



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, January 5, 2026

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 907 714 2200

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7399](#) December 8, 2025 Plat Committee Minutes

Attachments: [C3. 120825 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7384](#) 01-05-26 Grouped Plats Staff Report

Attachments: [C4. Grouped Plats Staff Report](#)

D. OLD BUSINESS**E. NEW BUSINESS**

Staff Member Responsible: Platting Manager Vince Piagentini

1. [KPB-7378](#) Sapphire Subdivision Trust Land Survey 2025-10; KPB File 2025-179
Fixed Height, LLC / AK Mental Health Trust Authority
Location: Smoky Quartz Avenue off Emerald Street
Nikiski Area / Nikiski APC
Attachments: [E1. Sapphire Subd TLS 2025-10 Packet](#)
[E1. Sapphire Sub Trust Land Survey 2025 10 Desk Packet](#)
[PHN_Sapphire Sub Trust Land Survey](#)

2. [KPB-7379](#) Trident Meadows; KPB File 2025-180
Peninsula Surveying, LLC / Trident Investment Properties, LLC
Location: MP 125 Sterling Highway
Ninilchik Area

Attachments: [E2. Trident Meadows Packet](#)
[E2. Trident Meadows Desk Packet](#)
[PHN Trident Meadows](#)

3. [KPB-7380](#) Patson Road ROW Dedication; KPB File 2025-171
McLane Consulting Group / River Resources, LLC
Location: Patson Road, Funny river Road, Kenai River Avenue
Funny River Area / Funny River APC

Attachments: [E3. Patson Road ROW Acquisition Packet](#)
[E3. Patson Road ROW Dedication Desk Packet](#)
[PHN Patson Road ROW Dedication](#)

4. [KPB-7381](#) Wirth Hemphill Subdivision 2025 Addition; KPB File 2025-164
Johnson Surveying / Kasilof RV Park, LLC
Location: Crooked Creed Road
Cohoe Area

Attachments: [E4. Wirth Hemphill Sub 2025 Addn Packet](#)
[E4. Wirth Hemphill Sub 2025 Addn Desk Packet](#)
[PHN Wirth Hemphill Sub 2025 Addn](#)

5. [KPB-7382](#) W R Benson 2025 Replat; KPB File 2025-165
Johnson Surveying / Aurora Novel Ventures, LLC
Location: Main Street & Sterling Highway
City of Homer

Attachments: [E5. W R Benson 2025 Replat Packet](#)
[E5. WR Benson 2025 Replat Desk Packet](#)
[PHN WR Benson 2025 Replat](#)

6. [KPB-7383](#) Stephens Subdivision Whitcomb 2025 Replat; KPB File 2025-143
Johnson Surveying ; Whitcomb
Location: Alexander Road off Island Lake Road
Nikiski Area / Nikiski APC

Attachments: [E6. Stephens Sub Whitcomb 2025 Replat Packet](#)
[E6. Stephens Sub Whitcomb 2025 Replat Desk Packet](#)
[PHN Stephen's Sub Whitcomb 2025 Replat](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT**MISCELLANEOUS INFORMATIONAL ITEMS****NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING**

The next regularly scheduled Plat Committee meeting will be held Monday, January 26, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 221

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 1/2 x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

***C3. Meeting Minutes
December 8, 2025 Plat Committee**

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

DECEMBER 8, 2025
7:00 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

***3. Approval of Minutes**

a. November 17, 2025 Plat Committee Meeting Minutes

***4. Grouped Plats:** The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E4. Steadman Subdivision Jessica Addition 2025 Replat; KPB File 2025-097

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the November 17, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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E. **EW BUSINESS**

**ITEM #1 - PRELIMINARY PLAT
HARBOR VIEW ESTATES WILDER ADDITION**

KPB File No.	2025-125
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Julie & Andrew J. Wilder
Surveyor:	Kenneth G. Lang / Lang & Associates, Inc.
General Location:	Bayshore Drive off Nash Road / Bear Creek Area
Parent Parcel No.:	145-210-05
Legal Description:	T 1N R 1W SEC 36 SEWARD MERIDIAN SW 0970026 HARBOR VIEW ESTATES TRACT A-1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030 – Proposed Street Layout Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Harbor View Estates Wilder Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.030 Proposed Street Layout Requirements, citing findings 1 & 2 in support of standard one, finding 1 in support of standard two and finding 3 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
STEPHEN'S SUBDIVISION WHITCOMB 2025 REPLAT**

KPB File No.	2025-143
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Deanna Whitcomb & Robert Whitcomb
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Between Bernice Lake & Island Lake / Nikiski Area
Parent Parcel No.:	014-220-26
Legal Description:	T 07N R 12W SEC 14 SEWARD MERIDIAN KN 2023053 STEPHENS SUB WHITCOMB REPLAT LOT 5A BLK 2

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal staff determined there was insufficient information to proceed and recommended postponement. Public notice was sent out so he recommended that public comment be opened. No action was required on this item.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #3 - PRELIMINARY PLAT
LAKESHORE ESTAES SUBDIVISION BLOCK 2 PETERSON REPLAT**

KPB File No.	2025-166
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Donna & Mark Peterson
Surveyor:	Jason Young / Edge Survey & Design
General Location:	Island Lake / Nikiski APC
Parent Parcel No.:	014-210-04 & 014-210-05
Legal Description:	T 7N R 12W SEC 13 SEWARD MERIDIAN KN 0730001 LAKESHORE ESTATES SUB BLOCK 2 LOTS 14 & 15 BLK 2
Assessing Use:	Accessory Building & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.120 – Street Width Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Lakeshore Estates Subdivision Block 2 Peterson Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.120 Street Width requirements, citing findings 2 & 3 in support of standard one, findings 2 & 7 in support of standard two and findings 4-6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #4 - PRELIMINARY PLAT
STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT**

KPB File No.	2025-097
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Scott & Amy Brown and Jacqueline Pannell
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	St. Theresa Road & Steadman Street / Sterling Area
Parent Parcel No.:	063-293-07, 063-670-35, and 063-670-36
Legal Description:	063-293-07: T 5N R 9W SEC 20 SEWARD MERIDIAN KN 0980047 LAKE VIEW TERRACE #3 PHASE 2 LOT 6 063-670-35 & 063-670-36: T 5N R 9W SEC 20 SEWARD MERIDIAN KN 2005073 STEADMAN SUB JESSICA ADDN LOT 9 AND LOT 10
Assessing Use:	063-293-07: Residential Improved Land 063-670-35 & 063-670-36: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	None Requested

***PASSED UNDER THE CONSENT AGENDA**

G. ADJOURNMENT

Commissioner Morgan moved to adjourn the meeting at 7:11 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED

C. CONSENT AGENDA

***4. Grouped Plats**

E1 Sapphire Subd Trust Land Survey 2025-10

E3 Patson Road ROW Acquisition

E4 Wirth Hemphill Subdivision 2025 Addition

E5 W R Benson 2025 Replat



January 5, 2026

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Karina England
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 4 Plats

- E1 Sapphire Subd Trust Land Survey 2025-10
- E3 Patson Road ROW Acquisition
- E4 Wirth Hemphill Subdivision 2025 Addition
- E5 W R Benson 2025 Replat

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – X Plats

- E2 Trident Meadows
- E6 Stephens Subd Whitcomb 2025 Replat

E. NEW BUSINESS

- 1. Sapphire Subdivision Trust Land Survey 2025-10; KPB File 2025-179**
Fixed Height, LLC / AK Mental Health Trust Authority
Location: Smoky Quartz Avenue off Emerald Street
Nikiski Area / Nikiski APC

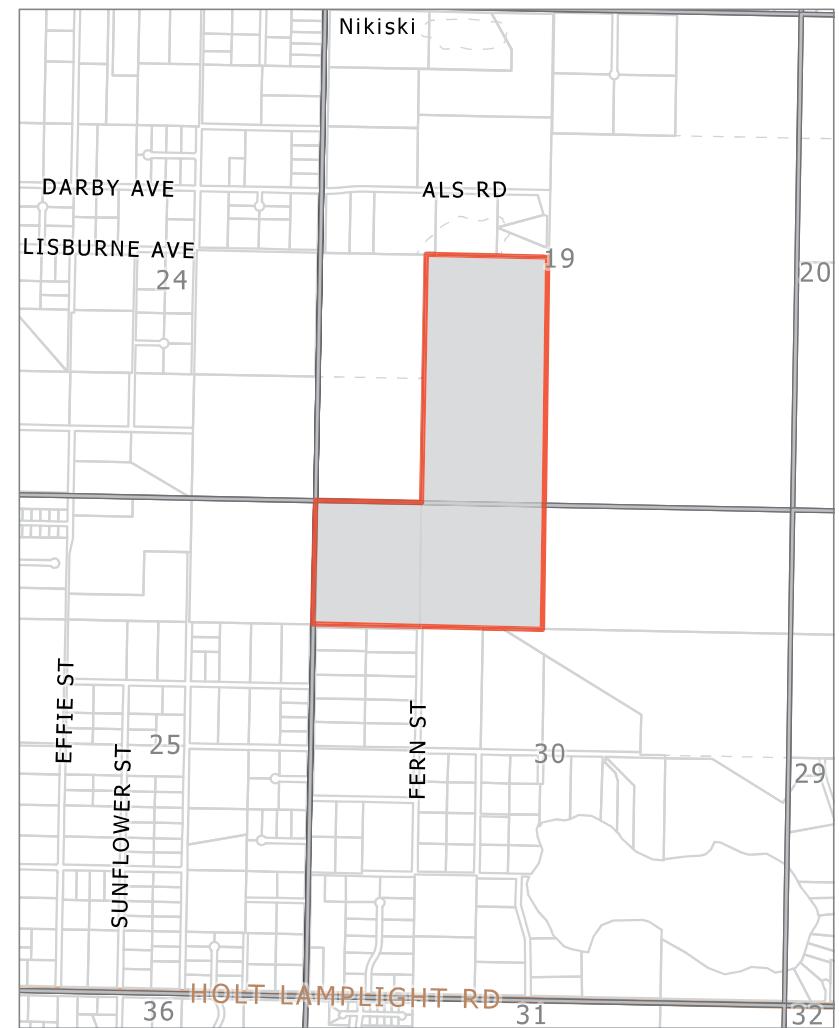


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

12/3/2025



KPB File 2025-179
T07N R11W SEC19 & 30
Nikiski

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

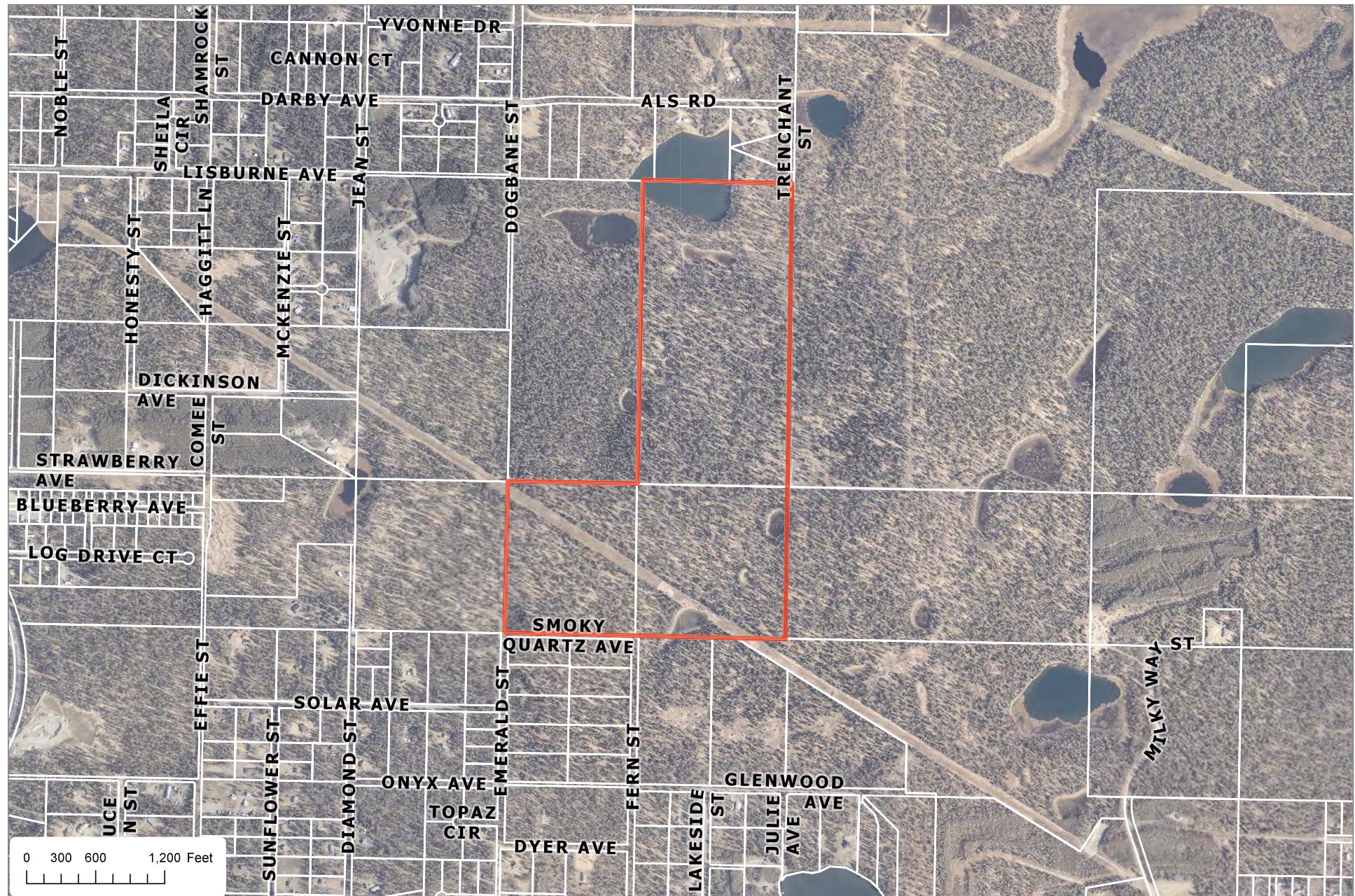


KENAI PENINSULA BOROUGH

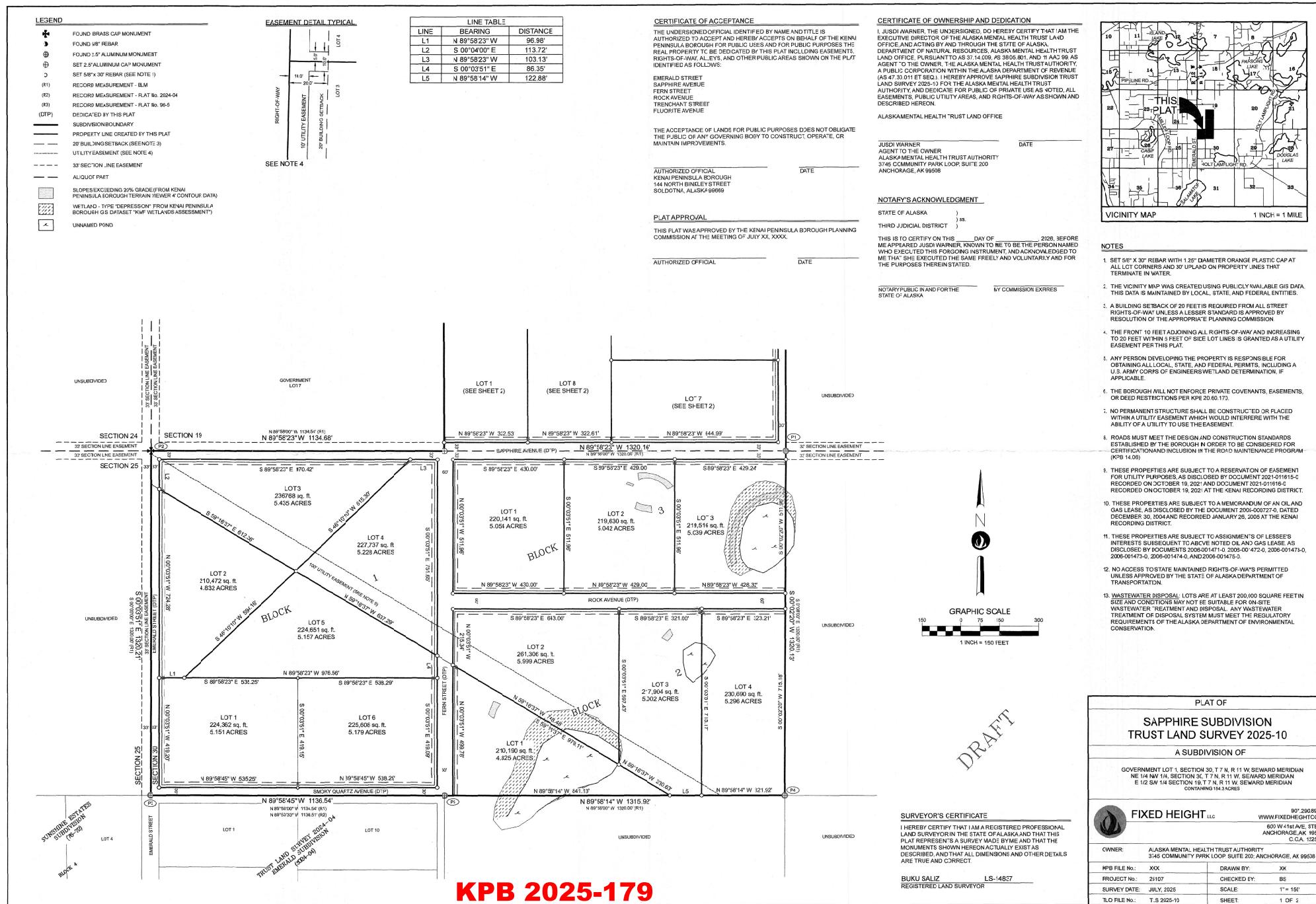
Planning

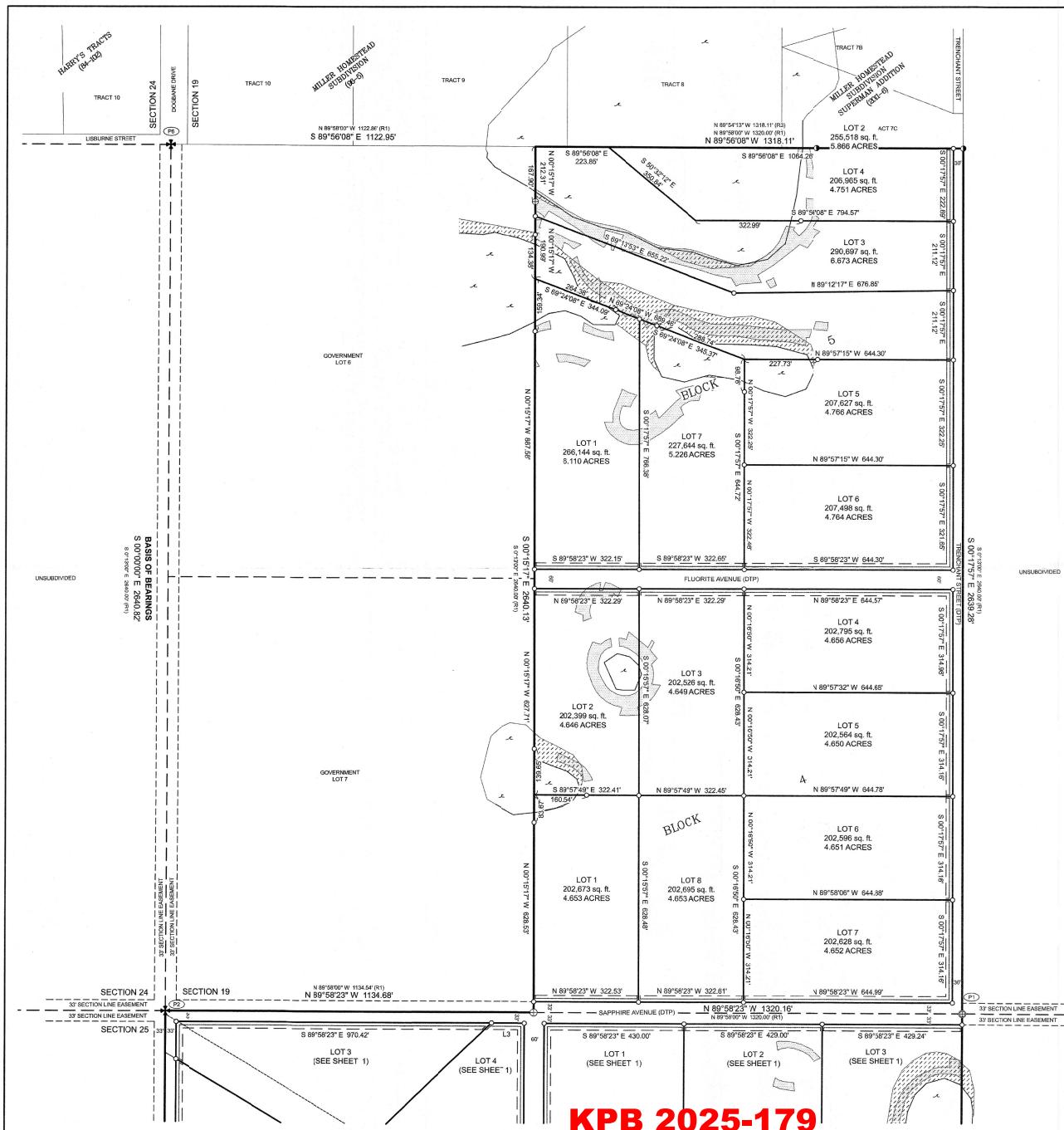
Aerial Map

KPB File 2025-179
12/3/2025



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.





KPB 2025-179

DRAFT



• **FIXED HEIGHT**

FIXED HEIGHT

FIXED HEIGHT LLC www.fixedheight.com 609 W 44th Ave, Suite 100, Lakewood, CO 80401

500 W 41st AVE.
ANCHORAGE, AK

C.O.A. 1

ALASKA MENTAL HEALTH TRUST AUTHORITY
3745 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99503

3749 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99503

FILE No.: XXX DRAWN BY: XK

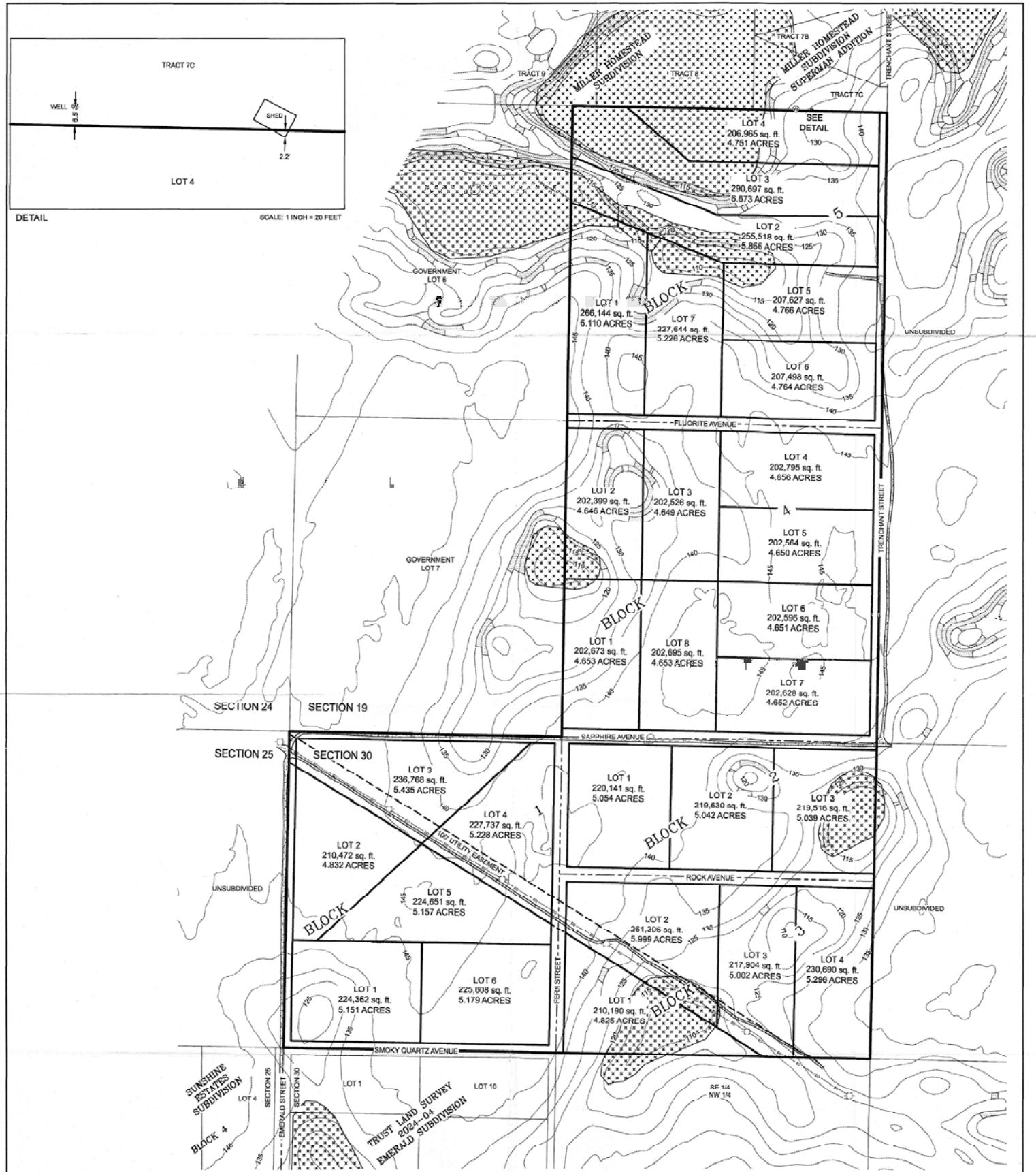
ECT No.: 25107 CHECKED BY: BS

RECEIVED DATE: JULY, 2025 SCALE: 1" = 150'

FILE No.: TLS 2025-10 SHEET: 2 OF 2

Digitized by srujanika@gmail.com

E1-4



LEGEND

- Utility Pole
- Water Well
- Right-of-Way Dedicated This Plat
- Subdivision Boundary
- Property Line Created By This Plat
- Contour Lines
- Overhead Utility Line
- Gravel Road
- Slopes Exceeding 20% Grade (From KPB Terrain Viewer 4' Contour Data)
- Wetland (From KPB GIS Dataset "KWF Wetlands Assessment")



EXHIBIT

SAPPHIRE SUBDIVISION

A SUBDIVISION OF

GOVERNMENT LOT 1, SECTION 30 T 7 N, R 11 W, SEWARD MERIDIAN
NE 1/4 NW 1/4 SECTION 30, T 7 N, R 11 W, SEWARD MERIDIAN
E 1/2 SW 1/4 SECTION 19, T 7 N, R 11 W, SEWARD MERIDIAN
CONTAINING 154.3 ACRES



FIXED HEIGHT LLC

WWW.FIXEDHEIGHT.COM

600 W 41st AVE, STE C
ANCHORAGE, AK 99503
C.O.A. 122544

SCALE: 1" = 250' DRAWN BY: XX
PROJECT NO.: 26107 CHECKED BY: GS

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
SAPPHIRE SUBDIVISION TRUST LAND SURVEY 2025-10**

KPB File No.	2025-179
Plat Committee Meeting:	January 5, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority of Anchorage, AK
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Smoky Quartz Ave off Emerald St / Nikiski APC

Parent Parcel No.:	013-590-35, 013-120-93, and 013-100-18
Legal Description:	T 7N R 11W SEC 30 SEWARD MERIDIAN GOVT LOT 1 & NE1/4 NW1/4 AND T 7N R 11W SEC 19 SEWARD MERIDIAN KN E1/2 SW1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 154.3 acres parcel into 27 lots and multiple dedications.

