

# **E. NEW BUSINESS**

- 2. Street Naming Resolution 2023-02**  
**Petitioner: Kenai Peninsula Borough**  
**Request: Renaming Aspen Court to Aspen Lane**  
**Nikiski Area**



**Kenai Peninsula Borough**  
**Planning Department**



SN Resolution 2024-02  
 T07N-R12W-Section 10



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.

AGENDA ITEM E      NEW BUSINESS

1. Renaming Aspen Court, a public right-of-way in Section 10, T07N, R12W; Seward Meridian, Kenai Peninsula Borough, AK; in the Nikiski Community; ESN 501

STAFF REPORT

PC MEETING: February 26, 2024

Applicant: Kenai Peninsula Borough

Existing right-of-way names: Aspen Court

Name proposed by petitioner: Aspen Lane

Reason for Change: Jelinek Subdivision (KN 2023-67) dedicated Aspen Ln. as a through street, and eliminated the court shaped segment of Aspen Ct. Renaming Aspen Ct. to Aspen Ln. provides continuity for neighborhood residents, signage, and emergency response.

Background:

Name	<b>Aspen Ct</b>
ESN	501
Community	Nikiski
YR Named	1983
Constructed	No
Total Lots	5
Residential	5
Commercial	n/a
E911 Address	0
Mailing	0

Review and Comments:

Notice was sent by mail to the owners of the five parcels fronting Aspen Ct., as listed on the KPB tax roll.

No comments from property owners were received by the writing of this staff report.

The road name request was emailed to the Kenai Peninsula Borough Road Maintenance, and Nikiski Emergency Services for review. No comments were received.

Notice was also provided to Nikiski Advisory Planning Commission. Nikiski APC reviewed and recommended approval at their February 8, 2024 meeting.

Staff Discussion:

Aspen Court, approximately 330 feet in length, has not been constructed. No E911 address are assigned.

Aspen Ct. was dedicated on plat KN 83-247. Aspen Ct. was a continuation of Aspen Ln. with a partial bulb dedicated. Jelinek Subdivision KN 2023-67 introduced a further extension of Aspen Ln. to the east of Aspen Ct.

To ensure seamless continuity, renaming this section is recommended.

**STAFF RECOMMENDATION:** Rename **Aspen Court**, to **Aspen Lane** by the adoption of Resolution SN 2024-02.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH  
PLANNING COMMISSION RESOLUTION

**RESOLUTION SN 2024-02**

NAMING A CERTAIN RIGHT-OF-WAY WITHIN SECTION 10, T07N, R12W; SEWARD MERIDIAN;  
WITHIN EMERGENCY SERVICE NUMBER (ESN) 501

WHEREAS, a procedure has been developed to help implement the Enhanced 9-1-1 Street Naming and Addressing project; and

WHEREAS, changing continuous roads with two separate names to one name throughout the entire constructed length will enable 9-1-1 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services; and

WHEREAS, on February 26, 2024 public hearings were held by the Kenai Peninsula Borough Planning Commission to address all concerns about the proposed road naming; and

WHEREAS, Chapter 14.10 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish street name changes by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the streets listed below are named as follows:

DESCRIPTION	FROM	TO	BASE MAP
ASPEN CT as shown on Forest Subdivision Part Three KN 83-247, Section 10, T07N, R12W, Seward Meridian, Kenai Peninsula Borough, AK; in the Nikiski Community; ESN 501	ASPEN CT	ASPEN LN	NK20

Section 2. That according to Kenai Peninsula Borough Code of Ordinance 14.10.030, the official street name map, 1:500 scale series base map NK20, is hereby amended to reflect these changes.

Section 3. That the map showing the location of the renamed rights-of-way be attached to, and made a permanent part of this resolution.

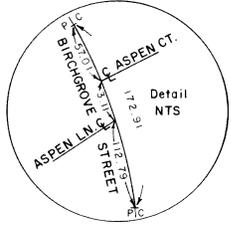
Section 4. That this Resolution takes effect immediately upon adoption

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 26<sup>th</sup> DAY OF FEBRUARY 2024.

