hereon were carried forward from plat KRD 86-50.
4. This is a paper plat replat using data derived from plat KRD 86-50. No field survey was conducted in conjunction with preparing this plat, no corners were found or set.
5. An electrical easement affects this property as granted to Homer Electric Association, Inc. in KRD Book 5 Page. 95. This is a general easement, no definite location given.
6. This property is affected by restrictive covenants recorded with the Kenai District Recorder in Book 471 Page 271. The borough will not enforce private covenants per KPBB 21.44.080.
7. Topography of the property is level with slight downslope from SW to NE. There are no wet areas on the property.



## WASTEWATER DISPOSAL

20.40.020  
The parent subdivision for lots resulting from this platting action was approved by the Alaska Department of Environmental Conservation on 2/5/1986. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

KPBB 2022-021

AGENDA ITEM E. NEW BUSINESS

ITEM 4 - Inglebrook 2022 Replat

KPB File No.	2022-021
Plat Committee Meeting:	March 21, 2022
Applicant / Owner:	John and Norma Daniels of Soldotna, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Missouri Street, Sterling

Parent Parcel No.:	063-018-13 & 063-018-14
Legal Description:	Lots 13 & 14, Block 1 Inglebrook Subdivision Plat No KN 86-50
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will combine two lots to create a 1.844 acre lot.

**Location and Legal Access (existing and proposed):** The proposed replat is located along three right of ways. Along the eastern boundary is Missouri Street that is located off Robinson Loop Road, a state maintained right of way. Missouri Street is partially constructed but GIS data states it is not maintained by the borough or state. Missouri Street is along a section line and borough data indicates that 33 foot section line easements are present. The dedication along this portion is 60 feet wide on the west side of the section line. Just north of the subdivision the width reduces to 33 feet west of the section line. The lot to the east of Missouri Street is 30 acres in size and contains a material site. **Staff recommends the section line easement does not need to be labeled as the dedicated right of way width encompasses the full easement.**

Inglebrook Court is located off Missouri Street and south of the proposed replat. Inglebrook Court is approximately 1,000 feet long and ends in a cul-de-sac. The right of way appears to be constructed. KPB GIS data does not show this is a maintained right of way by the borough or state.

Along the north of the replat is Sondra Avenue that connects to Missouri Avenue. Not all portions of Sondra Avenue have been dedicated resulting in varying widths. The majority of the right of way this subdivision fronts on is 60 feet wide. Along the northwest portion, the dedication reduces to 30 feet. If the plat waiver parcel located to the northwest is subdivided, it will be required to provide a 30 foot matching dedication.

Sondra Avenue, Oomingnak Street, Robinson Loop Road, and Missouri Street provide a closed block. Not all portions are currently constructed. The north-south block lengths are compliant. The east-west length exceeds borough code allowable lengths. Within the western portion of the block is a 38.5 acre lot that could later be subdivided and provide dedications to improve block lengths. **Staff recommends the plat committee concur that an exception is not required, as any dedications required would not improve the block length.**

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comment

**Site Investigation:** The subdivision is relatively flat with no low wet areas present. Plat note 7 reflects the surveyors findings regarding slopes and low wet areas.

Per KPB Assessing information, an accessory building is present on Lot 13 and a dwelling is on Lot 14. It does not appear that there are any encroachments between the lots but if some are present, this platting action will resolve the issue.

The lot to the west contains improvements but there does not appear to be any encroachment issues. All right of ways appear to be constructed within the dedicated boundaries.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

**Staff Analysis** The proposed plat will combine two lots into one lot. Inglebrook, Plat KN 86-50, was a subdivision of aliquot lands and created both lots.

The new lot will have frontage along three right of ways. It appears that some access has been developed of Inglebrook Court and Missouri Street. No additional right of way widths are required from this plat.

The parent plat received approval by Alaska DEC and was signed on February 5, 1986. A soils report will not be required and the appropriate wastewater disposal note is present.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

**Utility Easements** Inglebrook, Plat KN 86-50, granted 10 foot utility easements on both sides of all lots lines. The plat does depict those easements. **Staff recommends** the utility easement labels indicate the easements were granted by KN 86-50 or add a plat note that explains the easements and source.