Location and Legal Access (existing and proposed):

The plat is located in Nikiski. Emerald St comes into the plat at the southwest corner. In the middle of the south boundary, Fern Street comes into the plat. No other roads directly come to the plat. To get to Emerald St and Fern St you need to exit off of Miller Loop Rd at Holt Lamplight Rd to Emerald St. Emerald St north to the plat or turn on Dyer Ave to Fern St.

The plat will be dedicating 33' half right-of-way for Emerald St extension on the west. Fern St is being dedicated a full 60'. On the south border of the plat between Emerald St and Fern St is a half dedication of 33' to complete out Smokey Quartz Ave. Between Block 2 & 3, Rock Ave is being dedicated as a 60' right-of-way. In the middle of the plat, along the section line of sections 19 and 30 is being dedicated Sapphire Ave a 33' dedication on the west end and a full 66' dedication on the east end of the plat. 627' north of Sapphire Ave is being dedicated Fluorite Ave, a 60' dedication. On the east side of the plat, located in Section 19 is a half dedication of 33' for Trenchant St. The Addressing Officer has noted that Sapphire Ave is already in use, Rock out of Rock Ave is on the prohibited list and Trenchant St is to be renamed for reasons listed in comments. **Staff recommends** the surveyor get with the Addressing Officer Rhealyn Pace to confirm new names for these three roads. The roads currently shown as 33' and 66' dedications can be reduced to 30' and 60' as this is the minimum required by KPB 20.30.120 Streets- Width requirements (A) The minimum right-of-way width of streets shall be 60 feet.

There will be no vacation of right-of-way finalized with this plat.

There are section line easements noted on the drawing as 33'. The certificate to plat mentions 50' at item 4 for the section line easements. **Staff recommends** the surveyor confirm the width of the section line easements, add a plat note with the source material, draw and label the correct SLE when determined and identify to the plat note.

There does not appear to be any private trails on the property. There is a transmission line crossing the property that has an access road running the length of it for use maintaining the line only.

Block length is compliant throughout the subdivision with all the dedications creating breaks to meet KPB code.

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

Site Investigation:

There are small areas of steep terrain as indicated on the drawing with the dotted hatching. These areas minimal enough that **staff recommends** they be removed for the final submittal.

There are no drainage ways of substantial flow to be shown on the drawing. there are areas of wetlands designated as Depression and ponding shown on the drawing which the wetlands overlap into the ponds. **Staff recommends** the designation of Depression of wetland be added of the pond area also to show dual representation. The proper wetland development note is present at plat note 5.

The River Center review did not identify the plat to be located in a FEMA designated flood hazard area or a habitat protection district, so no notes or designation is necessary.

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	

Staff Analysis

The property is located in the E1/2 SW1/4 of Section 19, T7N R11W SM and Gov't Lot 1 & the NE1/4 NW1/4 Section 30 T7N R11W SM all in KRD Alaska. This is the first division of the land. This platting action is creating 27 lots and dedicating eight rights-of-way.

There are no structures located on the plat itself to be shown. On the exhibit drawing there is a shed from the adjacent property to the north shown encroaching onto Lot 4 Block 5. **Staff recommends** the encroachment detail be shown on the final plat submittal as a detail drawing.

A soils report will not be required as the new lots being created are all 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.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

There is a 100' Transmission line easement shown on the plat and noted.

There is an easement listed in the CTP at item 7 that does not appear to affect the property. This should be looked into to check location, If not affecting property it should be removed from the CTP.

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.

HEA has requested a label or plat note be added in reference to plat note 9 and the 100' wide Transmission Line easement. the comment is in the packet for viewing.

A new 10' utility easement adjoining rights-of-way and increasing to 20' within 5' of sidelines is being proposed as noted at plat note 3 and shown in detail.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment or recommendations
ACS	
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Emerald St, Smoky Quartz Ave, Fern St Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: Fluorite Avenue. List of Street Names Denied: Sapphire Ave, Sapphire Loop is already in use in adjacent ESN. Rock Ave, Rock is on the prohibited list. Please choose a different name for Trenchant Street. Due to terrain, the absence of continuous dedication, and existing parcel configuration, development of and connection to Trenchant Street north of this subdivision is not anticipated. Comments: No other comments
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.
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

In the Certificate to Plat, items to check and if not affect property have removed.

- Item 3 – Rights to the public to the portion lying in Holt Lamplight Rd.
- Item 7 – Easement to HEA Recorded Oct 31, 1963
- Item 9 – Record of Survey filed in KN 2015-44

In the Plat Approval, change the date to January 5, 2026

Plat note 11 has two listings of 2006-001473-0, remove one of them

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).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- 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 2025-179

Area of plat should be to nearest hundredth

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:

CTP list the section line easements as 50' wide. Please confirm where the easements are applied and show them.

Add the right-of-way widths to the adjacent roads.

Add Fern St to the south of the plat

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:

Some dedications are 33' other full dedications are 60'. The 33' dedications can be reduced to 30'

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:

To the south of Block 2 is a newly recorded plat KN2025-83, please add the lot layout, lot numbers and plat label to the drawing

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

The areas shown as unnamed ponds are also categorized as wetlands, please identify as both in some form.

J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff recommendation:

Lot 2 in Block 5 is not labeled.

The lots in Block 5 look so randomly numbered, if the numbering starting in the top right and went clockwise it may help

The dimensions on the outer boundary should be labeled similar in the same direction, like clockwise.

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.*

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

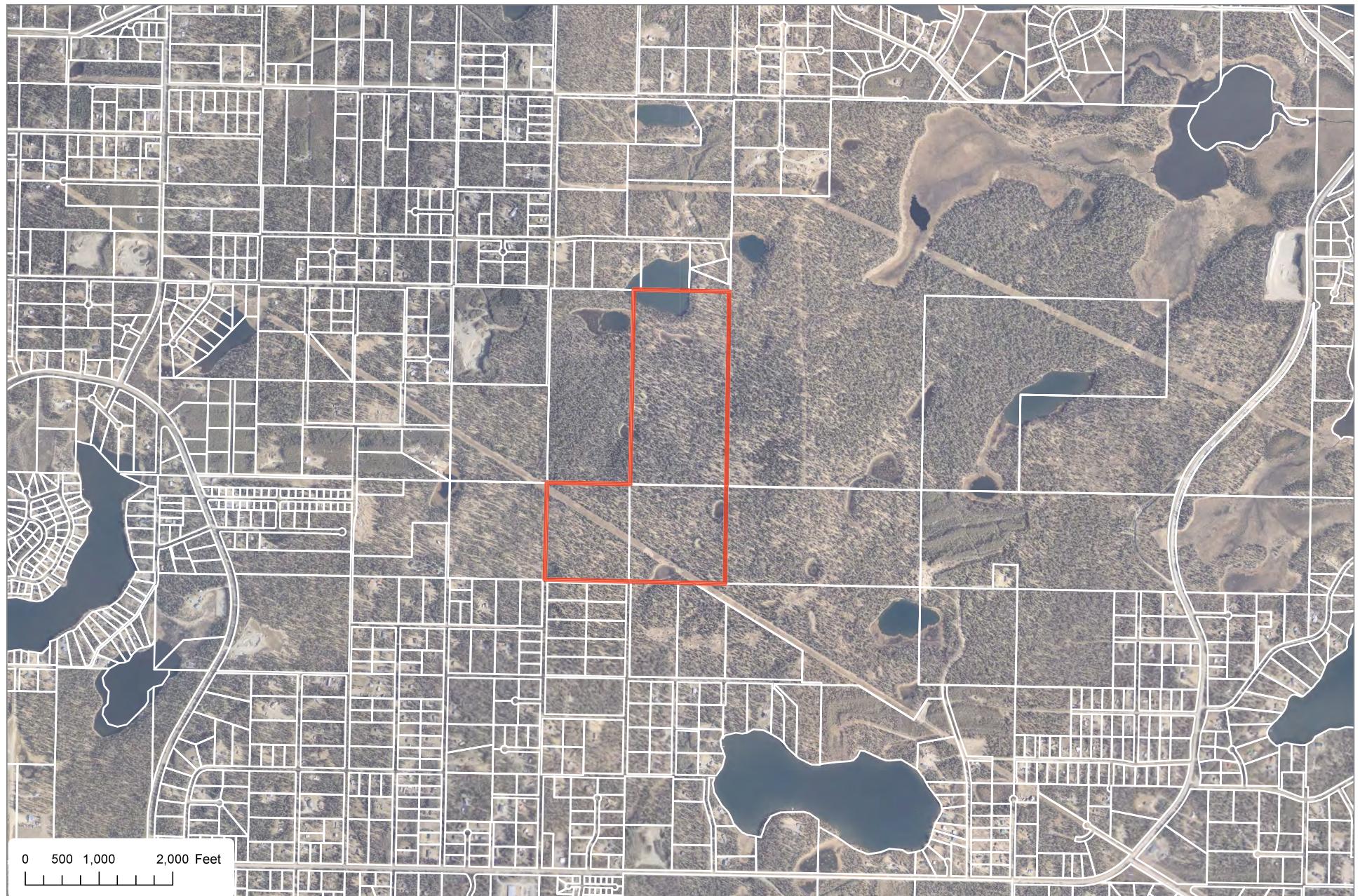


KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-179
12/3/2025



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.



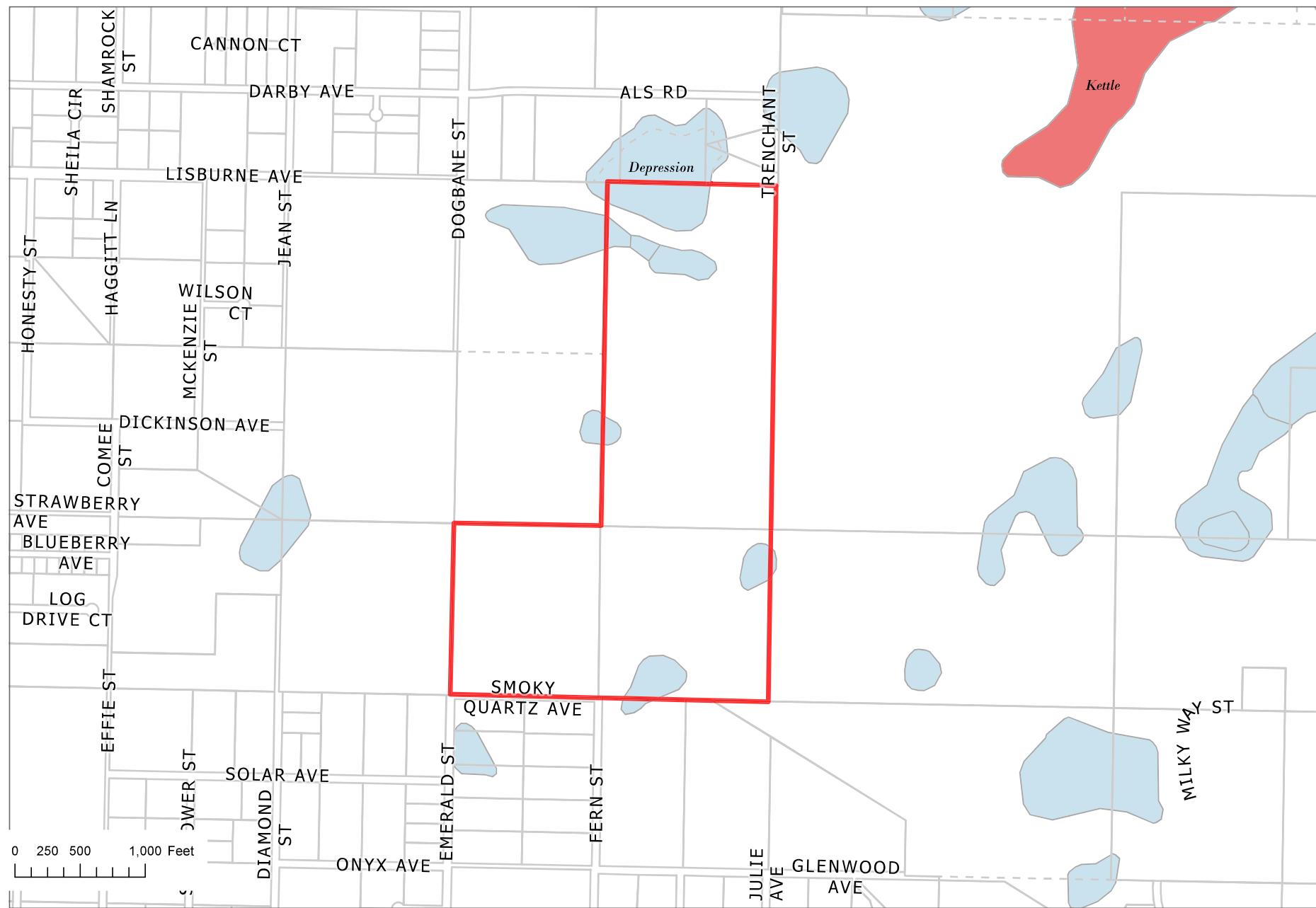
KENAI PENINSULA BOROUGH

Planning

Wetlands

KPB File 2025-179

12/3/2025



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.



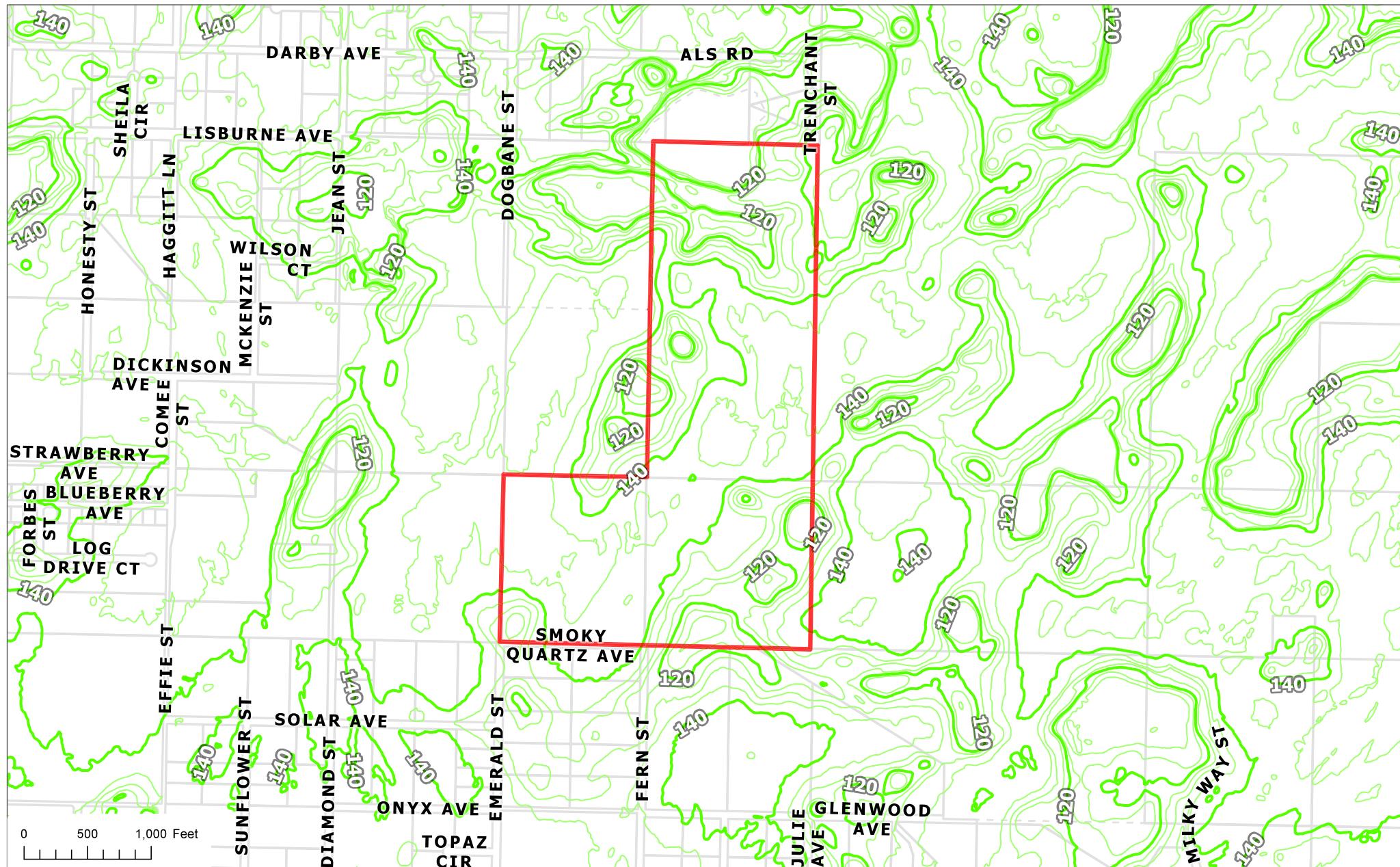
KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

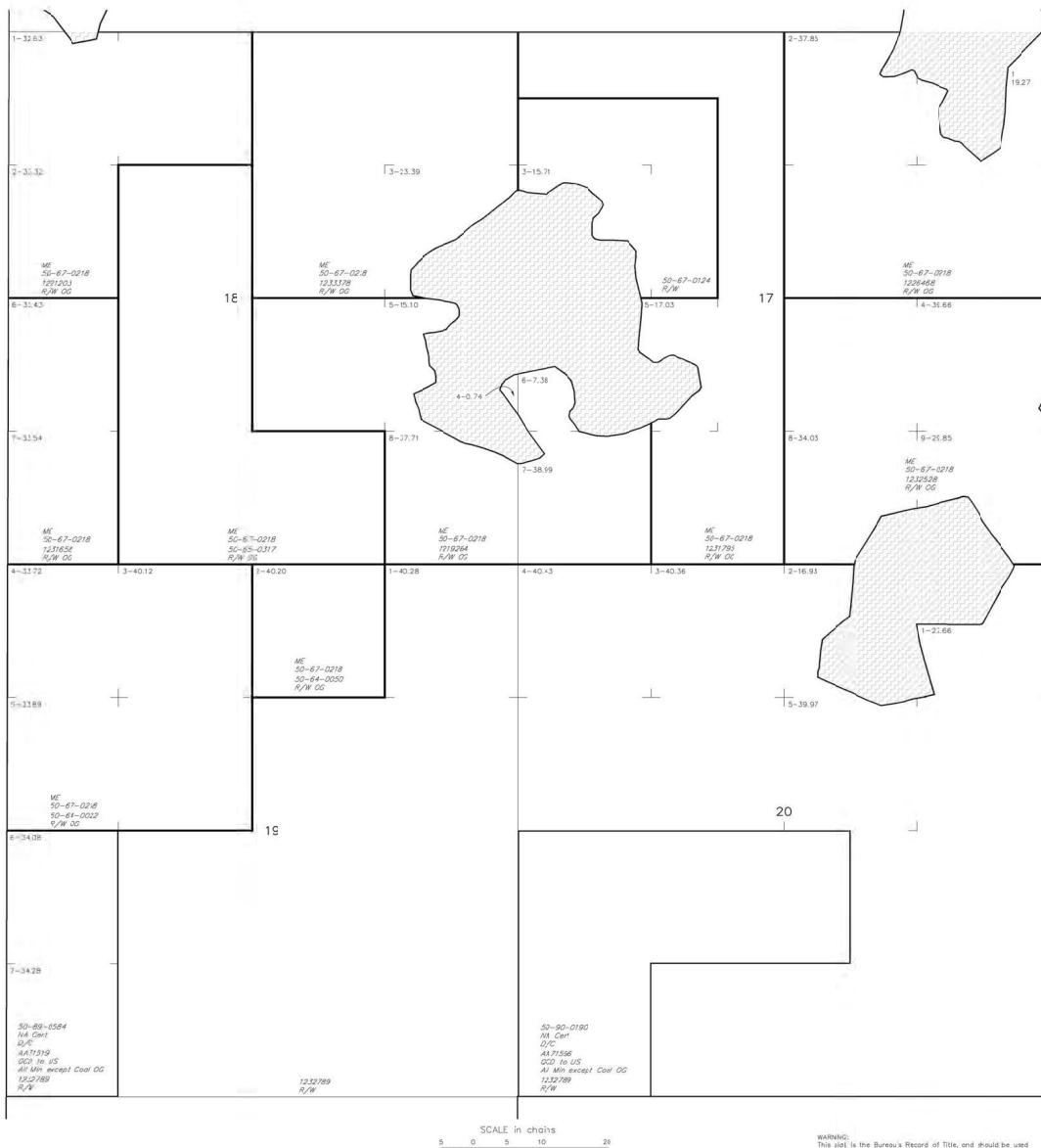
KPB File 2025-179
12/3/2025

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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.