\_\_\_\_\_  
Jeremy L Brantley, Chairperson  
Planning Commission  
Kenai Peninsula Borough

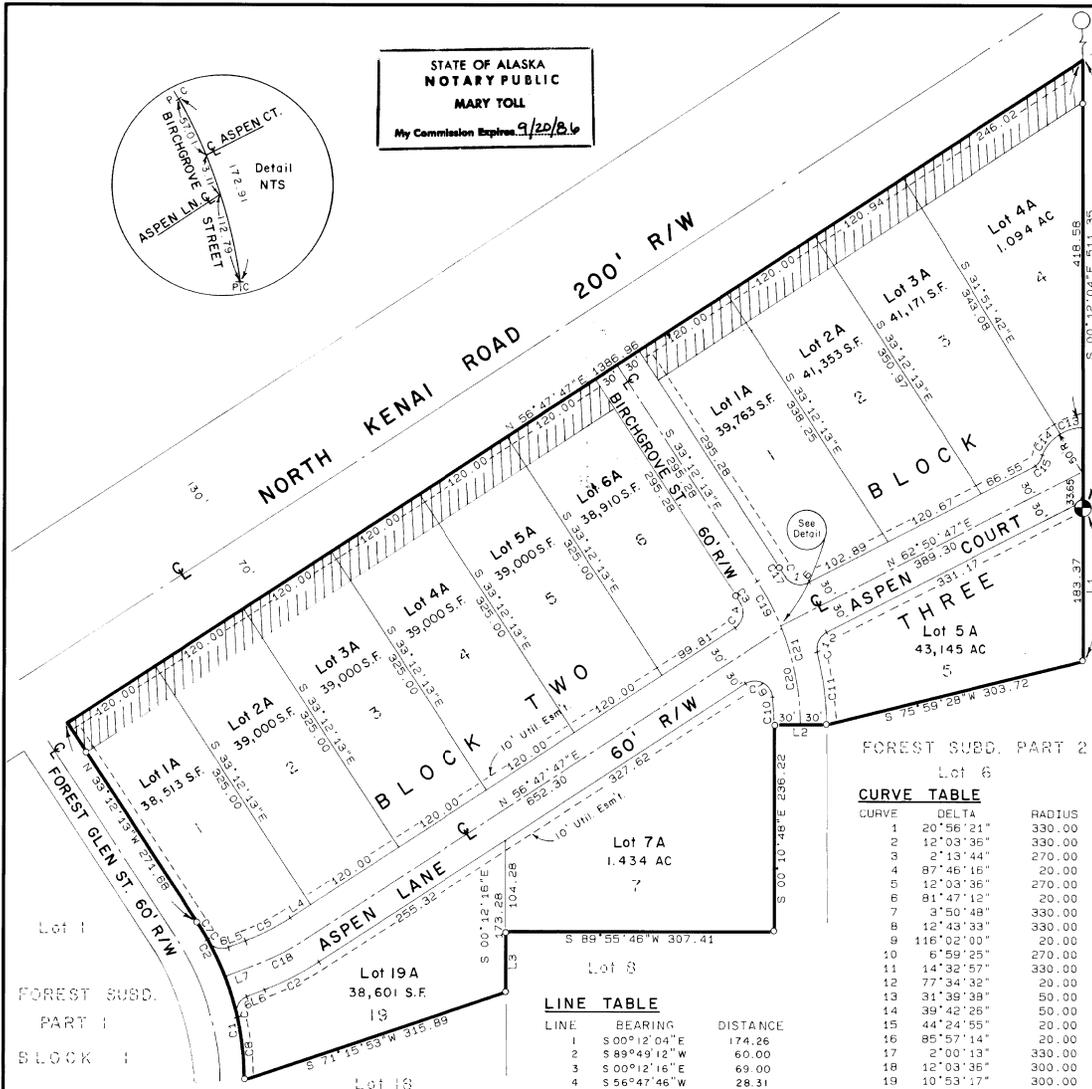
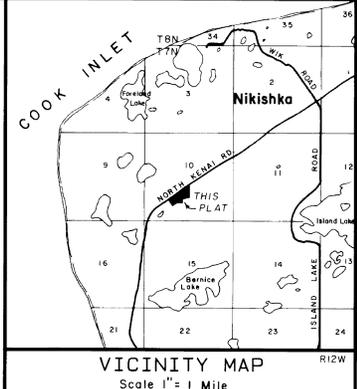
Signed and sworn to (or affirmed) in my presence this 26<sup>th</sup> day of February, 2024 by Jeremy L. Brantley.