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

**KPB department / agency review:**

Addressing	<p>Reviewer: Haws, Derek  Affected Addresses:  39171 MISSOURI ST  39145 MISSOURI ST</p> <p>Existing Street Names are Correct: Yes  List of Correct Street Names:  SONDRA AVE  MISSOURI ST  INGLEBROOK CT</p> <p>Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:</p> <p>Comments:  39171 MISSOURI ST WILL REMAIN WITH LOT 13A.  39145 MISSOURI ST WILL REMAIN WITH LOT 13A.</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	
Assessing	<p>Reviewer: Wilcox, Adeena  Comments: No Comment</p>

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

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

#### **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:** *Staff recommends that the name be revised to Inglebrook Subdivision 2022 Replat. The parent plat did not include "Subdivision" in the name but deeds and covenants since recorded reference it as Inglebrook Subdivision. Correct the section to 4.*
- 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:** *The vicinity map will need to be adjusted, as the subject replat is located in Section 4 not 3. Update Scout Lake Loop label to "Scout Lake Loop Road".*

- 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 proposed 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:** *Provide a width label for the Missouri Street right of way north of Sondra Avenue. Update Lot 2 located to the southwest to "Lot 1". Update Parcel 2 from the Plat Waiver to "Parcel 1".*

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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.*

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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: Correct plat note is present on the plat. Lot is increasing in size and parent lots were approved by DEC.*

**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.*

##### 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.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required. Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

**Staff recommendation:**

*Update the code reference in plat note 6 to "20.60.170".*

*Update plat note 1 to closer resemble KPB Code. "Front 10' adjacent to dedicated right of ways is a utility easement that increases to 20' within 5' of side lot lines."*

*Update plat note 4 to include a reference to KPB Code 20.60.200(A), which allows a field survey not be performed.*

##### 20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *The Daniels took title of the lots differently. Staff suggests the signature lines be as follows*

\_\_\_\_\_  
John Daniels AKA John G. Daniels

\_\_\_\_\_  
Norma Daniels AKA Norma L. Daniels

*You may also replace "AKA" with "also took title as". Comply with 20.60.190.*

##### 20.60.200. Survey and monumentation.

**Staff recommendation:** *Field survey was not performed as permissible by 20.60.200(A). The S1/16 and Section monument must be updated to reflect the correct section numbers. A tie must also be shown from*



*BLM or GLO monuments. The tie must be noted if record and provide the source or if computed. Comply with 20.60.200*

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**RECOMMENDATION:**

**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.

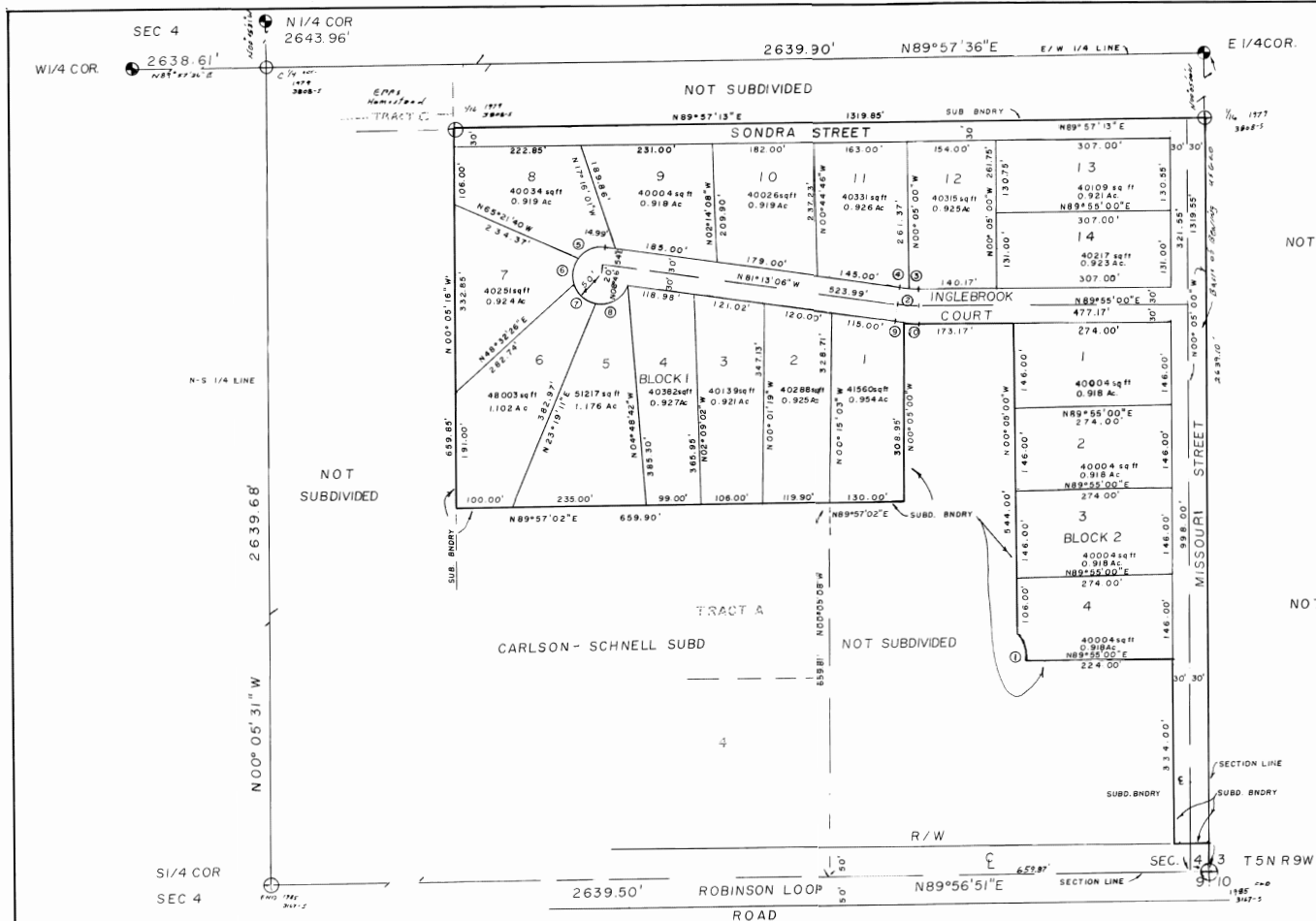
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT







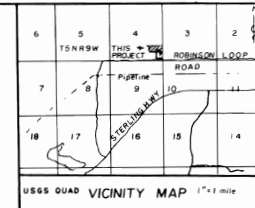
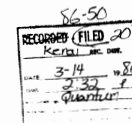


CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHD	CHD BEARING
1	53°07'48"	50'	46.36'	25.00'	44.72'	N26°38'54" W
2	8°51'54"	230'	35.95'	17.83'	35.55'	N89°33'03" W
3	3°57'54"	200'	13.84'	6.92'	13.84'	N88°06'03" W
4	4°54'00"	200'	17.10'	8.56'	17.10'	N83°40'06" W
5	69°23'07"	50'	60.55'	34.61'	56.92'	N64°05'27" E
6	57°17'45"	50'	50.00'	27.32'	47.94'	N02°44'55" E
7	57°17'45"	50'	50.00'	27.32'	47.94'	N56°32'50" W
8	74°29'04"	50'	65.00'	38.01'	60.52'	N57°33'46" E
9	03°50'55"	260'	17.46'	8.74'	17.46'	N89°08'33" W
10	05°00'59"	260'	22.76'	11.39'	22.76'	N82°33'31" W

- LEGEND**
- 1/2" REBAR
  - CURVE
  - USGLO 1939 FND.
  - FND 2 1/2" AL CAP

INSTRUCTIONS FOR REVIEW BY THE ALASKA  
 PROFESSIONAL ENGINEER  
 THIS REVISION HAS BEEN REVIEWED IN CONNECTION WITH  
 THE 1939 FND. AND IS APPROVED FOR THE REVISIONS.  
 SIGNATURE: P. D. H. H. H. TITLE: EE II DATE: 2-5-86

- NOTES**
1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH STATE LAW AT TIME OF CONSTRUCTION.
  2. THERE IS A 20' BUILDING SETBACK ON ALL RIGHT-OF-WAYS.
  3. THERE SHALL BE ON SITE WATER AND SEWAGE DISPOSAL.
  4. THERE IS A 10' UTILITY EASEMENT ON BOTH SIDES OF ALL LOT LINES.
  5. N. 4 REBAR SET AT ALL LOT CORNERS.
  6. THERE ARE 15 LOTS.



**CERTIFICATE OF OWNERSHIP**  
 I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.  
 Signature: Quantum Dev. Corp.  
 Date: 2-5-86

**NOTARY'S ACKNOWLEDGEMENT**  
 THIS IS TO CERTIFY THAT ON THIS DAY OF 04-05-1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN AS SUCH PERSONALLY APPEARED TO BE THE PERSONS WHO EXECUTED THE ABOVE  
 Signature: Michael D. Dineen  
 STATE OF ALASKA  
 NOTARY PUBLIC  
 My Comm. Expires: 12/89  
 DATE: 2/5/86  
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JAN 6, 1986  
 KENAI PENINSULA BOROUGH BY: Paul D. Tange  
 OFFICIAL AGENT  
 SURVEYOR'S SEAL

CLINT FINSTAD, PLS  
 4325 LAUREL SUITE 245  
 ANCHORAGE  
 INGLEBROOK  
 LOCATED WITHIN THE FOLLOWING: THE SE 1/4 OF THE SE 1/4 SEC. 4, T5N R9W S15E THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SEC. 4, CONTAINS 20.35 AC.  
**PREPARED FOR:** Quantum Dev. P.O. Box 2476 Soldotna, AK  
 SCALE: 1"=100' DATE: 1/10/86