SURVEYED TOWNSHIP 7 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP
SUPPL SECs 17-20

NO 4
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS

PL 92-203 Wd/ A6658
PLO 5183 Wd/ Acl & Cl affects Lds/Interests
not conveyed Wd/ Kenai National Moose Range
PLO 5184 Wd/ Cl affects Lds/Interests not conveyed
AA6888-A V/Sel Apn Excl Nas waivers, patented Lds &
Ls Wd/ 2 miles of the city limits of Kenai & Soldotna
A060527 SS Amdt PL 96-487 Sec 906(e) Top Filed
A058731 SS Reserved Min Estate Only
Group Survey #93, approved 04/26/2005, affects
patented lands within section 20

NO 4
Sew Mer
8-9-2018
T 7 N
R 11 W
ACAD

WARNING:
This plot is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords of title are maintained in the Bureau's office and are not
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

SURVEYED TOWNSHIP 7 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SEC 29 & 30**

NO 7

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS

PL 92-203 Wd/ AA6658

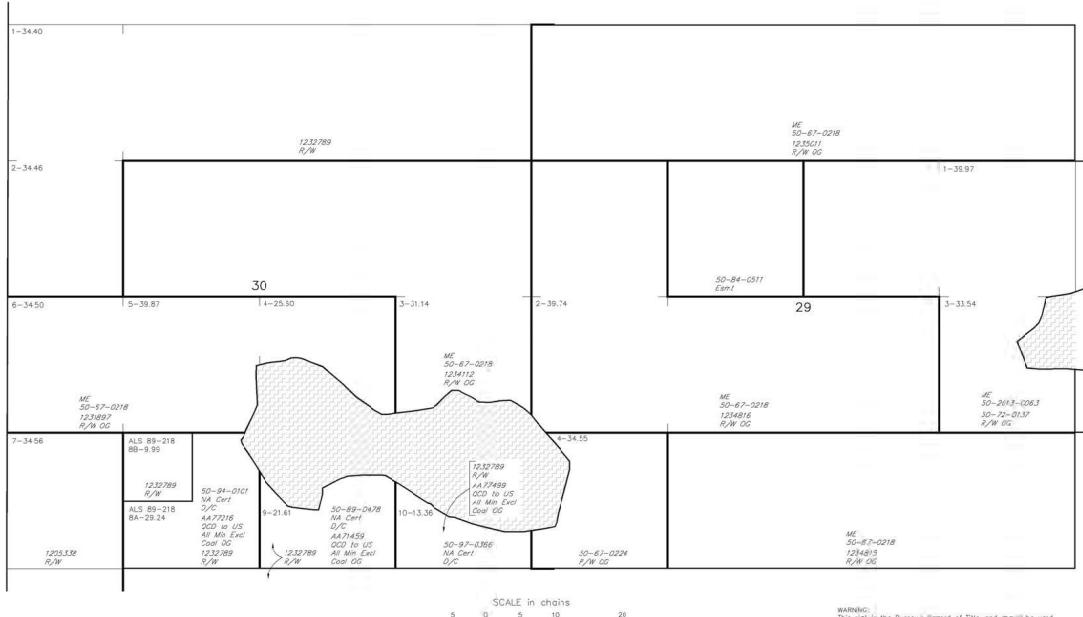
PLO 3183 Wd/ Acl of Leg & Cl affects Lds/Interests
not conveyed Wd/ Kenai National Moose Range

PLO 3184 Wd/ Cl affects Lds/Interests not conveyed

AA6698-A V/Sel Apn Excl Nas waivers, patented Lds &
Ls Wd/ 2 miles of the city limits of Kenai & Soldotna

AK060527 SS Amdt PL 96-487 Sec 906(e) Top Filed

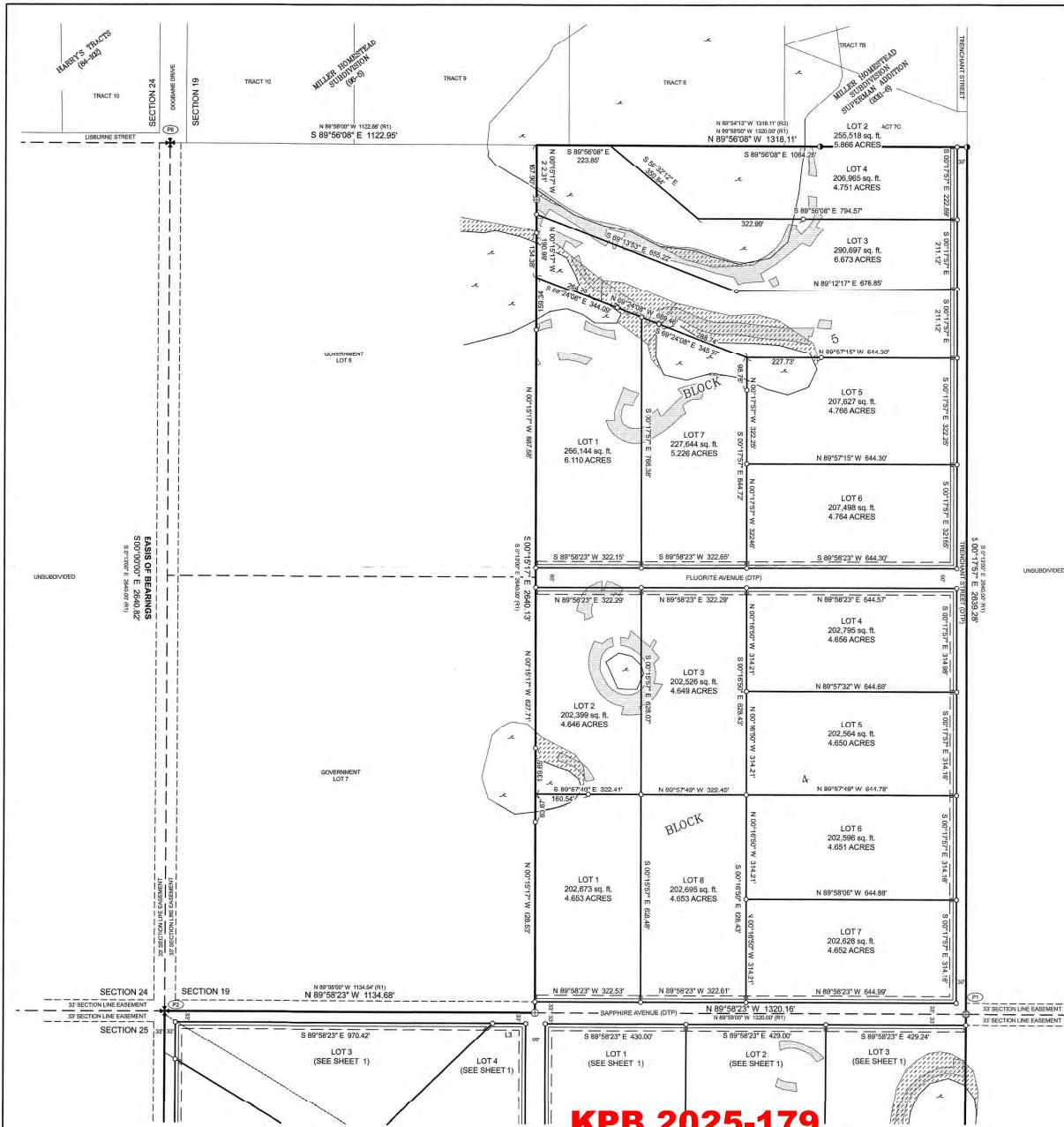
AK058731 SS Reserved Min Estate Only



WARNING:
This plot is the Bureau's Wizard of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords of the Bureau's Wizard of Title do not reflect changes
effected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

NO 7
Sew Mer
CURRENT TO: 8-9-2018
T 7 N
R 11 W
ACAD

KPB 2025-179



KPB 2025-179

DRAFT

E1-18

LEGE

- FOUND BRASS CAP MONUMENT
- FOUND 40° REBAR
- FOUND 2.5" ALUMINUM MONUMENT
- SET 2.5" ALUMINUM CAP MONUMENT
- SET 50° 10" REBAR (SEE NOTE 1)
- (R1) RECORD MEASUREMENT - BLM
- (R2) RECORD MEASUREMENT - FLAT NO. 2004-04
- (R3) RECORD MEASUREMENT - FLAT NO. 08-5
- (DTP) URC1430 BY THIS PLAT
- SUBDIVISION BOUNDARY
- PROPERTY LINE CREATED BY THIS PLAT
- 20' BUILDING SETBACK (SEE NOTE 3)
- UTILITY EASEMENT (SEE NOTE 4)
- 33' SECTION LINE EASEMENT
- ALIQUOT PART
- SLOPES EXCEEDED 20% GRADE (FROM KENAI PENINSULA THROUGH TERRAIN VENIER 4' CONTOUR DATA)
- NEAR LAND - TYPE "DEPRESSION" (FROM KENAI PENINSULA THROUGH TERRAIN VENIER 4' CONTOUR DATA)
- INNAPARENTE

MONUMENT DATA

150 0 75 150

1 INCH = 150 FEET

PLAT OF

GOVERNMENT LOT 1, SECTION 30 T 7 N, R 11 W, SEWARD MERIDIAN
NE 1/4 NW 1/4, SECTION 30, T 7 N, R 11 W, SEWARD MERIDIAN
E 1/2 SW 1/4 SECTION 19, T 7 N, R 11 W, SEWARD MERIDIAN
CONTAINING 154.3 ACRES

	FIXED HEIGHT LLC	907.290.899 WWW.FIXEDHEIGHT.COM 800 W. 4TH AVE. ANCHORAGE, AK 99508 C.O.A. 1228	
	OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99508		
KPB File No.:	XXX	DRAWN BY:	XX
PROJECT No.:	25107	CHECKED BY:	BS
SURVEY DATE:	JULY, 2025	SCALE:	1" = 150'

DESK PACKET

(MATERIALS SUBMITTED AFTER 12/23/25)

E. NEW BUSINESS

- 1. Sapphire Sub Trust Land Survey 2025-10; KPB File 2025-179
Fixed Height, LLC / AK Mental Health Trust Authority
Location: Smoky Quartz Avenue off Emerald Street
Nikiski Area / Nikiski APC**



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

December 22, 2025

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Marathon Addition to Seward Townsite City Replat: KPB 2025-107**
- **Peaceful Acres Jackson's Garden Replat: KPB 2025-147, 173, 174, 175**
- **Shoreline Heights 2025 Vacation: KPB 2025-169**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Stephens Subdivision Whitcomb 2025 Replat: KPB 2025-143**
 - No objection to the proposed plat.
 - Platting actions invalidate existing access permits. Apply for an Approach Road Review for Hidden Valley Circle connection to Alexander Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Subsequent development of this lot will require shared access to singular utility access on Hidden Valley Circle to Alexandar Road.
- **Timberline Rush Patch Replat: KPB 2025-162v**
 - No objection to the proposed plat.
 - No change to existing access will be granted.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to East End Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.

"Keep Alaska Moving"

- **Wirth Hemphill Subdivision 2025 Addition: KPB 2025-164**
 - No objection to the proposed plat.
 - Recommend shared access between lots A3 and A4.
 - Dedicate common access easement on plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Crooked Creek Road. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
- **W R Benson 2025 Replat: KPB 2025-165**
 - Add plat note: "No direct access to the Sterling Highway from lot 1A". Proposed lot must take access from Main Street as shown on the plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Main Street. Driveway permits be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
 - Carry access easement for lots 2,3,4 from existing plat forward.
 - Any encroachments within state right of ways must be removed or permitted.
 - Please be advised that parcels are within the corridor of the DOT&PF Homer Pedestrian Pathways project and the Sterling Highway: MP 169 to 175 Pavement preservation project. For more information regarding either project, contact the project manager, Sean Baski at sean.baski@alaska.gov or (907) 269-0566 (Pedestrian Pathways) and Jacob Gondek at jacob.gondek@alaska.gov or (907) 269-0445 (Sterling Highway).
- **Patson Road ROW Dedication: KPB 2025-171**
 - No objection to the proposed plat.
 - No direct access to Funny River Road will be granted.
 - DOT&PF recommends a 30' rounded corner radius on the south end of the proposed right of way dedication for corner clearance.
 - Owner of Maintain Lane should ensure that Maintain Lane has been approved to connect to Funny River Road, has gone through an approach road review, and is up to DOT&PF design standards. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Sapphire Subdivision Trust Land Survey 2025 10: KPB 2025-179**
 - No objection to the proposed plat.
 - Future subdivision of the remaining lots must show internal circulation, and work with DOT&PF staff to determine appropriate access locations to Holt/Lamplight Road, with anticipated coinciding development of internal circulation.
- **Trident Meadows: KPB 2025-180**
 - No objection to the proposed plat.
 - A single shared access will be allowed onto the Sterling Highway.
 - Add plat note: "Single shared access to Sterling Highway".

- Dedicate shared access easement on plat.
- Apply for driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Ensure site distance calculations per DOT&PF Preconstruction manual Sec. 119.5- (Figure 1190-1).

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/8/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide 3 tracts into 27 tracts.

KPB File No. 2025-179

Petitioner(s) / Land Owner(s): Alaska Mental Health Trust Authority of Anchorage, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, January 5, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call 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/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, January 2, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 12/15/2025

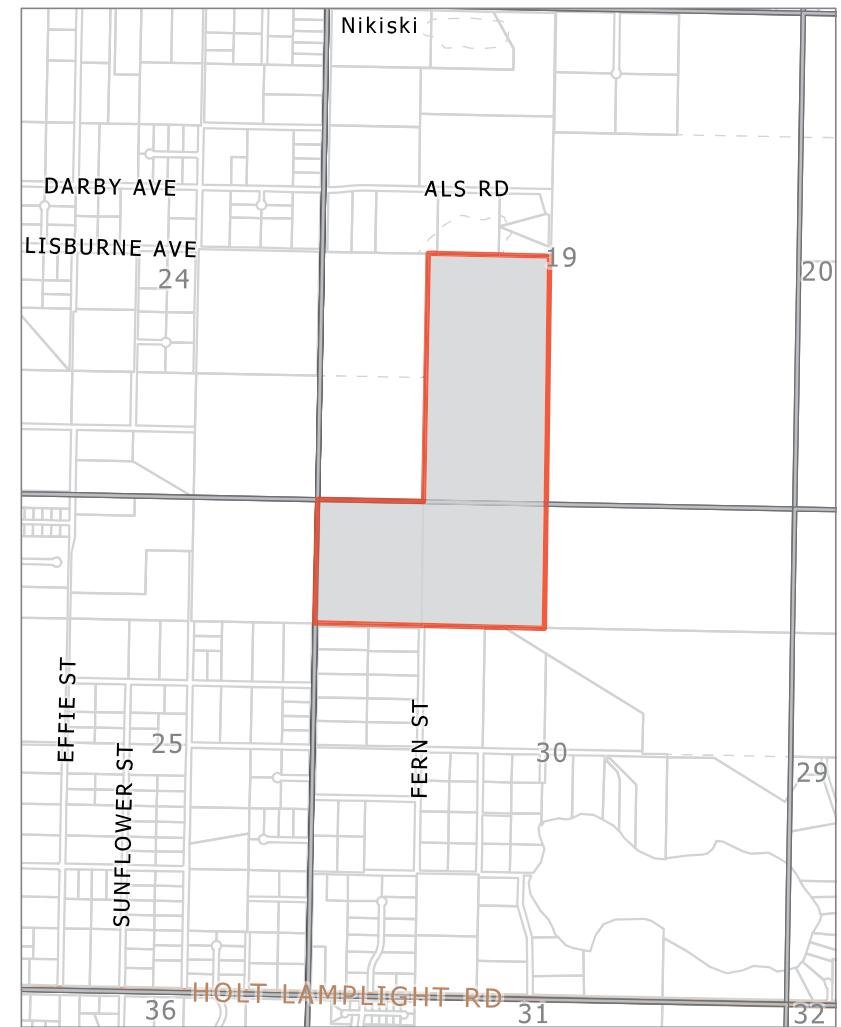
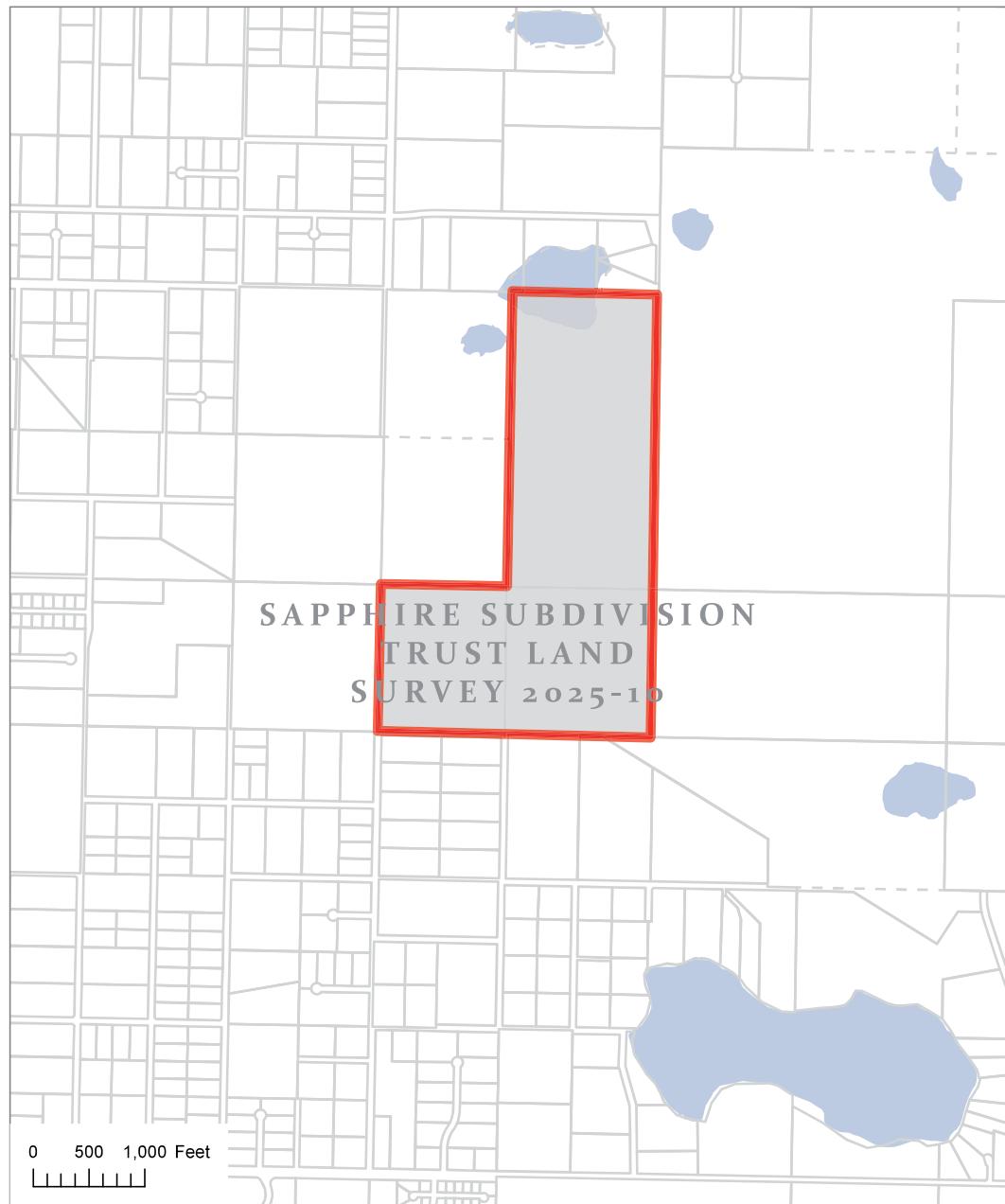


KENAI PENINSULA BOROUGH

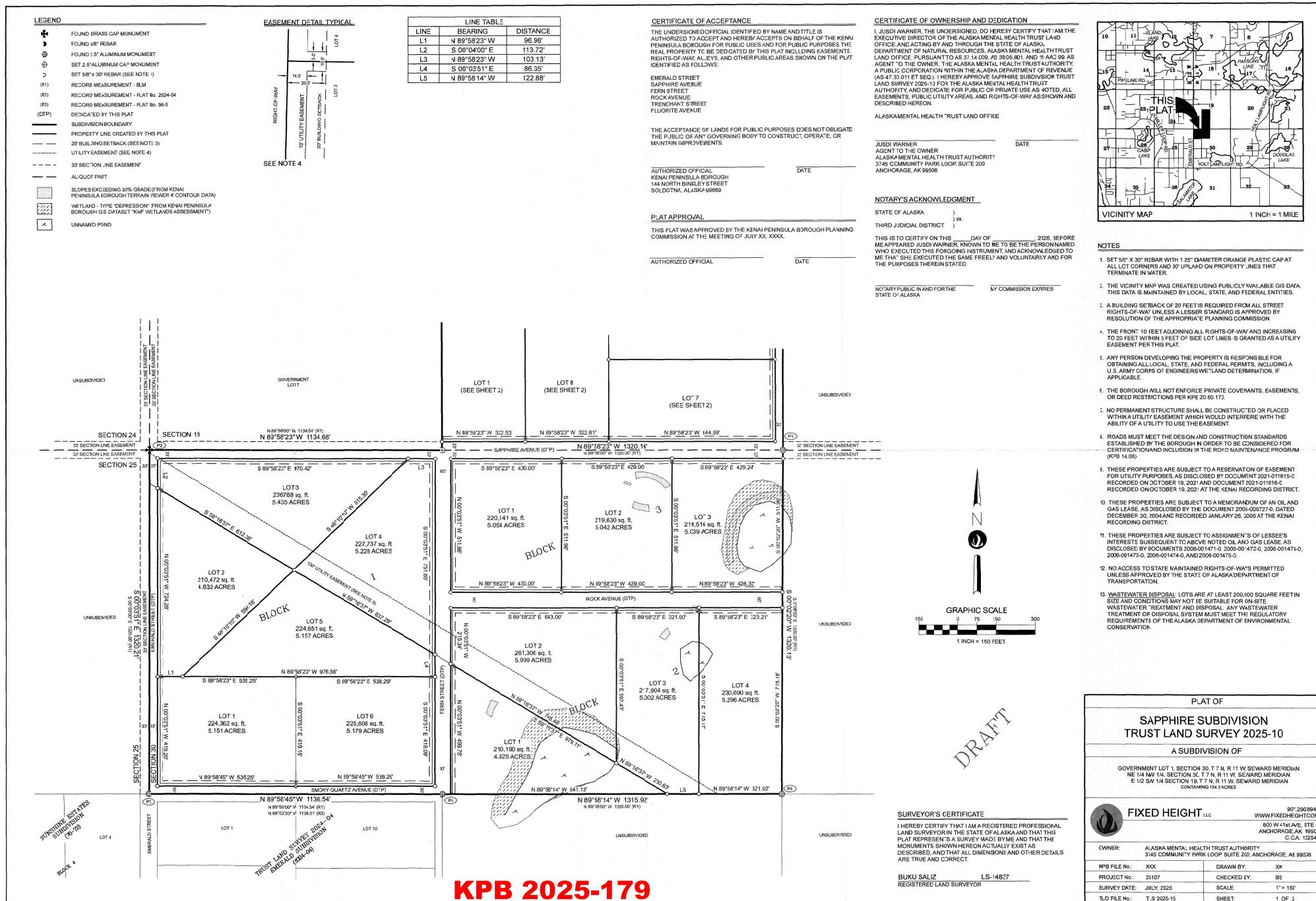
Planning

Vicinity Map

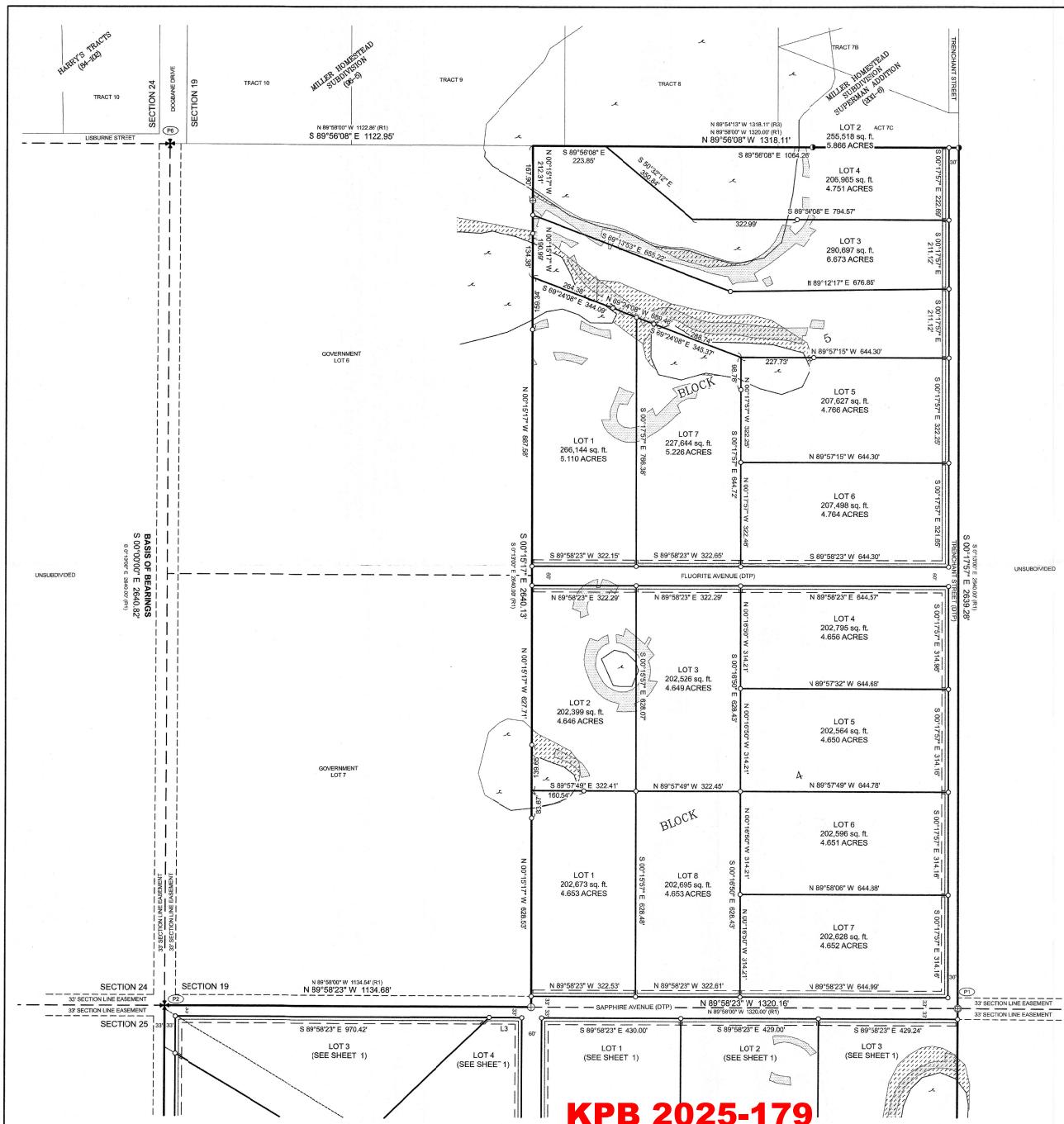
12/3/2025



KPB File 2025-179
T07N R11W SEC19 & 30
Nikiski



KPB 2025-179



KPB 2025-179

PLAT OF

A SUBMISSION OF

GOVERNMENT LOT 1, SECTION 30 T 7 N, R 11 W, SEWARD MERIDIAN
NE 1/4NW 1/4, SECTION 30, T 7 N, R 11 W, SEWARD MERIDIAN
E 1/2SW 1/4 SECTION 13, T 7 N, R 11 W, SEWARD MERIDIAN
CONTAINING 154.3 ACRES.



FIXED HEIGHT

907.290
WWW.FIXEDHEIGHT.COM

www.thesight.com 600 W 41st St, NY, NY 10018

ANCHORAGE, AK
CGA 1

OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY

3745 COMMUNITY PARK LOOP, SUITE 200; ANCHORAGE, AK 99503

KPB FILE No.: XXX DRAWN BY: XK

PROJECT No.: 25107 CHECKED BY: BS

SURVEY DATE: JULY, 2025 SCALE: 1" = 150'

TLO FILE No.: TLS 2025-10 SHEET: 2 OF 2

10. *Journal of the American Statistical Association*, 1980, 75, 369-383.