\_\_\_\_\_  
Ann E. Shimberg  
Notary Public  
My Commission expires with office



STATE OF ALASKA  
 NOTARY PUBLIC  
 MARY TOLL  
 My Commission Expires 9/20/84

COMMISSIONER OF ALASKA  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 This subdivision has been reviewed and approved for recording.  
 Signature: [Signature] TITLE: [Title] 10/20/83



83-247  
 RECORDED - FILED  
 Kenai REC DIST  
 DATE 10-31-83  
 TIME 3:06 P.M.  
 Recorded by: Ed Lowry



LEGEND AND NOTES

- BLM or GLO monument recovered
- BLM or GLO monument not recovered
- Found official survey monument
- Set Berntsen 3 1/4" x 30" aluminum survey monument
- Monument of record not recovered
- Found 1/2" rebar
- Set 1/2" x 24" rebar
- Indicates R/W vacated this plat

All lots are limited to interior access.

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

Building set back—A building set back of 20' ft. is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.

ENGINEER'S STATEMENT

Lot design and associated buildings will assure adequate area is available to each building site for safe on-site well and sewage disposal until such time as common or public sewer and/or water services are available.

Bruce Robson  
 Bruce Robson, PE

FOREST SUBD. PART 2

Lot 6

CURVE	DELTA	RADIUS	ARC	TANGENT
1	20°56'21"	330.00	120.60	60.98
2	12°03'36"	330.00	69.46	34.96
3	2°13'44"	270.00	10.50	5.25
4	87°46'16"	20.00	30.64	19.24
5	12°03'36"	270.00	56.83	28.52
6	81°47'12"	20.00	28.55	17.32
7	3°50'48"	330.00	22.16	11.08
8	12°43'33"	330.00	73.30	36.80
9	116°02'00"	20.00	40.50	32.03
10	6°59'26"	270.00	32.94	16.49
11	14°32'57"	330.00	83.80	42.13
12	77°34'32"	20.00	27.08	16.07
13	31°39'38"	50.00	27.63	14.18
14	39°42'26"	50.00	34.65	18.05
15	44°24'55"	20.00	15.50	8.16
16	85°57'14"	20.00	30.00	18.64
17	2°00'13"	330.00	11.54	5.77
18	12°03'36"	300.00	63.15	31.69
19	10°53'17"	300.00	57.01	28.59
20	21°32'26"	300.00	112.79	57.07
21	33°01'25"	300.00	172.91	88.93

LINE TABLE

LINE	BEARING	DISTANCE
1	S 00°12'04"E	174.26
2	S 89°49'12"W	60.00
3	S 00°12'16"E	69.00
4	S 56°47'46"W	28.31
5	S 68°51'23"W	20.70
6	N 68°51'23"E	20.70
7	N 68°51'23"E	37.11

NOTARY'S ACKNOWLEDGMENT

FOR: Edwin R. and Julie K. Lowry  
 Howard Sanders  
 Subscribed and sworn before me this  
 24<sup>th</sup> day of October, 1983  
 My commission expires 9/20/84  
 Mary Toll  
 Notary Public for Alaska

PLAT APPROVAL

This plat was approved by the Kenai Peninsula  
 Borough Planning Commission at the meeting of  
 May 9, 1983

Kenai Peninsula Borough  
 By: [Signature]  
 ADMINISTRATIVE OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION

We 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 to public use and grant all easement to the use shown.