DRAFT



E. NEW BUSINESS

2. **Trident Meadows; KPB File 2025-180**
Peninsula Surveying, LLC / Trident Investment Properties, LLC
Location: MP 125 Sterling Highway
Ninilchik Area

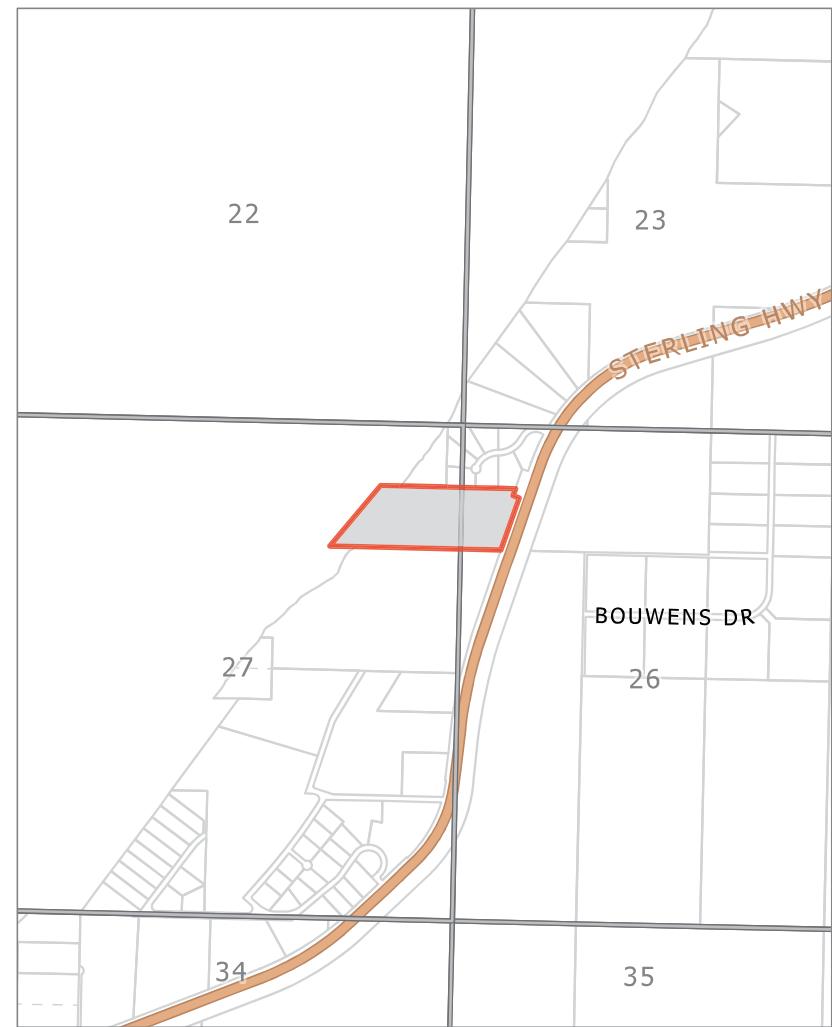
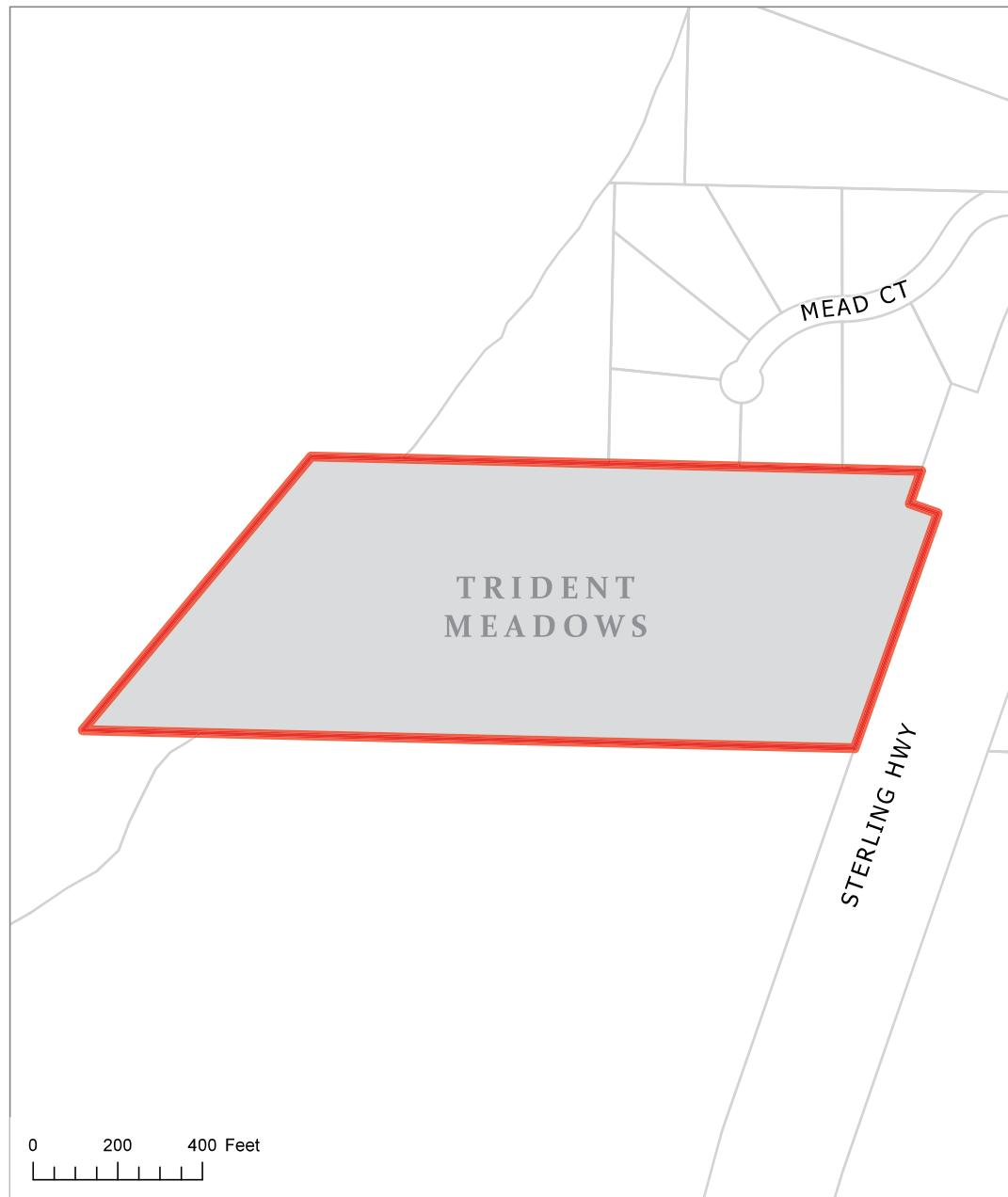


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

12/5/2025



KPB File 2025-180
T01N R13W SEC26 & 27
Ninilchik

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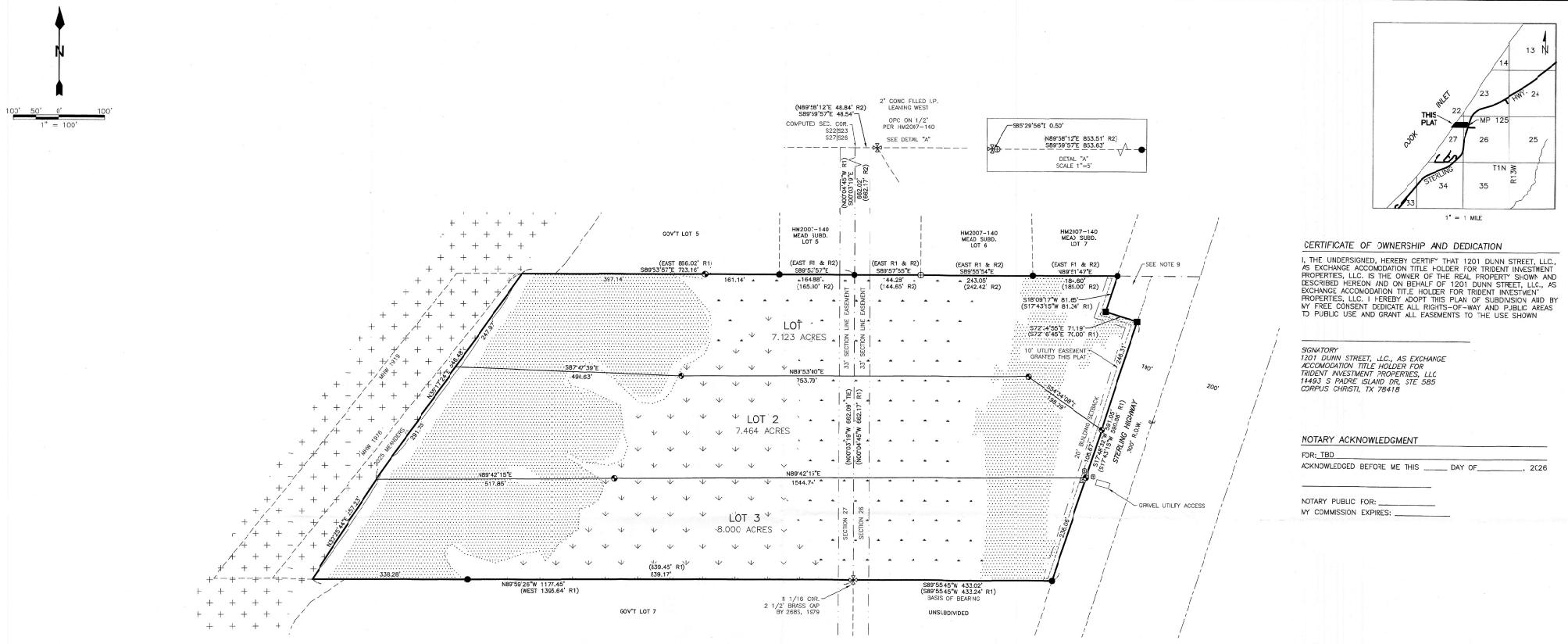
KENAI PENINSULA BOROUGH
Planning

Aerial Map

KPB File 2025-180
12/5/2025



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NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY HIGH PRECISION GPS AT THE SITE. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SAVING FROM GRD. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE ASIMUTHS -118°11.16". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRD INVERSE DISTANCES BY 0.9999902.
2. 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.
3. 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.
4. 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.
5. NO ACCESS TO STREET EASEMENTS RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. ANY PERSON HOLDING THE RESIDUAL RIGHTS FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BOOK 3 PAGE 109 RECORDED JULY 1, 1959, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
8. SUBJECT TO A RESERVATION OF EASEMENT FOR HOMER PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS PROVIDED PUBLIC LAND ORDER NO. 801, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1989; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1988; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951; AMENDMENT NO. 1 THERETO, DATED JULY 17, 1982 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1986, FILED IN THE FEDERAL REGISTER.
9. SUBJECT TO A NOTICE OF UTILIZATION INCLUDING THE TERMS AND PROVISIONS THEREOF PER BOOK 32 PAGE 196 RECORDED APRIL 21, 1964 HOMER RECORDING DISTRICT, THIS IS SHOWN AS THE STERLING HIGHWAY RIGHT-OF-WAY FOR HM79-92BS.
10. THE JURISDICTION OF THE PUBLIC LANDS WHICH WERE FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SECTION LINES AND THE INTERSECTION WITH THE NATIVE MEANDERS.
11. SUBJECT TO RIGHTS AND EASEMENTS OF THE UNITED STATES OVER ALL ACROSS LANDS LYING BEHIND NAVIGABLE WATERS, TIDE LANDS NECESSARY TO ITS JURISDICTION OVER COMMERCE, NAVIGATION AND FISHERIES.
12. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF COOK INLET AND ANY QUESTIONS OF RIGHT OF ACCESS TO COOK INLET IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE INLET.
13. FOR FLOODPLAIN NOTICE PER FEMA FIRM PANEL 020012-3125A THIS SUBDIVISION FALLS OUTSIDE THE LIMITS OF THE STUDY AREA AND NO FLOOD HAZARD HAS BEEN IDENTIFIED.
14. BOUNDARY DATA IS PER HM79-92BS.
15. KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ROUND 3" x 6" CONCRETE HWY MONUMENT
- FOUND 1/2" REBAR
- ⊕ FOUND ORANGE PLASTIC CAP BY 55225
- ⊕ SET RPC ON 5/8" x 3" REBAR BY LS1448
- (R1) RECORD DATA PER HM79-92BS
- (R2) RECORD DATA PER HM2007-140
- ⊕ TELEPHONE PEDESTAL
- ⊕ COMMUNICATION CABINET
- ██████████ APPROXIMATE SLOPES GREATER THAN 20% FROM KFB CONTOUR GIS DATA
- ⊕ TIDAL WETLANDS FOR THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- ⊕ KETTLE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- ⊕ DISCHARGE SLOPES WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NOT MEETING THESE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)366-7065

PLAT OF
TRIDENT MEADOWS

A SUBMISSION OF
THE 1/2 OF THE NW1/4 OF THE NW1/4, SEC 26
& THAT PORTION OF GOVT LOT 6 LYING IN THE
S1/2 OF THE NE1/4 OF THE NE1/4, SEC 27
LOCATED WITHIN

THE NW1/4, SEC 26, AND THE NE1/4, SEC 27,
TIN, R13W, S.M., HOMER RECORDING DISTRICT,
KENAI PENINSULA BOROUGH, ALASKA
LATITUDE: 61°38'30" N
LONGITUDE: 151°45'00" W

OWNERS: 1201 DUNN STREET LLC AS EXCHANGE
ACCOMMODATION TITLE HOLDER FOR TRIDENT INVESTMENT
PROPERTIES, LLC
14493 S PADRE ISLAND DR, STE 585
CORPUS CHRISTI, TX 78418

SCALE: 1" = 100' DATE: DECEMBER 2, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

KPB 2025-180

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
TRIDENT MEADOWS**

KPB File No.	2025-180
Plat Committee Meeting:	January 5, 2026
Applicant / Owner:	Trident Investment Properties, LLC of Corpus Christi, TX
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Sterling Highway MP 125, Ninilchik Area

Parent Parcel No.:	139-100-05
Legal Description:	T 01N R 13W SEC 26 & 27 SEWARD MERIDIAN HM S1/2 NW1/4 NW1/4 LYING W OF STERLING HWY ROW IN SEC 26 & THAT PTN OF GL 6 LYING IN THE S1/2 NE1/4 NE1/4 IN SEC 27 AND AS SHOWN ON PAUL F ROBISON BOUNDARY SURVEY 79-92
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190 (A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 25.22-acre parcel into three parcels ranging in size from 7.123-acres to 8.00-acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along the Sterling Highway a state maintained road. The plat sits at mile post 125 along the highway.

The proposed plat is not dedicating and right-of-way nor is it vacating any. The plat is affected by a 66 foot wide section line easement crossing the middle in the north south direction as shown. **Staff recommends** the surveyor add notation to the drawing referencing the easement to plat note 8. At item 5 in the Certificate to Plat is reference to Title 43 U.S.C. 932. Staff recommends the surveyor verify if this still applies to the plat and if so, show it and reference it and if not, have it removed from the CTP.

Block length is not compliant, but there is a pull out directly on the north of this plat located in the notch on the northeast corner of the plat. This pull out is located approximately 500 feet south of Meade Ct offering a break in the road for block length. The bluff leading down to the Cook Inlet is located on the back side of these proposed lots and wetlands of kettle wetlands and discharge slope, preventing a reasonable cul-de-sac to be built on this plat. There are other larger tracts to the south that that could be looked into when they are developed for break in the block length also. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.170 Block Length is not needed due to the circumstances noted above.

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

Site Investigation:

There are no structures located on the property and there does not appear to be any encroachments from adjacent properties either.

There are steep areas noted on the plat with close dot hatching noted as slopes greater than 20% in the legend. This area is located on the west leading down to the Cook Inlet and on the east near the Sterling Highway. Staff recommends the hatching be removed and the limits be marked as top and toe and direction of slope arrow be added.

Between the steep slopes on the more level land area wetlands noted as Kettle and Discharge Slope are shown. The appropriate wetlands note is on the plat.

The plat is not identified as being in a FEMA designated flood hazard zone nor a habitat protection district.

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	

Staff Analysis

The west portion as divided by the section line is located in part of Government Lot 6 of Section 27, to the east of the section line the plat is in the S1/2 NW1/4 NW1/4 of Section 26, lying west of the Sterling Highway, all in Township 1 North, Range 13 West S.M. Homer Recording District, Third Judicial District, State of Alaska. This is the first division of the property.

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 property is not within an advisory planning commission.

Utility Easements

There are no existing utility easements to be shown on the drawing as this is the first platting process. No previous utilities have crossed the property or area needing an easement yet.

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.

HEA has noted an overhead primary line just to the south of the plat and is requesting a note be added to the plat for 30' easement center on the line. the comment is added in the packet for viewing.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations

ACS	
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 72380 Sterling Hwy</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Sterling Hwy</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 72380 Sterling Hwy will be deleted and new addresses assigned upon owner request.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit CLUP Resolution Number: 2016-13 CLUP Approval Date: 4/25/2016 Material Site Comments: Material site MS2016-003, PID: 139-100-07, is directly South and adjacent to the subject parcel.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comments</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

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).
- 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.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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:**
In title block, owner should be Trident Investment Properties, LLC as shown in last CTP update and at Assessor page
Modify the KPB File no to 2025-180
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
Add reference on the drawing of SLE to plat note 8
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
Add Meade Ct to the map
- 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:
Add the name Cook Inlet to the area on the west for naming purposes.
- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;
Staff recommendation:
Any line of tidal inundation to the drawing

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 20.30.190(A) – Lots - Dimensions

Surveyor's Discussion:

An exception to the length/width ratio is being requested due to the steep bluff portion of these proposed parcels.

Surveyor's Findings:

1. The bluff is slumping away with no good access to the beach.
2. The steep slopes on the bluff make that portion of land unusable.
3. The acreage shown is for calculation only with the mean high tide line being the true boundary.
4. The bulk of these parcels are determined to be Kettle and Discharge Slope wetlands.
5. Additional steep terrain near the Sterling Hwy reduces other potential lot layouts.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff Findings:

6. Average width of the lots is 220', times 3 is 660', Average depth of lots is 1490', Average depth front of lot to top of bluff is 990', Average distance from top of front lot to top of bluff is 720'. All are greater than 3 times the average width.
7. Cook Inlet is behind these lots.
8. Granting the exception will not cause any harm or distress 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 commission 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, 4, 5, & 7 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 5 & 7 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 2, 4 & 8 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



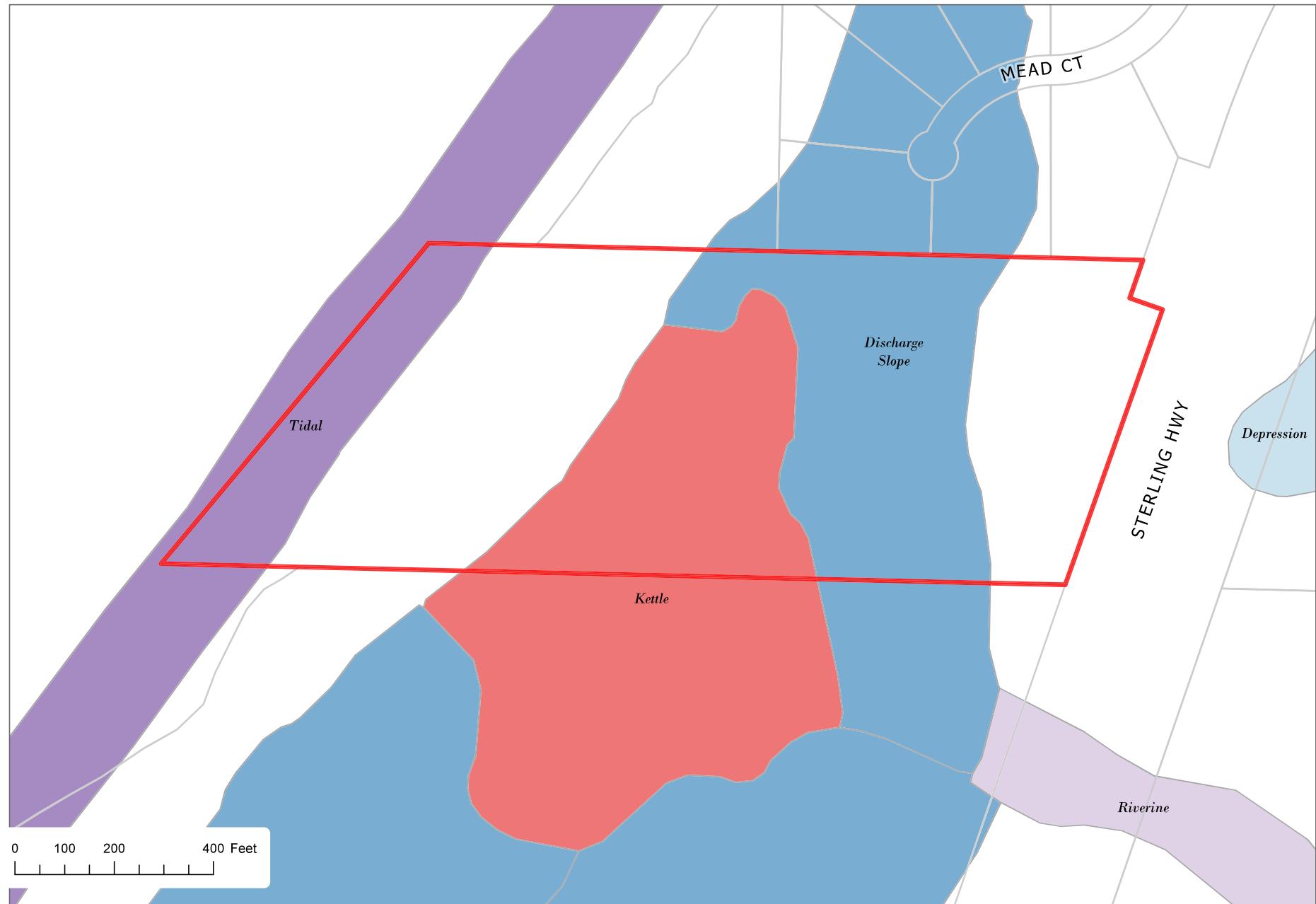
KENAI PENINSULA BOROUGH
Planning

Aerial Map

KPB File 2025-180
12/5/2025



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.



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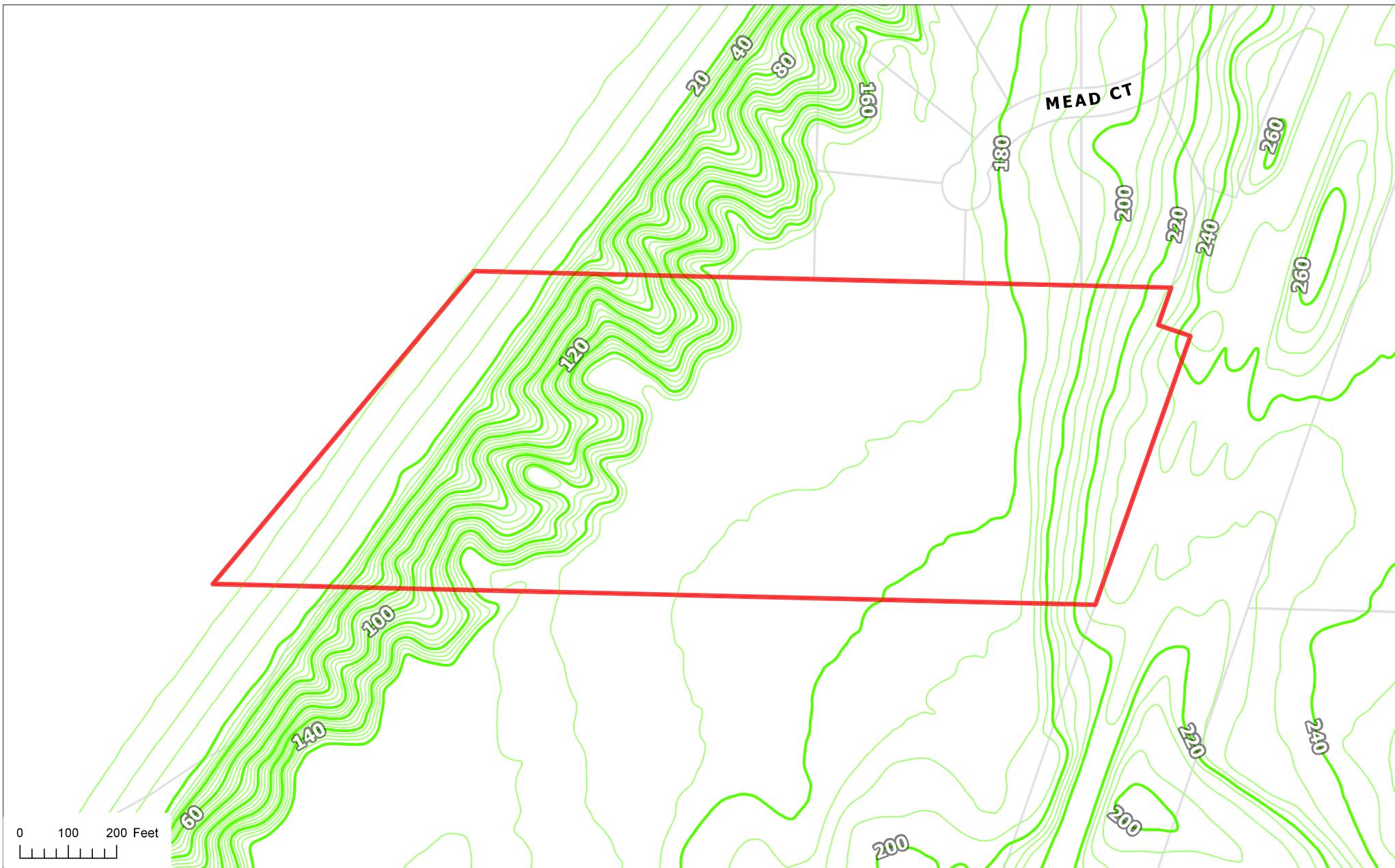


KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

KPB File 2025-180
12/5/2025

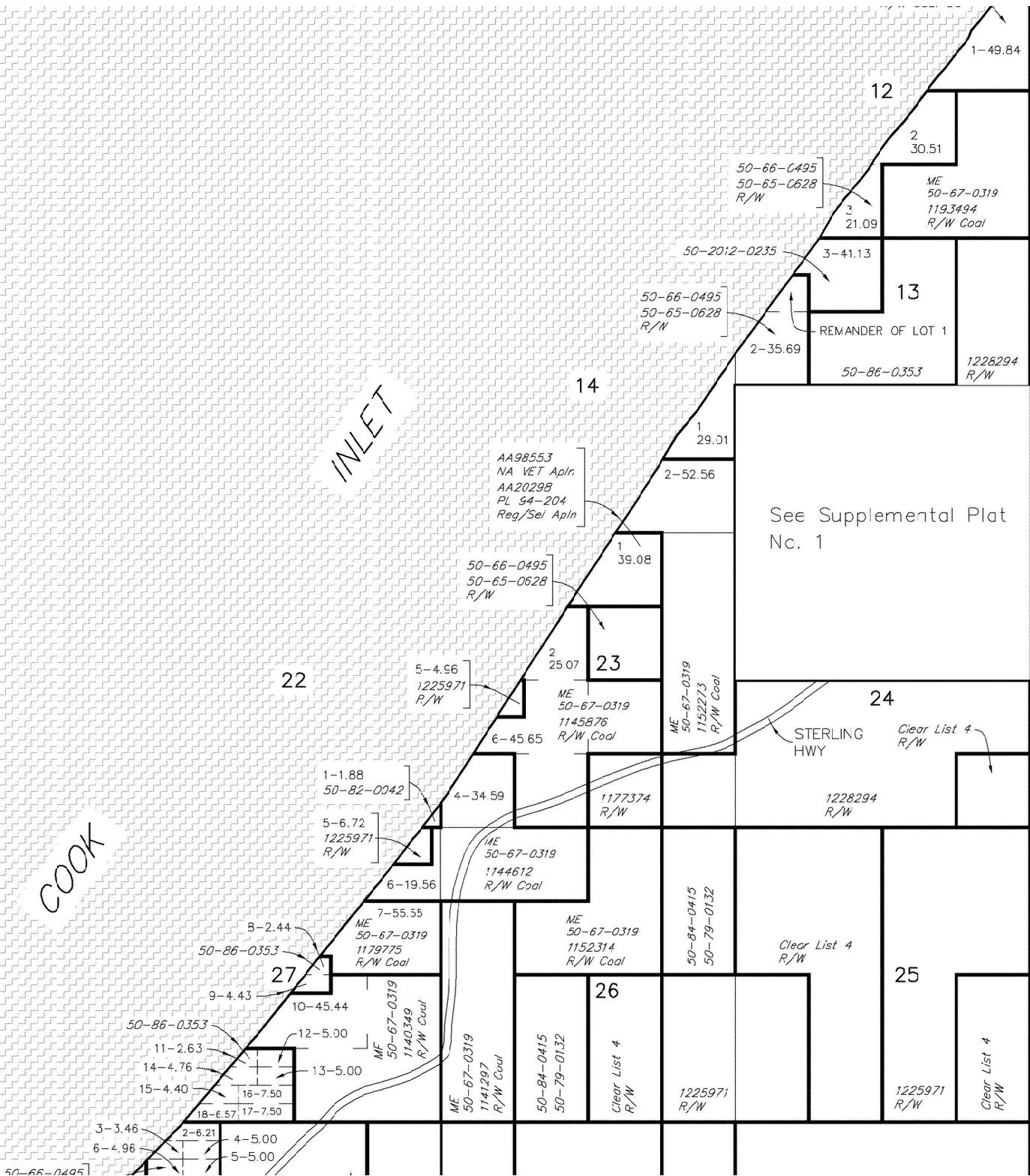


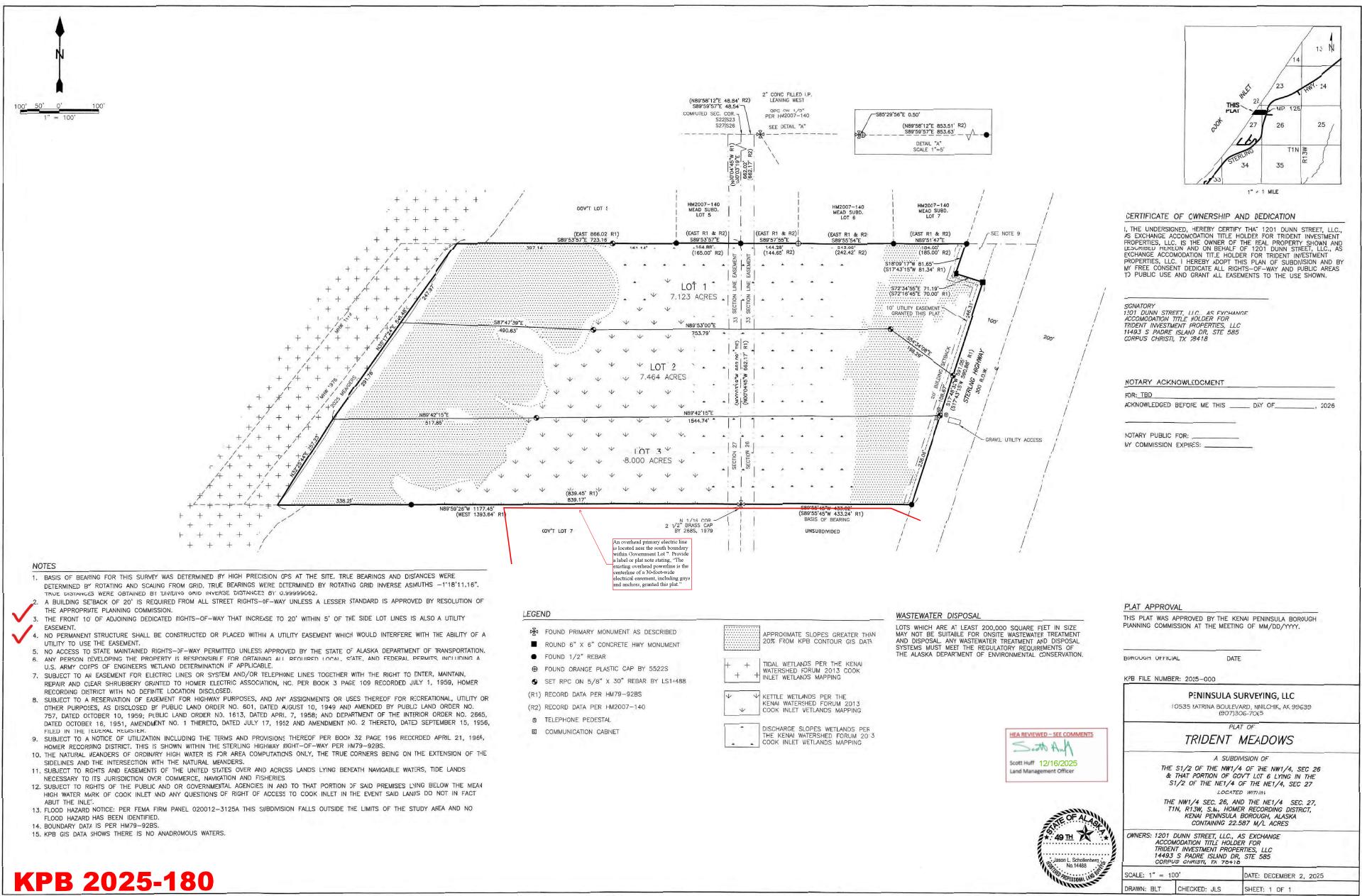
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

*A056658 SS Excl valid
patented Lands entire*

AD58731 SS Reserved M

PLO 5184 WdI Cl affect.





DESK PACKET

(MATERIALS SUBMITTED AFTER 12/23/25)

E. NEW BUSINESS

2. Trident Meadows; KPB File 2025-180
Peninsula Surveying, LLC / Trident Investment Properties, LLC
Location: MP 125 Sterling Highway
Ninilchik Area



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

December 22, 2025

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Marathon Addition to Seward Townsite City Replat: KPB 2025-107**
- **Peaceful Acres Jackson's Garden Replat: KPB 2025-147, 173, 174, 175**
- **Shoreline Heights 2025 Vacation: KPB 2025-169**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Stephens Subdivision Whitcomb 2025 Replat: KPB 2025-143**
 - No objection to the proposed plat.
 - Platting actions invalidate existing access permits. Apply for an Approach Road Review for Hidden Valley Circle connection to Alexander Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Subsequent development of this lot will require shared access to singular utility access on Hidden Valley Circle to Alexandar Road.
- **Timberline Rush Patch Replat: KPB 2025-162v**
 - No objection to the proposed plat.
 - No change to existing access will be granted.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to East End Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.

"Keep Alaska Moving"

- **Wirth Hemphill Subdivision 2025 Addition: KPB 2025-164**
 - No objection to the proposed plat.
 - Recommend shared access between lots A3 and A4.
 - Dedicate common access easement on plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Crooked Creek Road. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
- **W R Benson 2025 Replat: KPB 2025-165**
 - Add plat note: "No direct access to the Sterling Highway from lot 1A". Proposed lot must take access from Main Street as shown on the plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Main Street. Driveway permits be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
 - Carry access easement for lots 2,3,4 from existing plat forward.
 - Any encroachments within state right of ways must be removed or permitted.
 - Please be advised that parcels are within the corridor of the DOT&PF Homer Pedestrian Pathways project and the Sterling Highway: MP 169 to 175 Pavement preservation project. For more information regarding either project, contact the project manager, Sean Baski at sean.baski@alaska.gov or (907) 269-0566 (Pedestrian Pathways) and Jacob Gondek at jacob.gondek@alaska.gov or (907) 269-0445 (Sterling Highway).
- **Patson Road ROW Dedication: KPB 2025-171**
 - No objection to the proposed plat.
 - No direct access to Funny River Road will be granted.
 - DOT&PF recommends a 30' rounded corner radius on the south end of the proposed right of way dedication for corner clearance.
 - Owner of Maintain Lane should ensure that Maintain Lane has been approved to connect to Funny River Road, has gone through an approach road review, and is up to DOT&PF design standards. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Sapphire Subdivision Trust Land Survey 2025 10: KPB 2025-179**
 - No objection to the proposed plat.
 - Future subdivision of the remaining lots must show internal circulation, and work with DOT&PF staff to determine appropriate access locations to Holt/Lamplight Road, with anticipated coinciding development of internal circulation.
- **Trident Meadows: KPB 2025-180**
 - No objection to the proposed plat.
 - A single shared access will be allowed onto the Sterling Highway.
 - Add plat note: "Single shared access to Sterling Highway".

- Dedicate shared access easement on plat.
- Apply for driveway permits at DOT&PF's online ePermits website:
<https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Ensure site distance calculations per DOT&PF Preconstruction manual Sec. 119.5- (Figure 1190-1).

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
 Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
 Devki Rearden, Engineering Associate, DOT&PF
 Anna Bosin, Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/5/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into three parcels.

KPB File No. 2025-180

Petitioner(s) / Land Owner(s): Trident Investment Properties, LLC of Corpus Christi, TX

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, January 5, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call 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/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, January 2, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 12/15/2025

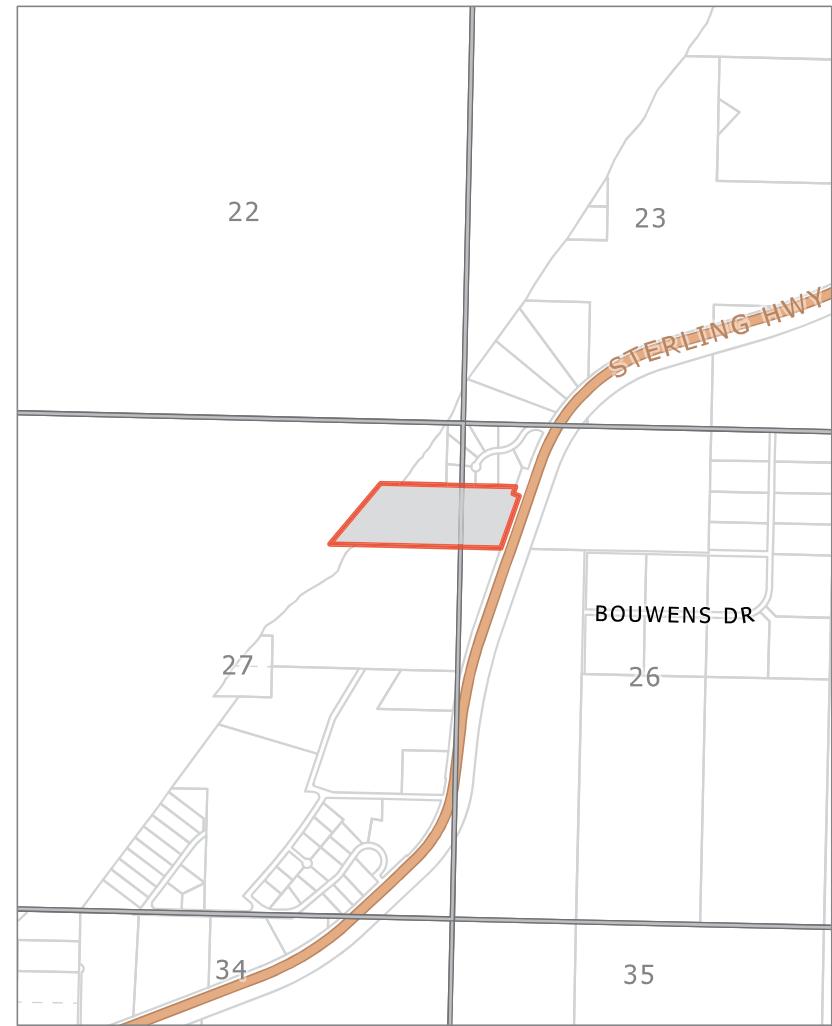
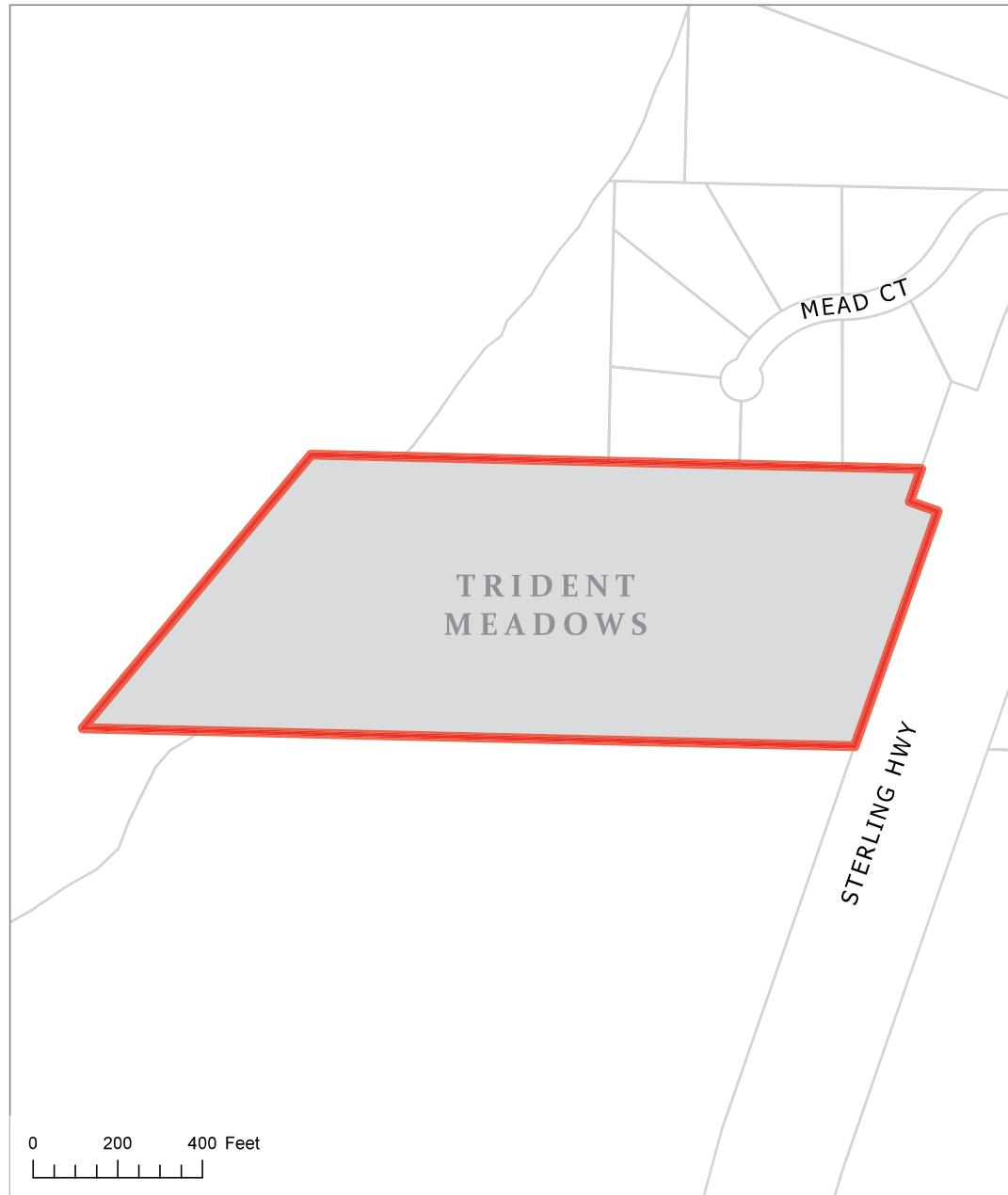


KENAI PENINSULA BOROUGH

Planning

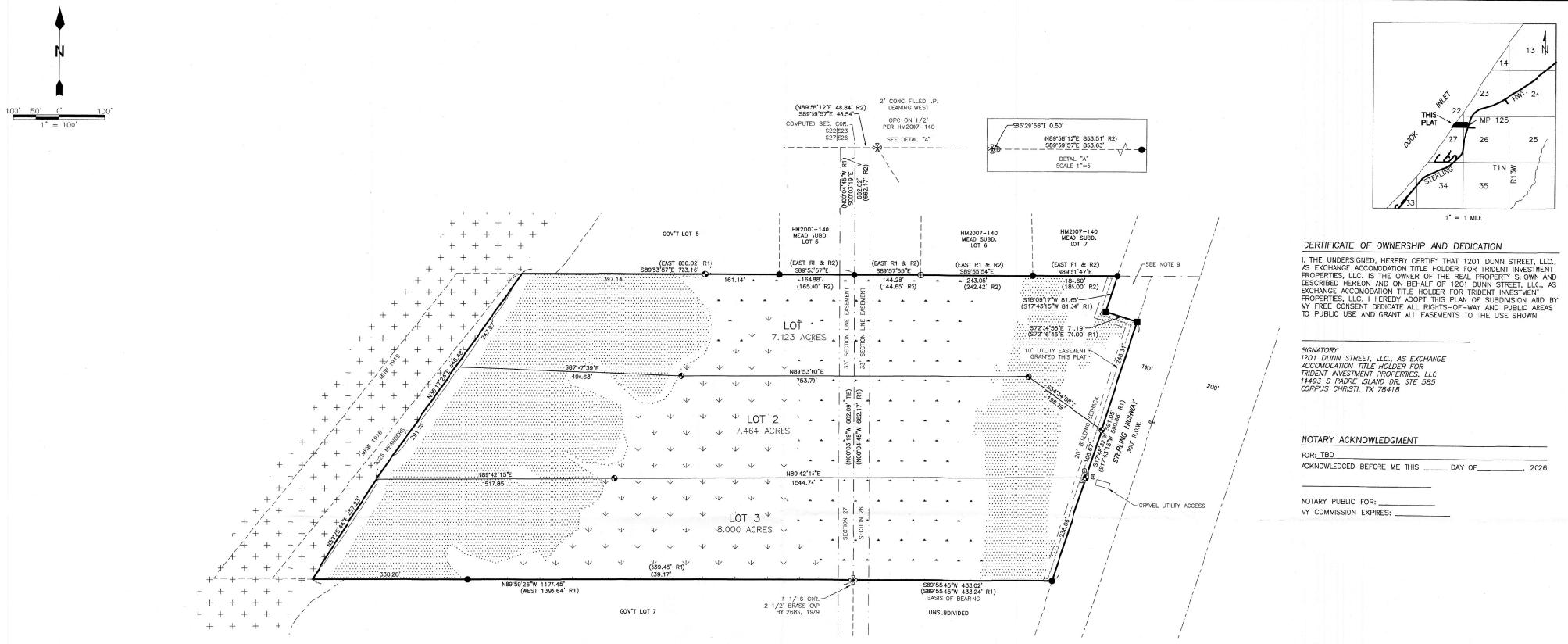
Vicinity Map

12/5/2025



KPB File 2025-180
T01N R13W SEC26 & 27
Ninilchik

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.



NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY HIGH PRECISION GPS AT THE SITE. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SAVING FROM GRD. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE ASIMUTHS -118°11.16". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRD INVERSE DISTANCES BY 0.9999902.
2. 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.
3. 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.
4. 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.
5. NO ACCESS TO STREET EASEMENTS RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. ANY PERSON ENCROACHING ON PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BOOK 3 PAGE 109 RECORDED JULY 1, 1959, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
8. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS PROVIDED PUBLIC LAND ORDER NO. 801, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1989; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1988; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951; AMENDMENT NO. 1 THERETO, DATED JULY 17, 1982 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1986, FILED IN THE FEDERAL REGISTER.
9. SUBJECT TO A NOTICE OF UTILIZATION INCLUDING THE TERMS AND PROVISIONS THEREOF PER BOOK 32 PAGE 196 RECORDED APRIL 21, 1964 HOMER RECORDING DISTRICT, THIS IS SHOWN AS THE STERLING HIGHWAY RIGHT-OF-WAY FOR HM79-92BS.
10. THE JURISDICTION OF THE PUBLIC LANDS WHICH WATERS IS FOR AREAL COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SECTIONLINES AND THE INTERSECTION WITH THE NATIVE MEANDERS.
11. SUBJECT TO RIGHTS AND EASEMENTS OF THE UNITED STATES OVER ALL ACROSS LANDS LYING BEHIND NAVIGABLE WATERS, TIDE LANDS NECESSARY TO ITS JURISDICTION OVER COMMERCE, NAVIGATION AND FISHERIES.
12. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF COOK INLET AND ANY QUESTIONS OF RIGHT OF ACCESS TO COOK INLET IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE INLET.
13. FLOOD HAZARD NOTICE PER FEMA FIRM PANEL 020012-3125A THIS SUBDIVISION FALLS OUTSIDE THE LIMITS OF THE STUDY AREA AND NO FLOOD HAZARD HAS BEEN IDENTIFIED.
14. BOUNDARY DATA IS PER HM79-92BS.
15. KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ROUND 3" x 6" CONCRETE HWY MONUMENT
- FOUND 1/2" REBAR
- ⊕ FOUND ORANGE PLASTIC CAP BY 55225
- ⊕ SET RPC ON 5/8" x 3" REBAR BY LS1448
- (R1) RECORD DATA PER HM79-92BS
- (R2) RECORD DATA PER HM2007-140
- ⊕ TELEPHONE PEDESTAL
- ⊕ COMMUNICATION CABINET
- APPROXIMATE SLOPES GREATER THAN 20% FROM KFB CONTOUR GIS DATA
- ⊕ TIDAL WETLANDS FOR THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- ⊕ KETTLE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- ⊕ DISCHARGE SLOPES WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)366-7065

PLAT OF
TRIDENT MEADOWS

A SUBMISSION OF
THE 1/2 OF THE NW1/4 OF THE NW1/4, SEC 26
& THAT PORTION OF GOVT LOT 6 LYING IN THE
S1/2 OF THE NE1/4 OF THE NE1/4, SEC 27
LOCATED WITHIN

THE NW1/4, SEC 26, AND THE NE1/4, SEC 27,
TIN, R13W, S.M., HOMER RECORDING DISTRICT,
KENAI PENINSULA BOROUGH, ALASKA
LATITUDE: 61°38'30" N
LONGITUDE: 151°45'00" W

OWNERS: 1201 DUNN STREET LLC AS EXCHANGE
ACCOMMODATION TITLE HOLDER FOR TRIDENT INVESTMENT
PROPERTIES, LLC
14493 S PADRE ISLAND DR, STE 585
CORPUS CHRISTI, TX 78418

SCALE: 1" = 100' DATE: DECEMBER 2, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

E. NEW BUSINESS

3. Patson Road ROW Dedication; KPB File 2025-171
McLane Consulting Group / River Resources, LLC
Location: Patson Road, Funny river Road, Kenai River Avenue
Funny River Area / Funny River APC