[Signatures]  
 Edwin R. Lowry Julie K. Lowry  
 Howard Sanders



FOREST SUBDIVISION PART THREE

(A RESUBDIVISION OF LOTS 1, 2, 3, 19 BLOCK TWO FOREST SUBD. PT. ONE & LOTS 4, 5, 6, 7 BLOCK TWO AND LOTS 1, 2, 3, 4, 5 BLOCK THREE FOREST SUBD. PT. TWO)

Edwin R. Lowry, owner  
 Route 2 Box 829 Soldotna, AK 99669

LOCATION

14.739 ACRES M/L SITUATED IN THE E1/2 SW1/4 SECTION 10, T7N, R12W, S.M. AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE & ASSOCIATES, INC.  
 Soldotna, AK 99669

DATE	SCALE	BK. NO.
5/11-6/20/83	1" = 100'	82-39

**LEGEND:**

- ⊗ 3 1/4" BRASS MONUMENT BLM 1953 FOUND
- ⊗ 2 1/2" BRASS CAP MON. GLO 1922 FOUND
- ⊗ 3 1/4" ALUM. CAP MON. 3932-S 1982 FOUND
- ⊗ 3 1/4" ALUM. CAP MON. 3227-S 1976 FOUND
- ⊗ 2 1/2" BRASS CAP MON. 1851-S 1975 FOUND
- ⊗ 2" BRASS CAP MON. 1851-S DATE ILLEGIBLE FOUND
- ⊗ 2 1/2" BRASS CAP MON. 1516-E 1968 FOUND
- ⊗ 2 1/2" BRASS CAP MON. LS8859 2023 SET
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 76-160 KRD
- [ ] RECORD DATUM PLAT K-1529 KRD
- [ ] RECORD DATUM PLAT 76-10 KRD
- [ ] RECORD DATUM PLAT 82-104 KRD
- [ ] RECORD DATUM PLAT 83-247 KRD
- [ ] RECORD DATUM PLAT 75-105 KRD

**NOTES:**

- 1) Basis of bearing taken from North Bernice Subdivision, Plat 76-160, 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) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program per KPB 14.06.
- 4) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 5) Information for the Kenai Spur Highway was taken from State of Alaska Department of Highways Right of Way Map Alaska Project No. S-0490(2), page 20 of 28 and instrument recorded May 9, 1966 in Book 39 Page 8, Kenai Recording District.
- 6) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreation, utility or other purposes, as disclosed by Public Land Order No. 501, dated August 10, 1949; and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2865, dated October 16, 1951; Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- 7) 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.
- 8) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Misc. Book 2 Page 117, Kenai Recording District. No definite location disclosed.
- 9) 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.
- 10) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

**CERTIFICATE of ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS 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: ASPEN LANE, LOLA COURT, BLUSTRY STREET, QUINTON STREET, SPRUCE GROVE AVENUE AND VALORIE AVENUE DEDICATIONS. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT ORGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

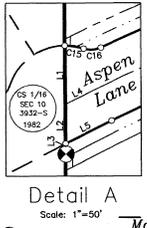
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE 12/1/2023