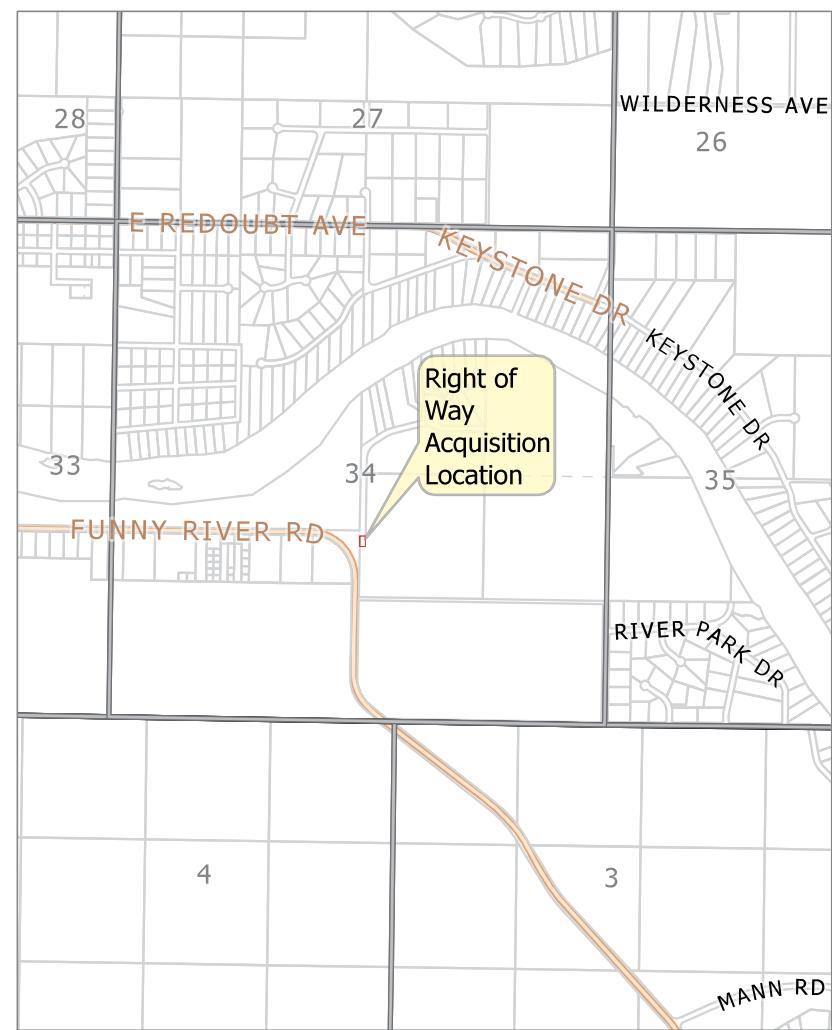
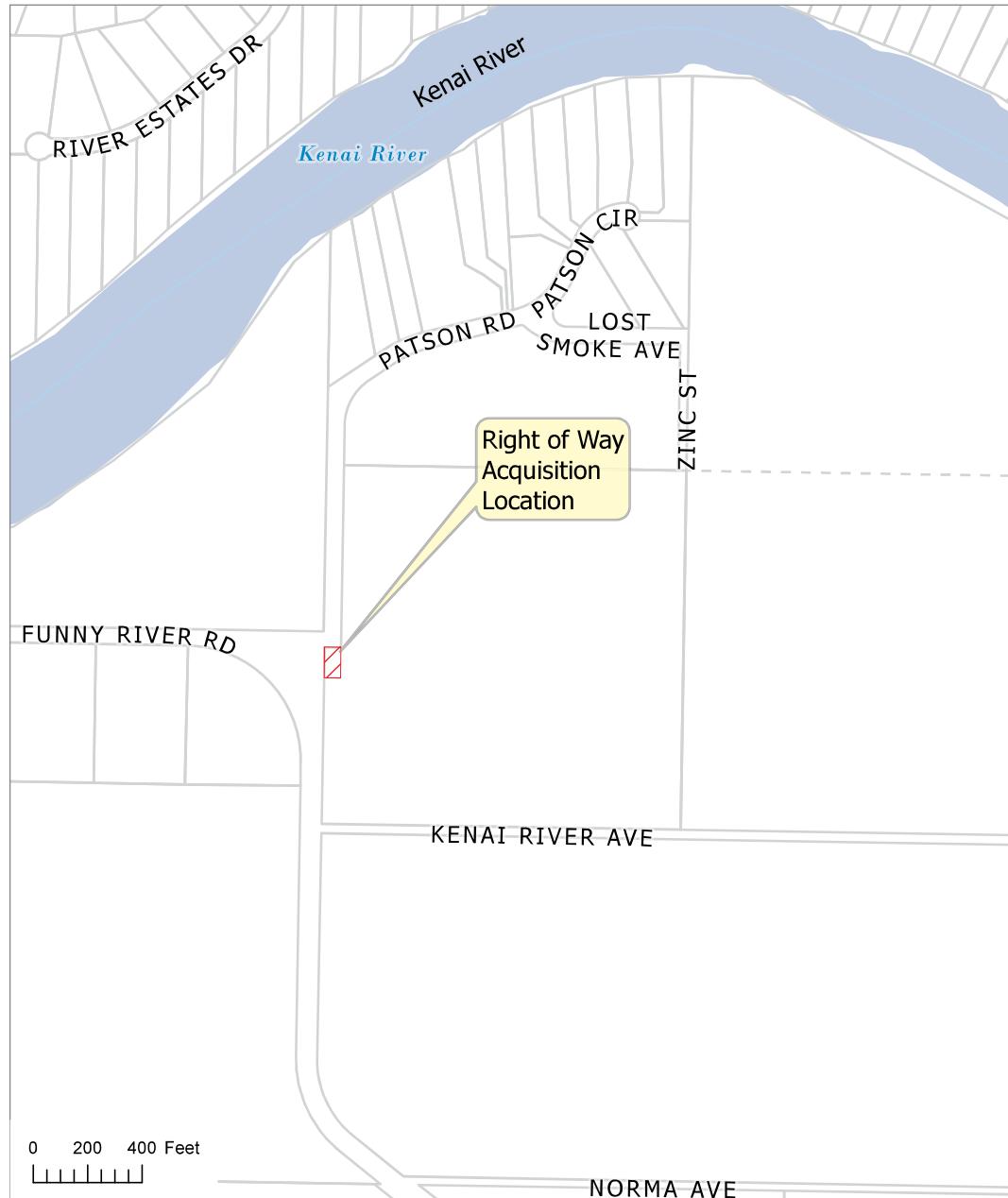


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

11/21/2025



KPB File 2025-171
T05N R10W SEC34
Funny River

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.



KENAI PENINSULA BOROUGH
Planning

Aerial Map

KPB File 2025-171
11/21/2025



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.

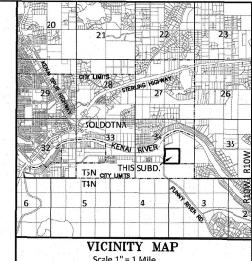
CERTIFICATE OF ACCEPTANCE - KPB

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

PATSON ROAD

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



NOTES

1. THIS RIGHT-OF-WAY ACQUISITION PLAT IS IN RELATION TO PATSON ROAD.
2. KENAI PENINSULA BOROUGH TO ACQUIRE 0.158 AC. AC. OF FUTURE RIGHT-OF-WAY.
3. FUTURE SUBDIVISION OF THE REMAINDER OF THIS PARCEL MUST BE COMPLETED IN ACCORD WITH THE CURRENT EDITION OF THE KENAI PENINSULA BOROUGH TITLE PLAT.
- 4.1. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING: REMAINDER PARCEL MAY BE SUBJECT TO OWNERSHIP, USE, OCCUPANCY, RESTRICTIONS, AND/OR EASEMENTS RECORDED FEBRUARY 12, 2020, SERV. NUMBER 2020-001264-0.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1" STAINLESS STEEL CAP 85032-S
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8" x 20" REBAR w/ 1" BLUE P.A.S.TIC CAP LS-211265



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT RIVER RESOURCES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND ON BEHALF OF RIVER RESOURCES LLC, I HEREBY ADD THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALLEASMENTS TO THE USE SHOWN.

KYLE FOSTER, MEMBER
RIVER RESOURCES LLC, OWNER
PO BOX 303
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: KYLE FOSTER
ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2026

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



Plat #	
Rec. Date	
Date	20
Time	AM

PATSON ROAD RIGHT-OF-WAY
DEDICATION
A SUBDIVISION OF SEC 1/4 NW 1/4 T5N R10W SEC 34

RIVER RESOURCES LLC, OWNER
PO BOX 303
SOLDOTNA, AK 99669
39.028 AC. M/SITUATED IN SEC 1/4 SECTION 34, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERRIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION IN ACCORDANCE WITH KPB 20.10.070 AT THE MEETING OF _____

AUTHORIZED OFFICIAL

MLAND Engineering, Testing Surveying, Mapping Project No. 252038	INSTITUTE OF ALASKA SURVEYING VOICE: (907) 283-4218 FAX: (907) 283-4209 WWW.MLANDCO.COM	KPB FILE NO. 2025-XX
DATE: 02/07/2025	BOOK NO. XX-XX	DRAWN BY: AH
SCALE: 1" = 100 ft.	DATE: 02/07/2025	BOOK NO. XX-XX

KPB 2025-171

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 PRELIMINARY PLAT
PATSON ROAD RIGHT-OF-WAY ACQUISITION**

KPB File No.	2025-171
Plat Committee Meeting:	January 5, 2026
Applicant / Owner:	River Resources, LLC of Soldotna, Alaska
Surveyor:	Andrew McLane, McLane Consulting, Inc.
General Location:	Near Soldotna Airstrip, Funny River Road
Parent Parcel No.:	135-243-13
Legal Description:	T 5N R 10W SEC 34 Seward Meridian KN NW1/4 SE1/4 EXCLUDING PATSON PROPERTIES PART 1

STAFF REPORT

Specific Request / Scope of Subdivision:

The proposed right of way acquisition plat is for the Kenai Peninsula Borough to acquire 0.158 portion of Patson Road at its intersection with Funny River Road.

Location and Legal Access (existing and proposed):

Legal access to Patson Road is by Funny River Road to the west, a state-maintained road. Patson Properties Part 1 (KN 2007-24) dedicated the northerly portion of Patson Road adjacent to the affected parcel. The proposed right-of-way acquisition plat will dedicate an additional approximate 60-foot by 115-foot portion of Patson Road to the south which is currently developed and privately maintained.

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

Site Investigation:

The parent parcel is an active material site involved with the abutting parcel to the north. Future reclamation of the site and subdivision of the parcel can reasonably be expected and can dedicate additional rights-of-way.

The adjacent parcel to the east is owned by the DNR and the parcel to the south is owned by the Soldotna Airport.

There are no wetlands present on the subject parcel according to Kenai Watershed Forum Wetlands Assessment.

KPB 20.30.240 (A) states a 20-foot building setback is required for dedicated rights-of-way. **Staff recommends** the standard building setback note shall be added to the final plat.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within a non-regulatory X unshaded flood zone. This is an area of minimal flood hazard. No concerns with the dedication as an access road appears to already be constructed. No depictions required but plat note should be provided.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0910F In Floodway: False Floodway Panel:</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 original parcel is an aliquot section of the NW1/4 SE1/4 of Section 34, Township 5 North, Range 10 West, Seward Meridian, Alaska. Patson Properties subdivided area, including Government Lot 6, into two tracts and dedicated a portion of Patson Road resulting in an unsubdivided remainder of 38.998 acres of the NW1/4 SE1/4. No further subdivision of this unsubdivided remainder has occurred. This right-of-way acquisition will dedicate a 60-foot by 115-foot (0.158 acre) portion of Patson Road to the south resulting in a remainder parcel of 38.870 acres.

This item falls under KPB 20.10.070 – Right-of-way acquisition plat. The approval of this item is only subject to the requirements of 20.10.070 and not subject to other portions of Chapter 20 except for those outlined within 20.10.070.

- If dedications are being granted for rights-of-way an ownership and dedications certificate shall be provided in accordance with KPB 20.60.190.
- Minimum survey monumentation is required. Reinforced bars with appropriate identification caps are required on the margin of the right-of-way at all points marking the beginning and end of each curve and on tangents so that no distance between monumented points exceed 1,320 feet or by an alternate method using centerline points.
- The plat must be surveyed and monumented in conformance to applicable provisions of KPB 20.60.200.
- There shall be no remainder parcels that do not conform to KPB code unless a note is added that damages have been paid to the owner and that the remainder cannot be developed without being replatted to comply.
- The remainder lots must meet the requirements for an exception under KPB 20.30.200(C) or KPB 20.50.010.

Notices were sent to three interested parties regarding the project.

If approval is granted, the preliminary approval is valid for 24 months. Additional time extensions may be granted by the planning director for specified time periods upon finding that it is in the public interest to do so.

Utility Easements Existing utility easements shall be carried over. Any new utility easements required by providers should be granted.

Patson Properties Part 1 granted a 10-foot utility easement adjacent to the northern portion of Patson Road. **Staff recommends** this easement be shown and noted with the granting source provided.

KPB 20.30.060 (D) states a 10-foot utility easement shall be granted adjoining rights-of-way. **Staff recommends** the easement be depicted and labeled as "granted this plat" adjacent to the newly dedicated section of Patson Road.

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	No comment
ENSTAR	No comment or recommendation
ACS	
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Patson Rd, Funny River Rd. Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
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. Conditional Land Use Permit CLUP Resolution Number: 2021-37 CLUP Approval Date: 12/13/2021
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

- Within the Title Block:
 - Revise the plat's name so it is clear it is a right-of-way acquisition plat: Patson Road Right-of-Way Acquisition Plat
 - Modify the KPB File No to 2025-171.
 - Change the legal description to NW1/4 SE1/4 T5N R10W Sec. 34 excepting Patson Properties Part 1, KN 2007-24.
- On the Plat:
 - To the southwest, change "Tract H" to "Lot H" (KN 87-88)
 - Provide a label for the Soldotna city limits along the west boundary of the subdivision.
 - Depict the 20-foot building setback adjacent to rights-of-way.
 - Change the legal description of the unsubdivided remainder to: NW1/4 SE1/4 T5N R10W Sec. 34 excepting Patson Properties Part 1, KN 2007-24
 - Modify the KPB PID on the unsubdivided remainder to: 13524313
 - Add the Plat Approval Date to January 5, 2026.
- Add the following plat notes:
 - A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission KPB 20.30.240 (A)
 - The borough will not enforce private covenants, easements, or deed restrictions 20.60.170(B)
 - *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).*
- Authority Documentation:
 - Documentation for River Resources LLC to be submitted to the Platting Department with the final plat to establish authority of signing plat on behalf of the LLC.

RECOMMENDATION:

STAFF RECOMMENDS:

- **GRANT APPROVAL SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.10.**

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.

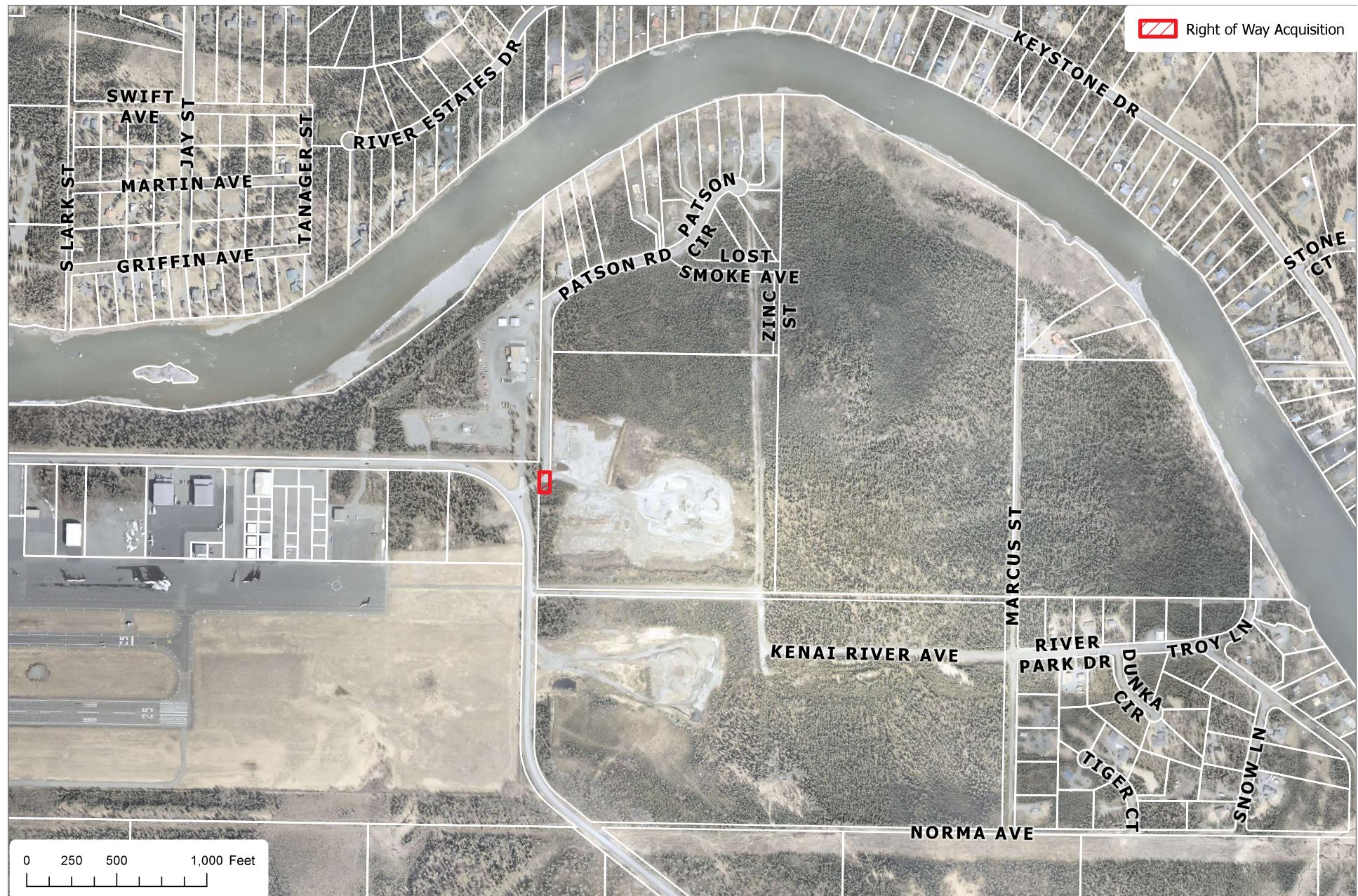


KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-171
11/21/2025



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.



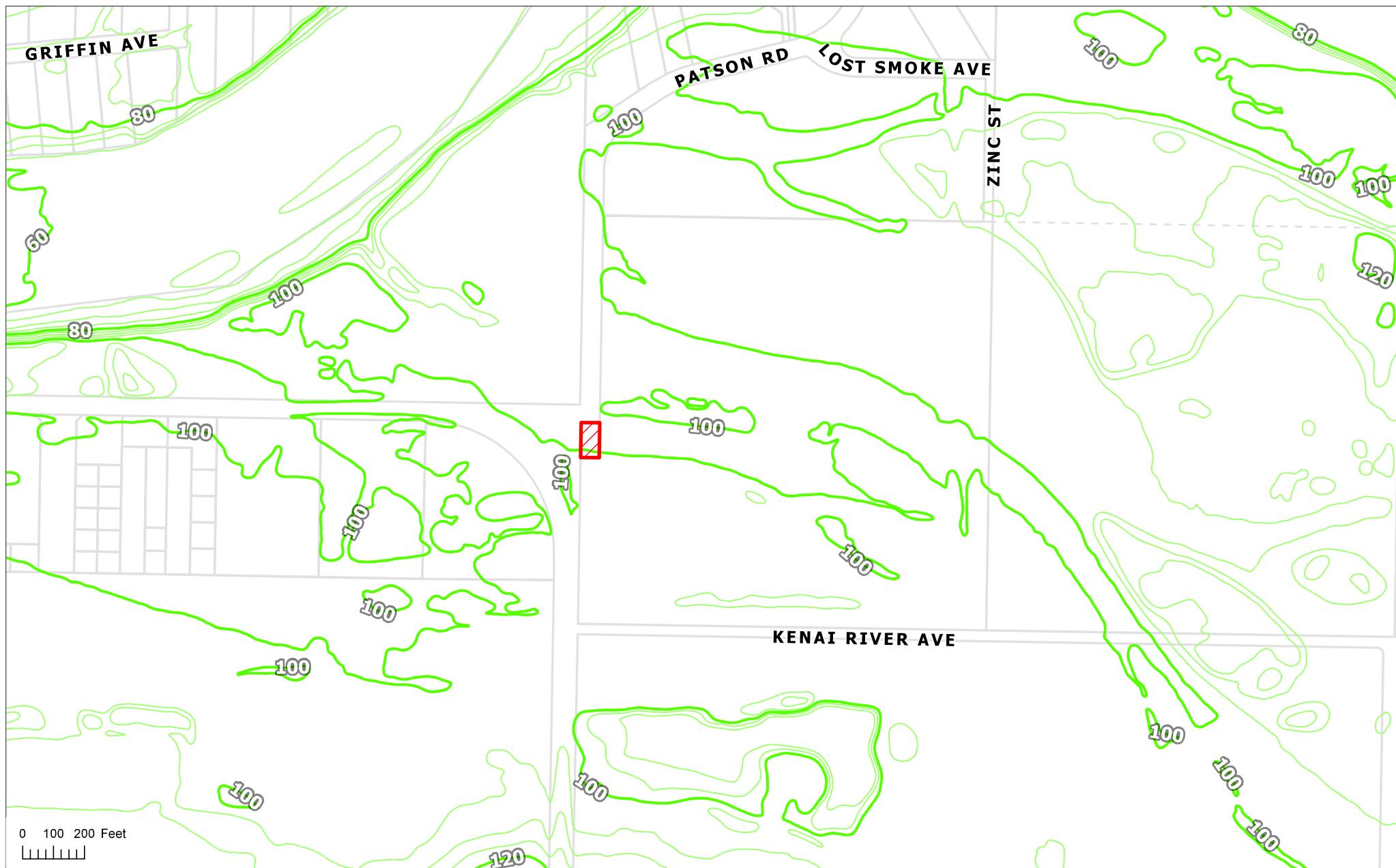
KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

KPB File 2025-171

11/21/2025



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.

KPB Pictometry 2024



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KPB Pictometry 2024



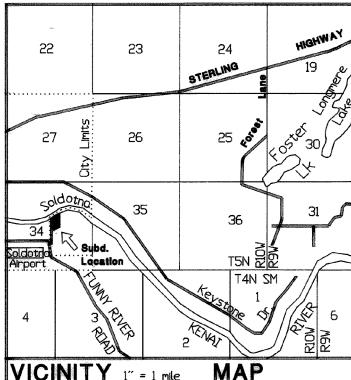
05/15/2024

74

KPB Pictometry 2024



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2007-24

RECORDED-FILED
Kenai REC DIST.
DATE 5-24 2007
TIME 10:27 A M
Requested by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

LEGEND

- - 2½" brass cap, 4725-S, 1987, Found.
- ⊕ - 3½" alcap monument, LS-5152, 1984, Found.
- † - 1/2" x 4" rebar with 1" plastic cap, set
- ▲ - Indicates swamp
- () - Indicates record information, plat KRD 84-43.

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size 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 Dept. of Environmental Conservation.

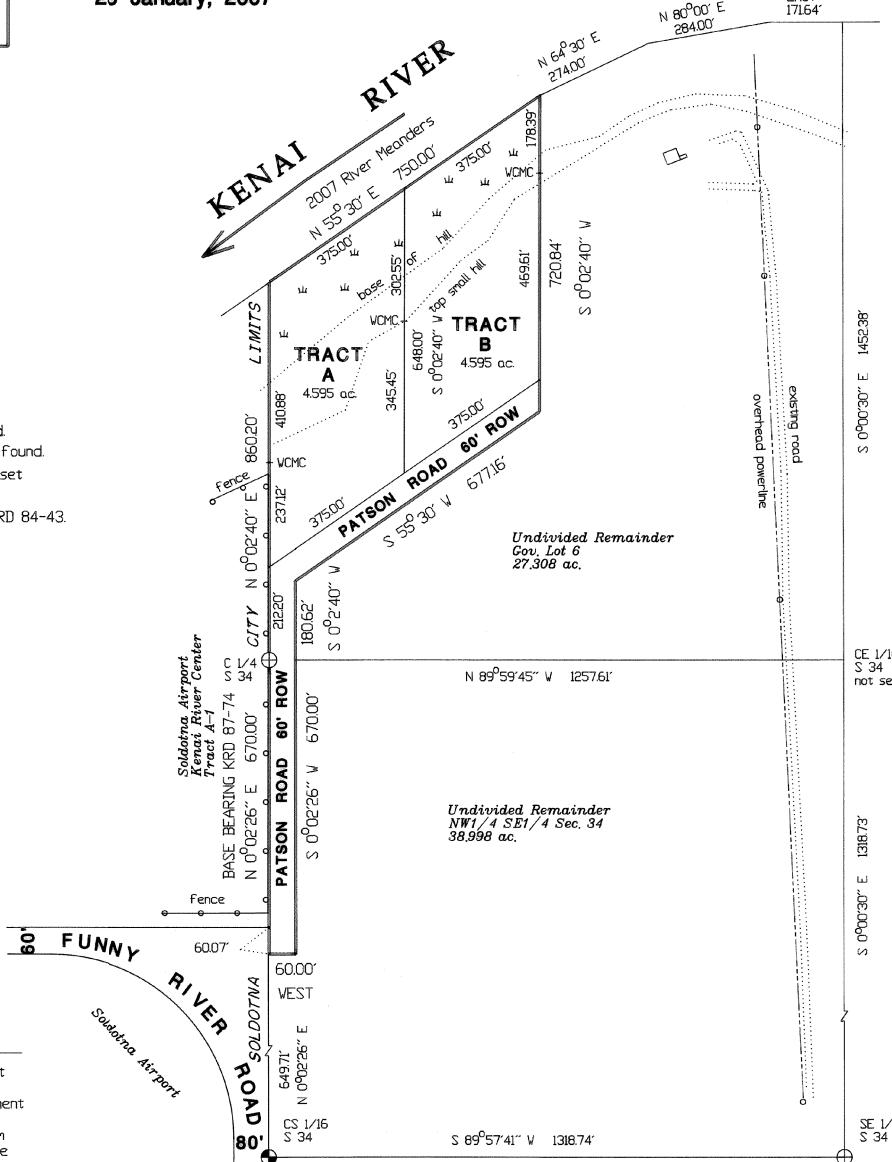
PATSON PROPERTIES PART 1

Located in Gov. Lot 6 in NE1/4 & NW1/4 SE1/4 Section 34, T5N R10W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough File 2007-045

Prepared for
Elmer & Ellen Patson
1334 Sunrise Drive
Anchorage, Ak 99508

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

SCALE 1" = 100' AREA = 11.366 acres
23 January, 2007



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 26 February, 2007.

KENAI PENINSULA BOROUGH

BY: *Mary J. Keast* May 23, 2007
Authorized Official Date

NOTES

- 1 A building setback of 20' from all street ROW's 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 an easement which would interfere with the ability of a utility to use the easement.
- 3 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.
- 4 No access to State maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
- 5 Funny River Road ROW is according to plat KRD 87-74.
- 6 Base of bluff shown is limit of flood hazards (FIRM 1981).
- 7 Lots within this subdivision may be located within a designated flood hazards area; if such is the case development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction. (FIRM Floodplain panel 020012-2045-C, Zones A4 & C).
- 8 This property is affected by a floodway. FIRM Floodplain panel 010012-0012A. Parcels within this subdivision are within the floodway, therefore in accordance with KPB Chapter 2106, all development (including fill) in the floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of a base flood discharge.
- 9 Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development of this subdivision.

OWNERSHIP CERTIFICATE & 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 free consent dedicate all ROW's to public use and grant all easements to the use shown.