**SURVEYOR'S CERTIFICATE**

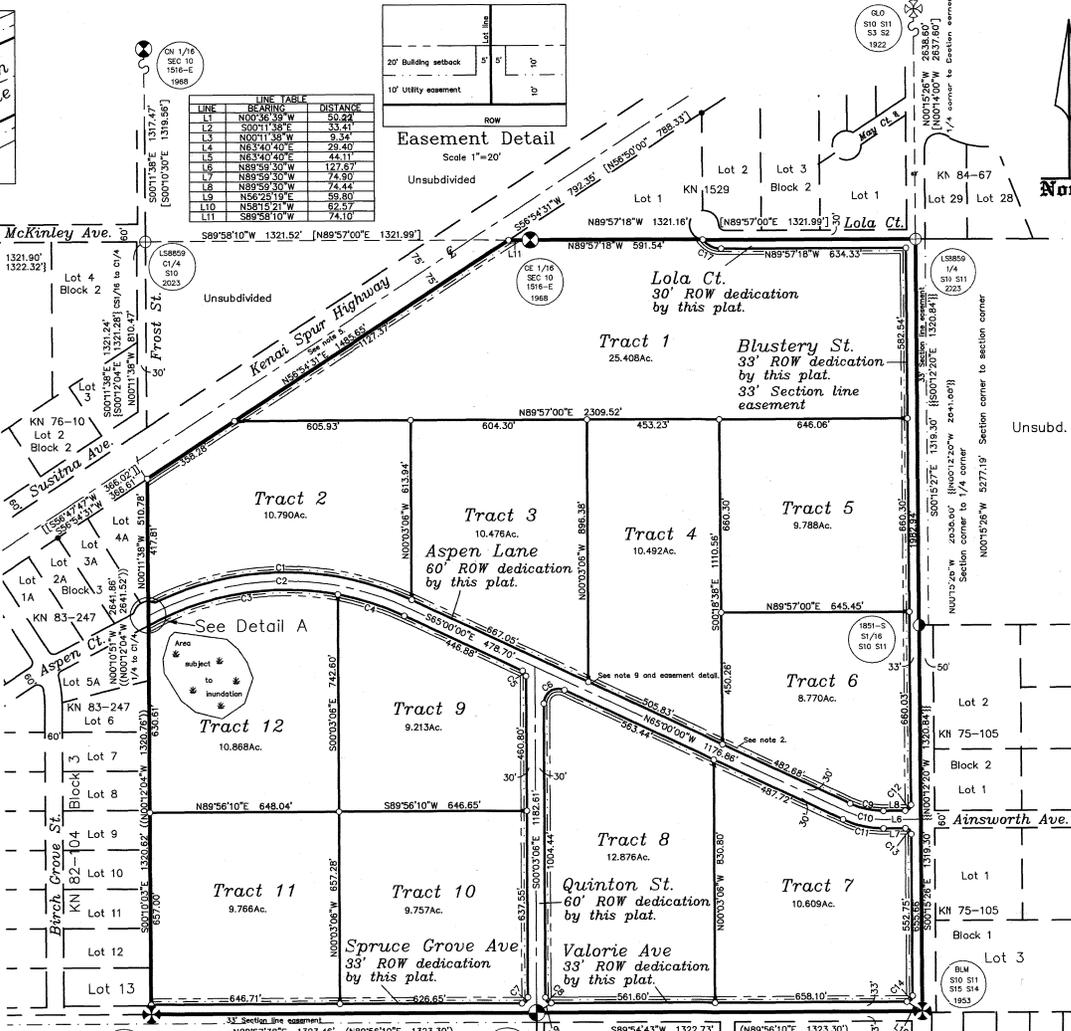
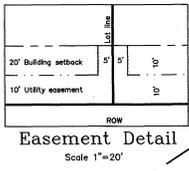
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date 11-1-23



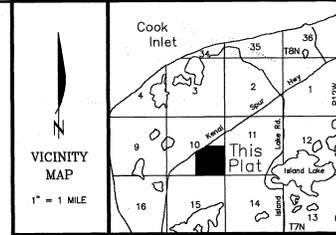
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°36'39" W	50.22
L2	S00°11'38" E	35.41
L3	N00°11'38" W	9.54
L4	N6°34'40" E	29.40
L5	N6°34'40" W	44.11
L6	N89°59'30" W	127.57
L7	N89°59'30" W	74.90
L8	N89°59'30" W	74.44
L9	N56°25'19" E	58.80
L10	N89°51'21" W	92.57
L11	S89°56'10" W	74.19



**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	50°14'41"	1030.00	802.84	482.80	874.31	S89°53'09" W
C2	51°19'20"	1000.00	825.74	480.23	865.00	S89°20'00" W
C3	89°39'41"	1740.00	825.28	524.48	1155.44	N87°10'56" E
C4	124°19'48"	970.00	242.61	121.34	241.37	S72°39'54" E
C5	64°34'54"	20.00	22.87	12.73	21.48	S32°13'36" E
C6	115°03'08"	50.00	100.40	78.56	84.38	S27°28'27" W
C7	90°03'44"	20.00	31.42	20.00	28.25	S44°57'16" W
C8	90°03'44"	20.00	31.42	20.00	28.25	N45°02'44" W
C9	24°59'50"	275.00	117.77	59.84	116.84	N77°29'45" W
C10	24°59'50"	505.00	130.86	68.49	129.82	N77°29'45" W
C11	24°59'50"	330.00	143.84	73.13	142.80	N77°29'45" W
C12	90°15'56"	20.00	31.51	20.00	28.35	N44°52'32" E
C13	90°15'56"	20.00	31.51	20.00	28.35	S45°07'28" W
C14	90°10'10"	20.00	31.48	20.06	28.33	S44°39'58" W
C15	18°42'12"	20.00	16.32	8.25	16.25	S80°57'28" W
C16	43°47'11"	20.00	15.28	8.04	14.92	S88°39'52" W
C17	51°19'05"	80.00	71.65	38.43	69.28	S64°17'48" E



**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 ADAPT THIS PLAN 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 SHOWN.

STEPHEN K. JELINEK  
LESA A. HALL  
15631 STANWOOD CIRCLE  
ANCHORAGE, ALASKA 99516

**NOTARY'S ACKNOWLEDGEMENT**

FOR Stephen K. Jelinek  
ACKNOWLEDGED BEFORE ME THIS 28 DAY OF November, 2023

Notary Public for Alaska  
MY COMMISSION EXPIRES with office

**NOTARY'S ACKNOWLEDGEMENT**

FOR Lesla A. Hall  
ACKNOWLEDGED BEFORE ME THIS 28 DAY OF November, 2023

Notary Public for Alaska  
MY COMMISSION EXPIRES with office

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 24, 2023.

KENAI PENINSULA BOROUGH  
AUTHORIZED OFFICIAL

KPB FILE No. 2023-035

**Jelinek Subdivision**

A subdivision of the SE1/4 SE1/4 Section 10, T7N, R12W, S.M., lying south of the Kenai Spur Highway. Excepting therefrom, that portion conveyed to the State of Alaska, by instrument recorded May 8, 1966 in Book 39 at Page 8, Kenai Recording District.

Located within the SE1/4 SE1/4 Section 10, T7N, R12W, S.M., Kenai Peninsula Borough, Alaska.  
Containing 148.711 Ac.

JOB NO.	23011	DRAWN:	10-31-23
SURVEYED:	Jan., 2023	SCALE:	1"=200'
FIELD BOOK:	22-7	SHEET:	1 of 1



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche  
Borough Mayor

## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO RENAME ROAD

Public notice is hereby given that the Planning Department proposes to rename a public right-of-way in the Nikiski area. Area under consideration is described as follows:

**Location:** Aspen Court, Section 10, T07N, R12W, Seward Meridian, Kenai Peninsula Borough, AK; in the Nikiski Community, ESN 501.

**Reason for Renaming:** Jelinek Subdivision (KN 2023-67) dedicated Aspen Ln. as a through street, and eliminated the court shaped segment of Aspen Ct. Renaming Aspen Ct. to Aspen Ln. provides continuity for neighborhood residents, signage, and emergency response.

**Proposed Names: Aspen Lane**

The location of the proposed road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, February 26, 2024**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska and remotely through Zoom.

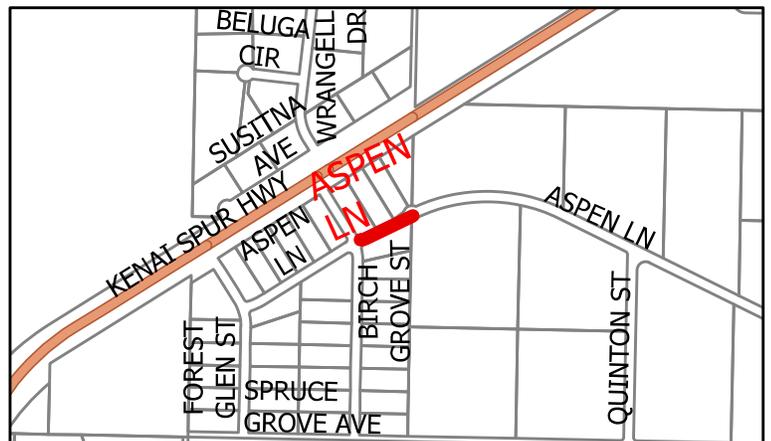
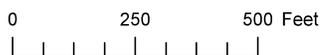
To attend the meeting using Zoom from a computer, visit <https://us06web.zoom.us/j9077142200>. You may also connect to Zoom by telephone, by calling toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/planning-dept/planning-commission>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [addressing@kpb.us](mailto:addressing@kpb.us), or mailed to the attention of Addressing, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378.] All written comments or documents must be submitted by **1:00 PM, Friday, February 23, 2024**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050).



SN Resolution 2024-02  
T07N- R12W SECTION 10  
Nikiski  
1/30/2024



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.