Elmer A. Patson

Elmer A. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee: Elmer A. Patson & Ellen L. Patson Revocable Trusts

Ellen L. Patson

Ellen L. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee: Elmer A. Patson & Ellen L. Patson Revocable Trusts

NOTARY'S ACKNOWLEDGEMENT

For: Elmer A. & Ellen L. Patson
Subscribed and sworn to before me this 17th

day of May, 2007.

Notary Public for Alaska

My commission expires August 17, 2008



DESK PACKET

(MATERIALS SUBMITTED AFTER 12/23/25)

E. NEW BUSINESS

3. Patson Road ROW Dedication; KPB File 2025-171
McLane Consulting Group / River Resources, LLC
Location: Patson Road, Funny river Road, Kenai River Avenue
Funny River Area / Funny River APC



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

December 22, 2025

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Marathon Addition to Seward Townsite City Replat: KPB 2025-107**
- **Peaceful Acres Jackson's Garden Replat: KPB 2025-147, 173, 174, 175**
- **Shoreline Heights 2025 Vacation: KPB 2025-169**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Stephens Subdivision Whitcomb 2025 Replat: KPB 2025-143**
 - No objection to the proposed plat.
 - Platting actions invalidate existing access permits. Apply for an Approach Road Review for Hidden Valley Circle connection to Alexander Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Subsequent development of this lot will require shared access to singular utility access on Hidden Valley Circle to Alexandar Road.
- **Timberline Rush Patch Replat: KPB 2025-162v**
 - No objection to the proposed plat.
 - No change to existing access will be granted.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to East End Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.

"Keep Alaska Moving"

- **Wirth Hemphill Subdivision 2025 Addition: KPB 2025-164**
 - No objection to the proposed plat.
 - Recommend shared access between lots A3 and A4.
 - Dedicate common access easement on plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Crooked Creek Road. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
- **W R Benson 2025 Replat: KPB 2025-165**
 - Add plat note: "No direct access to the Sterling Highway from lot 1A". Proposed lot must take access from Main Street as shown on the plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Main Street. Driveway permits be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
 - Carry access easement for lots 2,3,4 from existing plat forward.
 - Any encroachments within state right of ways must be removed or permitted.
 - Please be advised that parcels are within the corridor of the DOT&PF Homer Pedestrian Pathways project and the Sterling Highway: MP 169 to 175 Pavement preservation project. For more information regarding either project, contact the project manager, Sean Baski at sean.baski@alaska.gov or (907) 269-0566 (Pedestrian Pathways) and Jacob Gondek at jacob.gondek@alaska.gov or (907) 269-0445 (Sterling Highway).
- **Patson Road ROW Dedication: KPB 2025-171**
 - No objection to the proposed plat.
 - No direct access to Funny River Road will be granted.
 - DOT&PF recommends a 30' rounded corner radius on the south end of the proposed right of way dedication for corner clearance.
 - Owner of Maintain Lane should ensure that Maintain Lane has been approved to connect to Funny River Road, has gone through an approach road review, and is up to DOT&PF design standards. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Sapphire Subdivision Trust Land Survey 2025 10: KPB 2025-179**
 - No objection to the proposed plat.
 - Future subdivision of the remaining lots must show internal circulation, and work with DOT&PF staff to determine appropriate access locations to Holt/Lamplight Road, with anticipated coinciding development of internal circulation.
- **Trident Meadows: KPB 2025-180**
 - No objection to the proposed plat.
 - A single shared access will be allowed onto the Sterling Highway.
 - Add plat note: "Single shared access to Sterling Highway".

- Dedicate shared access easement on plat.
- Apply for driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Ensure site distance calculations per DOT&PF Preconstruction manual Sec. 119.5- (Figure 1190-1).

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/24/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This plat dedicates a 60' wide right of way, extending 115 feet near the southern end of Patson Road.

KPB File No. 2025-171

Petitioner(s) / Land Owner(s): River Resources, LLC of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, January 5, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call 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/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, January 2, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 12/15/2025

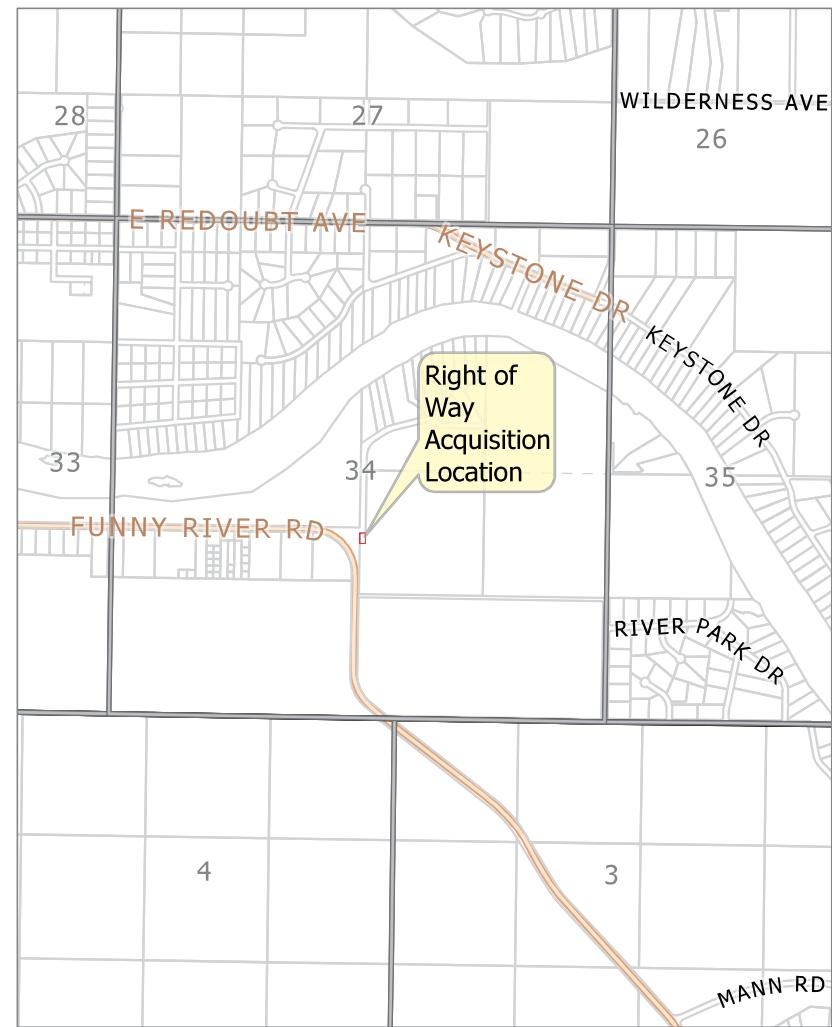
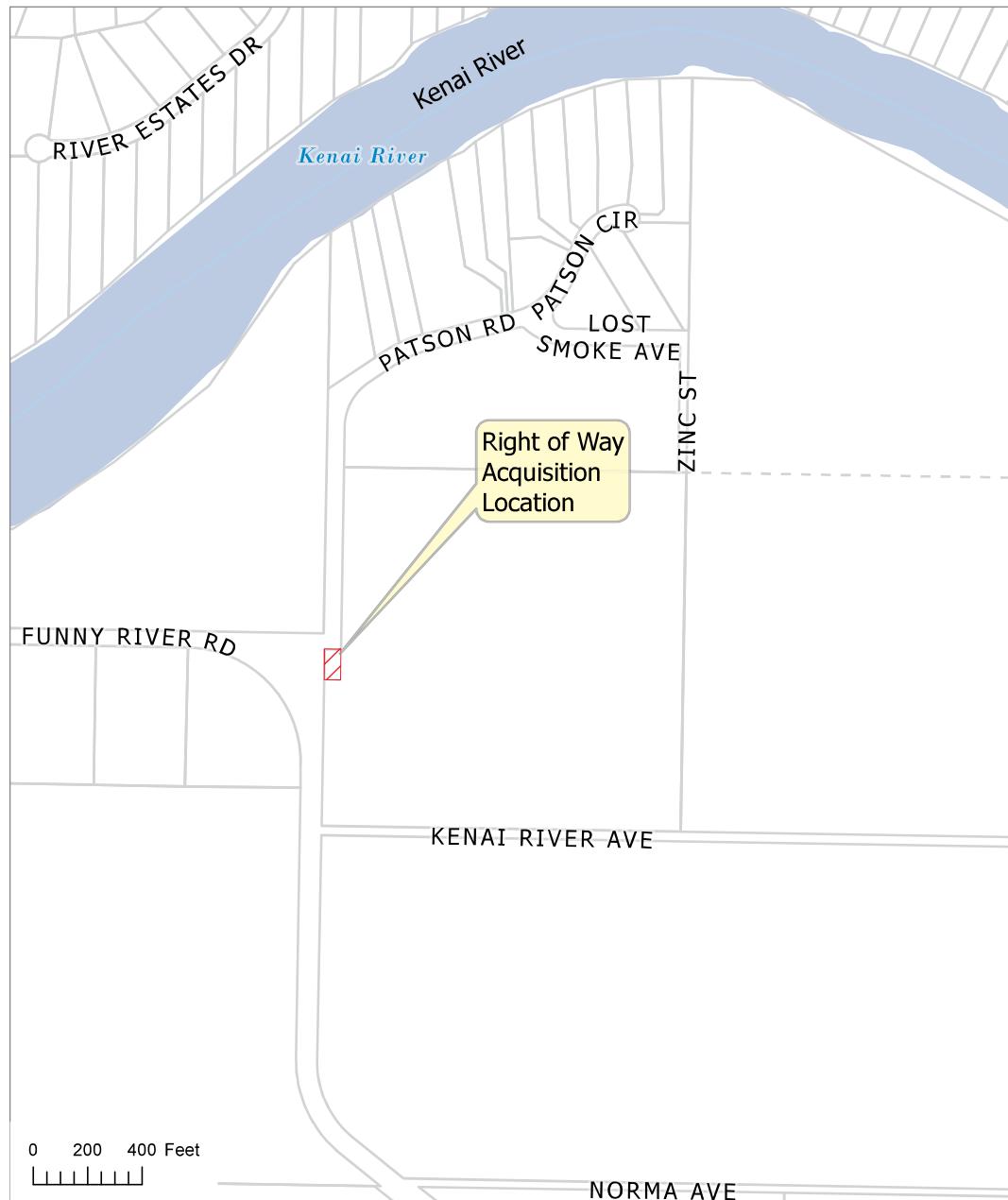


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

11/21/2025



KPB File 2025-171
T05N R10W SEC34
Funny River

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.

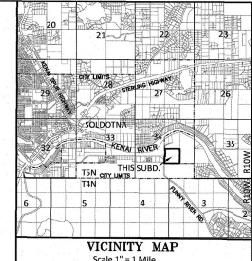
CERTIFICATE OF ACCEPTANCE - KPB

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

PATSON ROAD

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



NOTES

1. THIS RIGHT-OF-WAY ACQUISITION PLAT IS IN RELATION TO PATSON ROAD.
2. KENAI PENINSULA BOROUGH TO ACQUIRE 0.158 AC. OF FUTURE RIGHT-OF-WAY.
3. FUTURE SUBDIVISION OF THE REMAINDER OF THIS PARCEL MUST BE COMPLETED IN ACCORD WITH THE CURRENT EDITION OF THE KENAI PENINSULA BOROUGH TITLE PLAT.
4. 4.1. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING: REMAINDER PARCEL MAY BE SUBJECT TO OWNERSHIP, USE, OCCUPANCY, RESTRICTIONS, AND/OR EASEMENTS RECORDED FEBRUARY 12, 2020, SERV. NUMBER 2020-001264-0.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1" STAINLESS STEEL CAP 85032-S
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8" x 20" REBAR w/ 1" BLUE P.A.S.TIC CAP LS-211265



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT RIVER RESOURCES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND ON BEHALF OF RIVER RESOURCES LLC, I HEREBY ADD THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALLEASMENTS TO THE USE SHOWN.

KYLE FOSTER, MEMBER
RIVER RESOURCES LLC, OWNER
PO BOX 303
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: KYLE FOSTER
ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2026

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



Plat #	
Rec. Date	
Date	20
Time	AM

PATSON ROAD RIGHT-OF-WAY
DEDICATION
A SUBDIVISION OF SEC 1/4 NW 1/4 T5N R10W SEC 34

RIVER RESOURCES LLC, OWNER
PO BOX 303
SOLDOTNA, AK 99669
39.028 AC. M/SITUATED IN SEC 1/4 SECTION 34, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERRIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION IN ACCORDANCE WITH KPB 20.10.00 AT THE MEETING OF _____

ENGINEERING - TESTING
SURVEYING - MAPPING
PHONE: (907) 263-4218
FAX: (907) 263-4209
WWW.MLANC.COM

KPB FILE NO. 2025-XX

PROJECT NO. 252038

SCALE 1" = 100 FT. DATE: 02/07/2025 BOOK NO.: XX-11 DRAWN BY: AH-1

KPB 2025-171

E. NEW BUSINESS

4. **Wirth Hemphill Subdivision 2025 Addition; KPB File 2025-164**
Johnson Surveying / Kasilof RV Park, LLC
Location: Crooked Creed Road
Cohoe Area

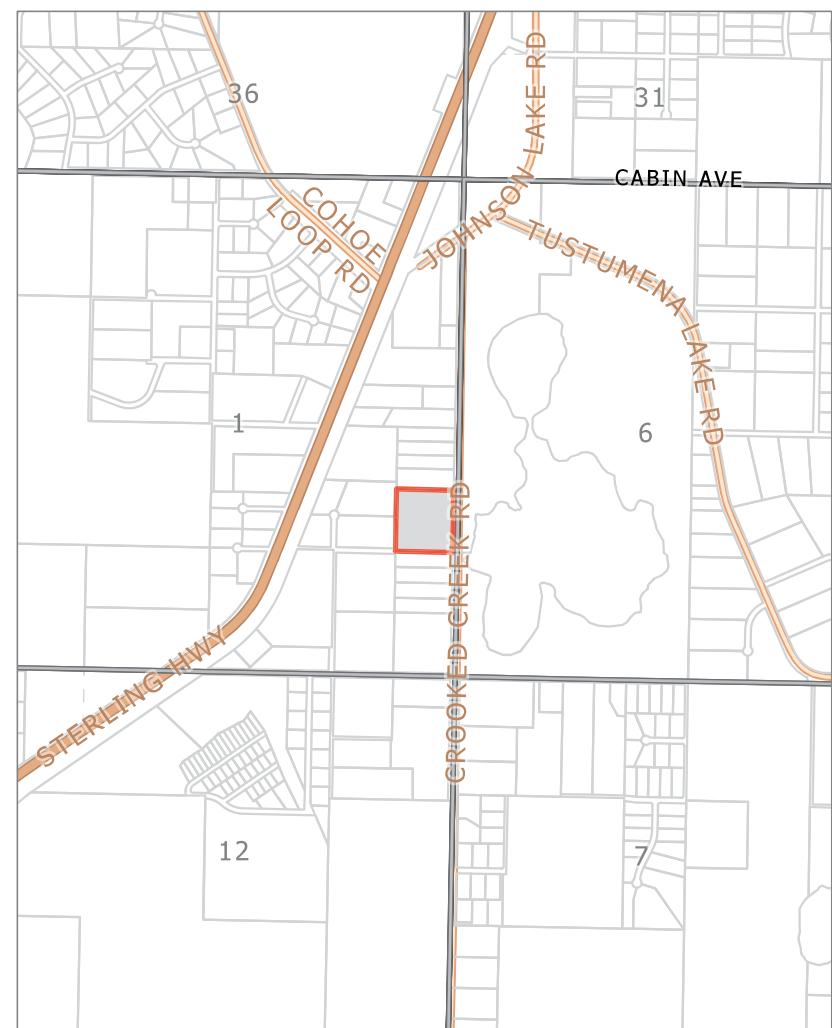


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

11/12/2025



KPB File 2025-164
T02N R12W SEC01
Cohoe

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.



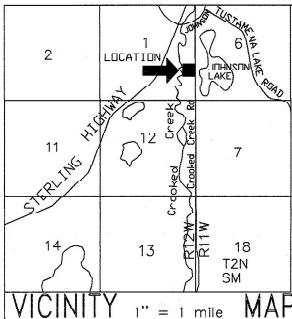
KENAI PENINSULA BOROUGH
Planning

Aerial Map

KPB File 2025-164
11/12/2025



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.



Wirth-Hemphil Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract A Wirth-Hemphil Subdivision, KRD 82-67.
Located in the SE 1/4 Section 1, T2N R12W, SM, Kasilof, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for
Kasilof RV Park, I.I.C.
930 E Norwood St.
Mesa, AZ 85203

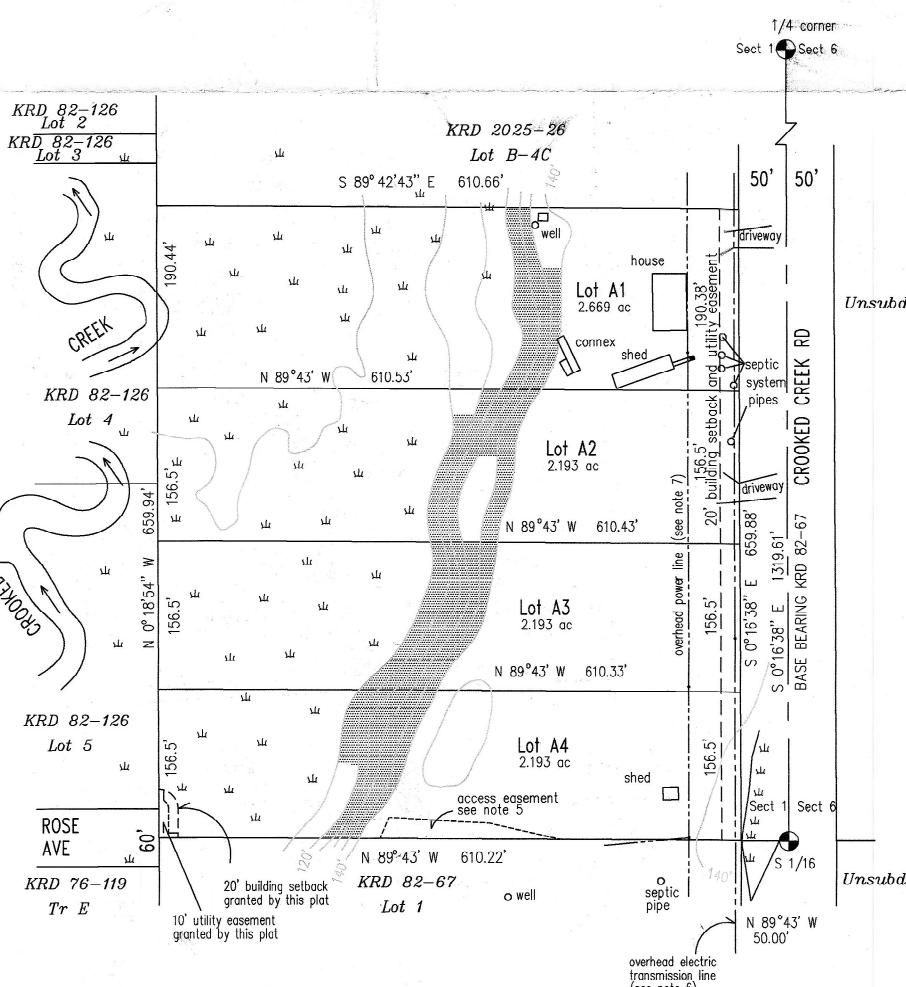
Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99560
(907) 262-8772

SCALE 1" = 100' Area = 9.248 23 September, 2025

Contour interval 5'. Shade areas indicate grades over 25%
— indicates swamp.

NOTES

- As granted by KRD 82-67, 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. 20' building setback is also a utility easement, per KRD 82-67.
- Septic system shown located in this easement has been permitted by HEA.
- No permanent structures shall be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.
- No access to state maintained ROWs permitted unless approved by the State of Alaska Dept of Transportation.
- This property is subject to electrical utility easements granted to Homer Electric Association, Inc. by Kenai Records Misc. book 4 page 127 and book 107 page 200. These are general easements, no location specified.
- This property is subject to an ingress and egress easement granted in favor of Lot 1 by Kenai Records Deed Serial No. 2008-006022-0.
- The existing overhead electrical transmission line is the centerline of 100' wide electrical transmission line easement, including guys and anchors, granted by this plat.
- Construction of public roads shall be restricted to the outer 20' of one side or the other, but not both sides of Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as reasonably possible.
- No portion of any road or driveway shall be closer than 25' to a transmission line pole/structure.
- Existing overhead power line is the centerline of a 30' wide electrical easement, including guys and anchors granted by this plat. Buildings shown in this easement have been permitted by HEA.



KPB 2025-164

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
WIRTH-HEMPHILL SUBDIVISION 2025 ADDITION**

KPB File No.	2025-164
Plat Committee Meeting:	January 5, 2025
Applicant / Owner:	Kasilof RV Park, LLC of Mesa, AZ
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Crooked Creek Rd, Cohoe Area

Parent Parcel No.:	137-260-24
Legal Description:	T 2N R 12W SEC 1 SEWARD MERIDIAN KN 0820067 WIRTH-HEMPHILL SUB TRACT A
Assessing Use:	Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	Exceptions requested were not needed

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.25-acre parcel into four lots ranging in size from 2.193-acres to 2.669-acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is on Crooked Creek Rd a 50 foot half dedication. The portion being the east half lying on the opposite side of the section line has not been developed yet and therefore has not been dedicated. Crooked Creek Rd is a privately maintained road.

Access to the plat is also from the west side in the southwest corner by Cade Ave a dedication of approximately 63 feet. The drawing has the road labeled as Rose Ave and needs corrected to Cade Ave. Cade Ave is bisected by Crooked Creek to the west of the plat, preventing a road from being developed to the west edge of the plat boundary. The surveyor has requested an exception to KPB 20.30.30 Proposed Street Layout, to not extend Cade Ave into the plat. **Staff recommends** the Plat Committee concur an exception is not needed for KBO 20.30.030 due to the fact Cade Ave cannot be developed from the west and coming east along the south line of the plat, there is a structure close to the south line within the dedication area needed.

To get to Crooked Creek Rd, you need to exit off Abram Ave from the Sterling Highway just south of milepost 110. Take Abram Ave to Johnson Lake Rd south to Crooked Creek Rd.

The plat is not dedicating any new right-of-way, nor is it completing a vacation of right-of-way. There is a section line easement located in Crooked Creek Rd on both sides of the section line. **Staff recommends** the surveyor verify the easement width and show it on the drawing and a plat note tied to the drawing label.

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

Site Investigation:

There are steep areas as shown on the drawing with the shaded portions in the contours. These areas are over

20% grade dropping to the west giving drainage towards Crooked Creek. **Staff recommends** the surveyor add arrows for the slope direction to the shaded area to show the slope down.

There are improvements on the property with a couple structures being located on proposed Lot 1A. There is also a interior roadway crossing the lots. If any of the interior roads are to continue to be used to drive between lots staff recommends access easements be created when the lots are sold.

There is a driveway from the south encroaching onto the property. An ingress – egress easement as noted in plat note 5 has been filed to benefit the owners to the south for the encroachment of the driveway. **Staff recommends** the label on the drawing be corrected to ingress – egress easement rather than access easement.

There are wetlands located on the drawing lying west of the steep slope as indicated by the 'grass' hatching. There are Riverine and Drainageway ecosystems according to the KWF Wetlands Assessment within the wetlands shown. **Staff recommends** the two different wetlands be distinguished on the final submittal.

Staff recommendation: place 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.

According to the River Center review the plat is not in a FEMA designated flood hazard area. The plat is located in a Habitat Protection District and the note in KPB 20.30.290 should be added to the drawing. at the end of the note add 'the River Center should be consulted prior to any work being done within 50 feet of the anadromous waterbody on the parcel'.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Per map panel 0200122730A, this is not within a regulatory area. No data for the area. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat lie within the jurisdiction of KPB 21.18 and the River Center should be consulted prior to any work being done within 50 feet of the anadromous waterbody on the parcel.
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as part of the E1/4 SE1/4 of Section 1, T2N, R12W, S.M., Alaska. Wirth – Hemphill Subdivision KN82-67 was the first subdivision of the land, creating four lots, a tract and a 50' dedication for Crooked Creek Rd. This platting action will subdivide Tract A into four new lots.

The four lots are long and narrow and the surveyor has requested an exception to KPB 20.30.190.A 3 to 1 ratio of depth to width. The average depth shall be no greater than three times the average width. The average depth of the lots is 610.43' and 3 times average width is 898.85'. With these results **staff recommends** the Plat Committee concur an exception to KPB 20.30.190.A is not needed.

A soils report will be required and an engineer will sign the final plat, as all four lots are below 200, 00 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 property is not within an advisory planning commission.

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

Utility Easements

Easements carried forward from KN82-67 are noted. The utility easement and 20' building setback from KN82-67 near Cade Ave should be corrected to dedicated by KN82-67. The utility easement is the full 20'. Septic system pipes permitted in the utility easement as shown should be tied to plat note 1.

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.

HEA did make comments for new plat notes concerning the overhead transmission lines, which are noted as plat notes 6 and 7. HEA also made a comment about the utility easement within the building setback near Cade Ave in the southwest corner of the plat not being needed. To which it would be at the discretion of the surveyor and applicant to request the vacation of this utility easement. Both comments are in the packet for viewing.

Utility provider review:

HEA	See comments in packet
ENSTAR	No comments or recommendations
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 21377 Crooked Creek Rd. Existing Street Names are Correct: No List of Correct Street Names: Crooked Creek Rd. Cade Ave. Existing Street Name Corrections Needed: Please change Rose Ave to Cade Ave. per SN Res 2006-12 All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
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	Comments: 21377 Crooked Creek Rd. will remain with lot A1
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	
Assessing	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Add KPB File no 2025-164 to drawing

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:

The east half of Crooked Creek Rd is not dedicated yet, revise road.

Rose Ave on west needs changed to Cade Ave, verify the ROW width.

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:

Tracts to the west, all need to have labels corrected, Lot 3 is part of Lot 4A and Lot 2 is part of Lot 1A

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Distinguish between the two different wetland ecosystem types of Riverine and Drainageway.

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.

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



KENAI PENINSULA BOROUGH

Planning

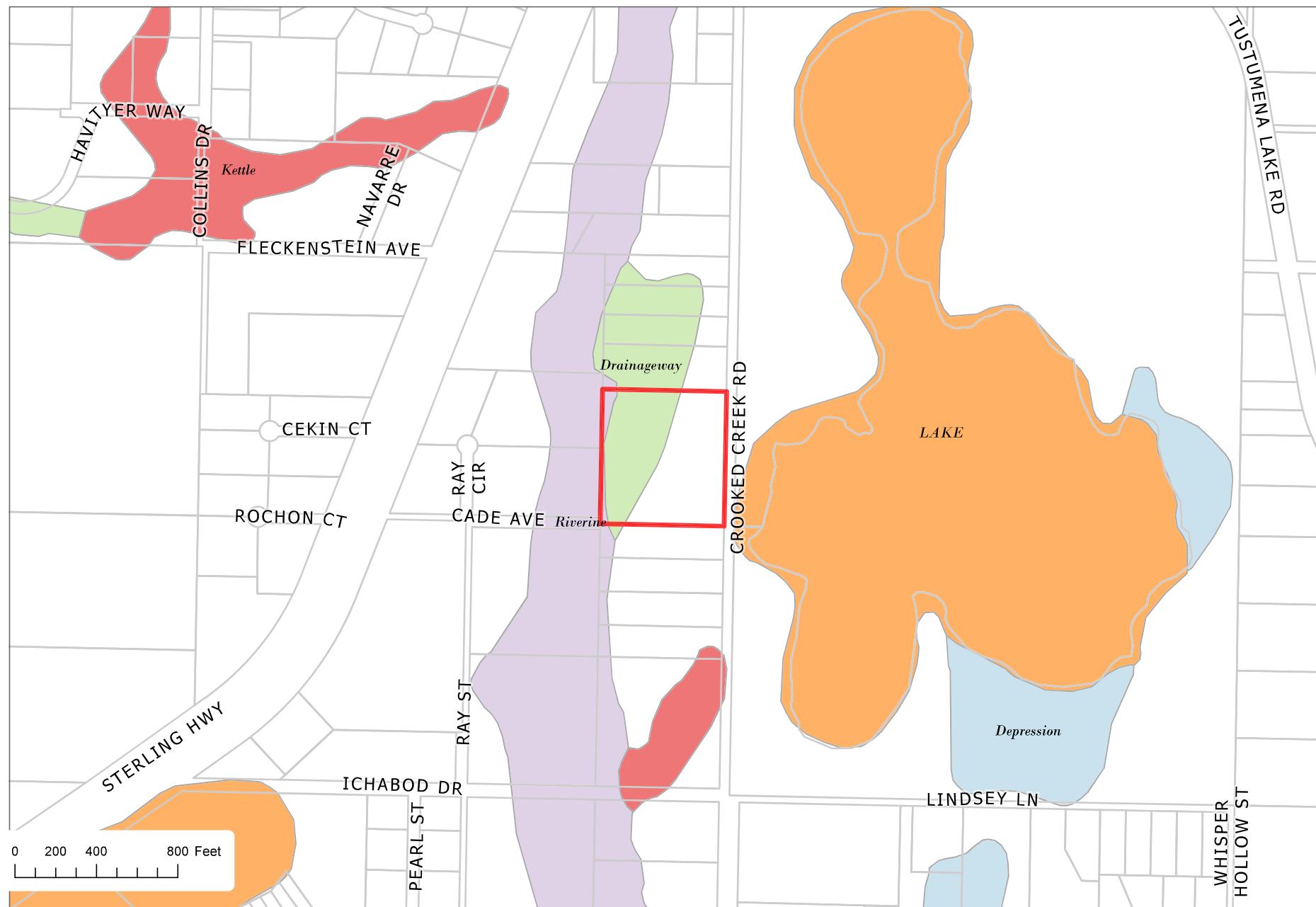
Aerial Map

KPB File 2025-164

11/12/2025



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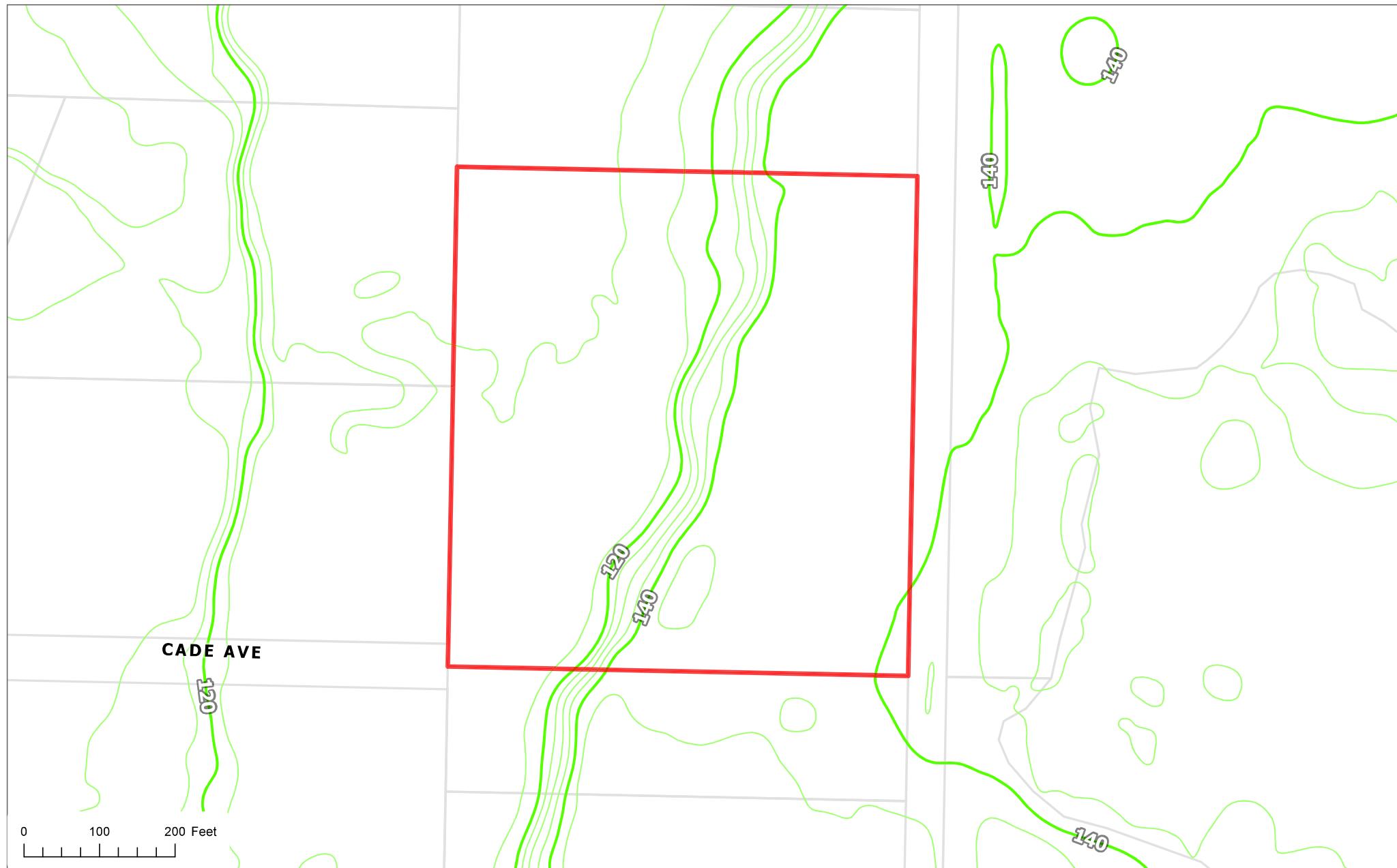
KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

KPB File 2025-164

11/12/2025



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Homer Electric Association, Inc.

Corporate Office
3977 Lake Street
Homer, Alaska 99603-7680
Phone (907) 235-8551
FAX (907) 235-3313

Central Peninsula Service Center
280 Airport Way
Kenai, Alaska 99611-5280
Phone (907) 283-5831
FAX (907) 283-2353

November 3, 2025

Kasilof RV Park LLC
930 E. Norwood St.
Mesa, AZ 85203

RE: Utility Easement – Letter of Non-Objection

TO WHOM IT MAY CONCERN:

Homer Electric Association, Inc. (HEA) has no objection to the house and septic system encroachment within the utility easements along the east side of Tract A Wirth-Hemphill Subdivision, as shown on the preliminary plat prepared by Johnson Surveying with comments provided from HEA and dated 10/31/2025. A copy of the preliminary plat with comments is attached to this letter.

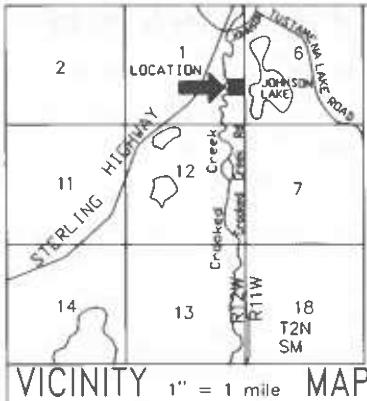
Please be advised that by providing this letter of non-objection, HEA accepts no financial liability or responsibility whatsoever for damages to encroachments caused by routine maintenance and operation of the Association's facilities located within or adjacent to the easement. In no way does this letter of non-objection preclude HEA from full use and enjoyment of its right within any portion of the utility easement. In addition, HEA will be held harmless, now and forever, for any damages or injury to property or persons as a result of this encroachment.

Sincerely,

A handwritten signature in black ink that reads "Scott Huff".

Scott Huff - P.L.S.
Land Management Officer

Attachment
Asbuilt drawing



NOTES

- As granted by KRD 82-67, 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. 20' building setback is also a utility easement, per KRD 82-67.
- No permanent structures shall be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.
- No access to state maintained ROWs permitted unless approved by the State of Alaska Dept of Transportation.
- This property is subject to electrical utility easements granted to Homer Electric Association, Inc. Kenai Records Misc. book 4 page 127 and book 107 page 200. These are general easements, no location specified.
- This property is subject to an ingress and egress easement granted in favor of Lot 1 by Kenai Deed Serial No. 2008-006022.

Wirth-Hemphil Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract A Wirth-Hemphil Subdivision, KRD 82-67. Located in the SE 1/4 Section 1, T2N R12W, SM, Kasilof, Alaska. Kenai Recording District Kenai Peninsula Borough

HEA REVIEWED - SEE COMMENTS

Prepared for

Kasilof RV Park, LLC.
930 E Norwood St.
Mesa, AZ 85203

Prepared by

Johnson Surveying Scott Huff 10/31/2025
P.O. Box 27
Clam Gulch, Ak 99668
(907) 262-5772

Scott Huff

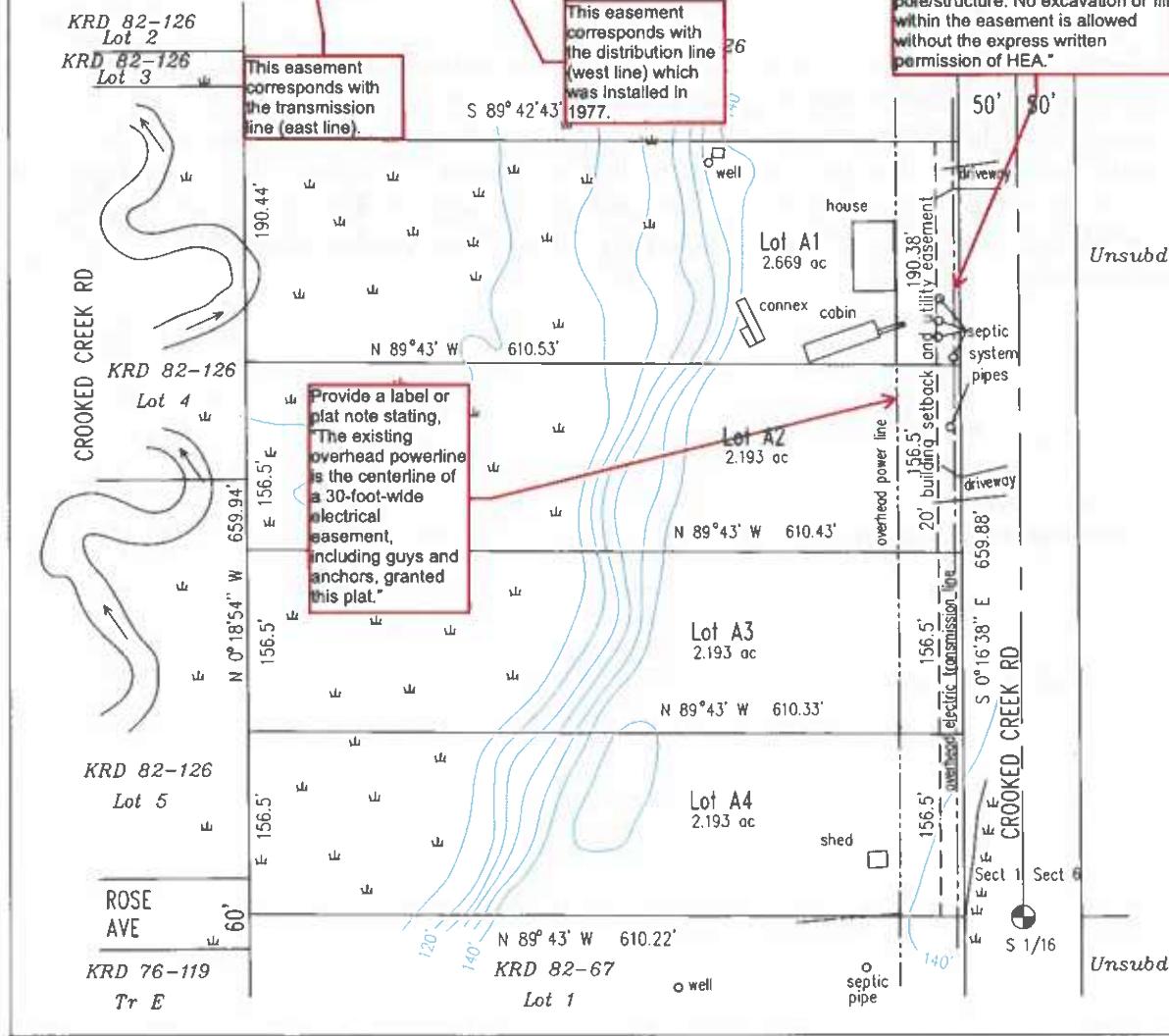
SCALE 1" = 100' Area = 9.248

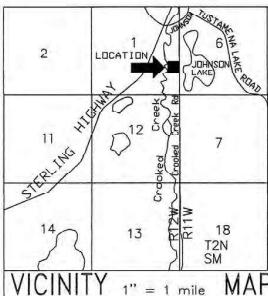
Contour interval 5'

swamp - indicates swamp

23 Sept 2025

Provide a label or plat note stating, "The existing overhead electric transmission line is the centerline of a 100-foot-wide electrical transmission line, including guys and anchors, granted this plat. Construction of public roads shall be restricted to the outer 20 feet of one side or the other, but not both sides of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA."





Wirth-Hemphil Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract A Wirth-Hemphil Subdivision, KRD 82-67. Located in the SE 1/4 Section 1, T2N R12W, SM, Kaslof, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for

Kaslof RV Park, LLC.
930 E Norwood St.
Mesa, AZ 85203

Prepared by

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

HEA REVIEWED - SEE COMMENTS

Scott Huff
12/16/2025
Land Management Officer

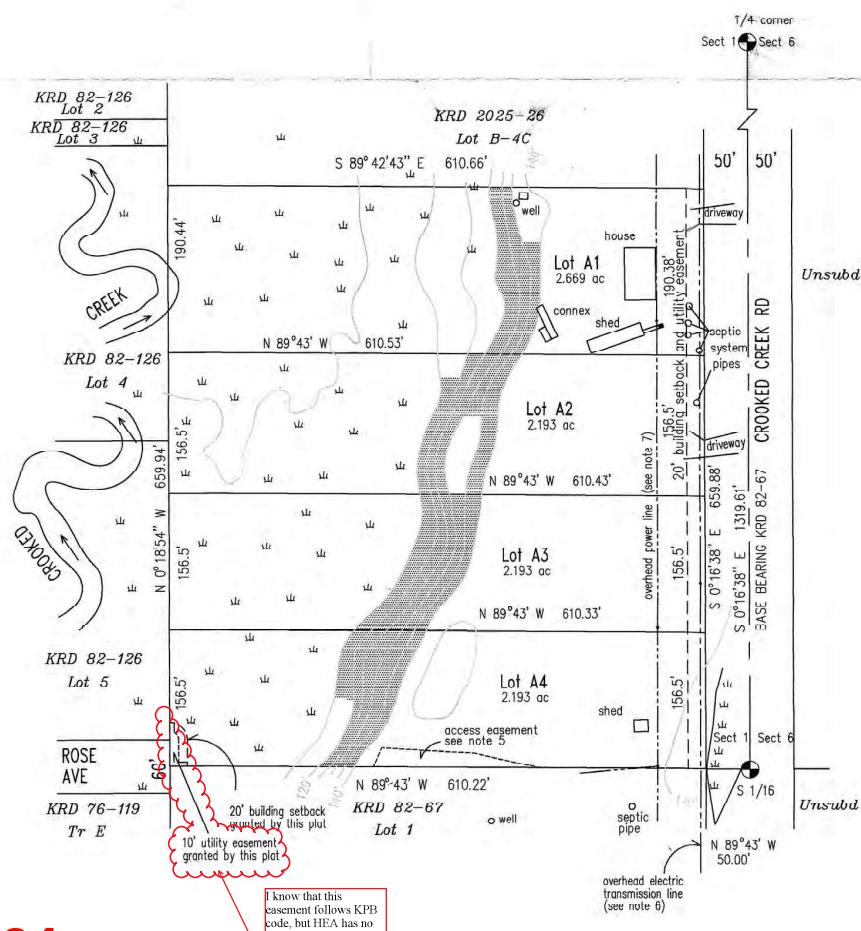
SCALE 1" = 100' Area = 9.248 23 September, 2025

Contour interval 5'. Shade areas indicate grades over 25%.

■ indicates swamp.

NOTES

- ✓ 1. As granted by KRD 82-67, 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. 20' building setback is also a utility easement, per KRD 82-67.
- ✓ 2. Septic system shown located in this easement has been permitted by HEA.
- ✓ 3. No permanent structures shall be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.
- ✓ 4. No access to state maintained ROWs permitted unless approved by the State of Alaska Dept of Transportation.
- ✓ 5. This property is subject to an ingress and egress easement granted in favor of Lot 1 by Kenai Records Deed Serial No. 2008-006022-0.
- ✓ 6. The existing overhead electrical transmission line is the centerline of 100' wide electrical transmission line easement, including guys and anchors, granted by this plat. Construction of public roads shall be restricted to the outer 20' of one side or the other, but not both sides of Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as reasonably possible. No portion of any road or driveway shall be closer than 25' to a transmission line pole/structure.
- ✓ 7. Existing overhead power line is the centerline of a 30' wide electrical easement, including guys and anchors granted by this plat. Buildings shown in this easement have been permitted by HEA.



KPB 2025-164

DESK PACKET

(MATERIALS SUBMITTED AFTER 12/23/25)

E. NEW BUSINESS

4. Wirth Hemphill Subdivision 2025 Addition; KPB File 2025-164
Johnson Surveying / Kasilof RV Park, LLC
Location: Crooked Creed Road
Cohoe Area



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

December 22, 2025

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Marathon Addition to Seward Townsite City Replat: KPB 2025-107**
- **Peaceful Acres Jackson's Garden Replat: KPB 2025-147, 173, 174, 175**
- **Shoreline Heights 2025 Vacation: KPB 2025-169**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Stephens Subdivision Whitcomb 2025 Replat: KPB 2025-143**
 - No objection to the proposed plat.
 - Platting actions invalidate existing access permits. Apply for an Approach Road Review for Hidden Valley Circle connection to Alexander Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Subsequent development of this lot will require shared access to singular utility access on Hidden Valley Circle to Alexandar Road.
- **Timberline Rush Patch Replat: KPB 2025-162v**
 - No objection to the proposed plat.
 - No change to existing access will be granted.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to East End Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.

"Keep Alaska Moving"

- **Wirth Hemphill Subdivision 2025 Addition: KPB 2025-164**
 - No objection to the proposed plat.
 - Recommend shared access between lots A3 and A4.
 - Dedicate common access easement on plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Crooked Creek Road. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
- **W R Benson 2025 Replat: KPB 2025-165**
 - Add plat note: "No direct access to the Sterling Highway from lot 1A". Proposed lot must take access from Main Street as shown on the plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Main Street. Driveway permits be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
 - Carry access easement for lots 2,3,4 from existing plat forward.
 - Any encroachments within state right of ways must be removed or permitted.
 - Please be advised that parcels are within the corridor of the DOT&PF Homer Pedestrian Pathways project and the Sterling Highway: MP 169 to 175 Pavement preservation project. For more information regarding either project, contact the project manager, Sean Baski at sean.baski@alaska.gov or (907) 269-0566 (Pedestrian Pathways) and Jacob Gondek at jacob.gondek@alaska.gov or (907) 269-0445 (Sterling Highway).
- **Patson Road ROW Dedication: KPB 2025-171**
 - No objection to the proposed plat.
 - No direct access to Funny River Road will be granted.
 - DOT&PF recommends a 30' rounded corner radius on the south end of the proposed right of way dedication for corner clearance.
 - Owner of Maintain Lane should ensure that Maintain Lane has been approved to connect to Funny River Road, has gone through an approach road review, and is up to DOT&PF design standards. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Sapphire Subdivision Trust Land Survey 2025 10: KPB 2025-179**
 - No objection to the proposed plat.
 - Future subdivision of the remaining lots must show internal circulation, and work with DOT&PF staff to determine appropriate access locations to Holt/Lamplight Road, with anticipated coinciding development of internal circulation.
- **Trident Meadows: KPB 2025-180**
 - No objection to the proposed plat.
 - A single shared access will be allowed onto the Sterling Highway.
 - Add plat note: "Single shared access to Sterling Highway".

- Dedicate shared access easement on plat.
- Apply for driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Ensure site distance calculations per DOT&PF Preconstruction manual Sec. 119.5- (Figure 1190-1).

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/24/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into four parcels.

KPB File No. 2025-164

Petitioner(s) / Land Owner(s): Kasilof RV Park, LLC of Mesa, AZ

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, January 5, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call 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/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, January 2, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 12/15/2025

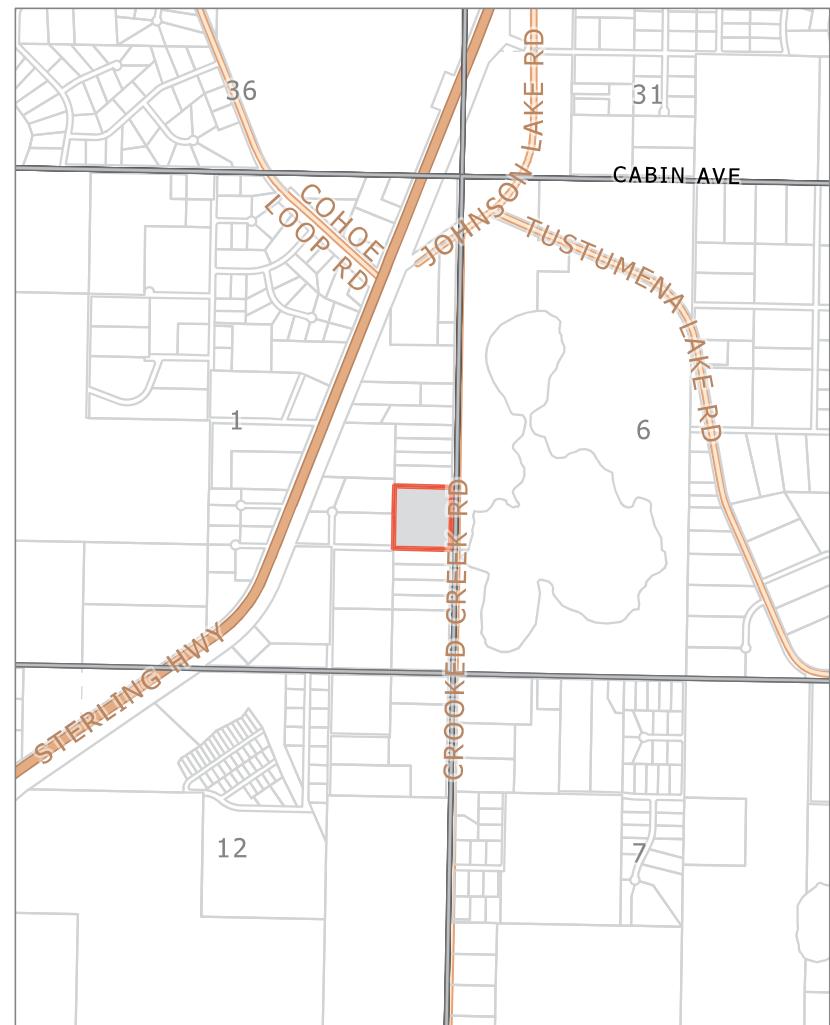


KENAI PENINSULA BOROUGH

Planning

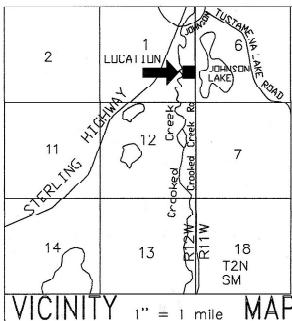
Vicinity Map

11/12/2025



KPB File 2025-164
T02N R12W SEC01
Cohoe

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.



Wirth-Hemphill Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract A Wirth-Hemphill Subdivision, KRD 82-67.
Located in the SE 1/4 Section 1, T2N R12W, SM, Kasilof, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for
Kasilof RV Park, LLC.
930 E Norwood St.
Mesa, AZ 85203

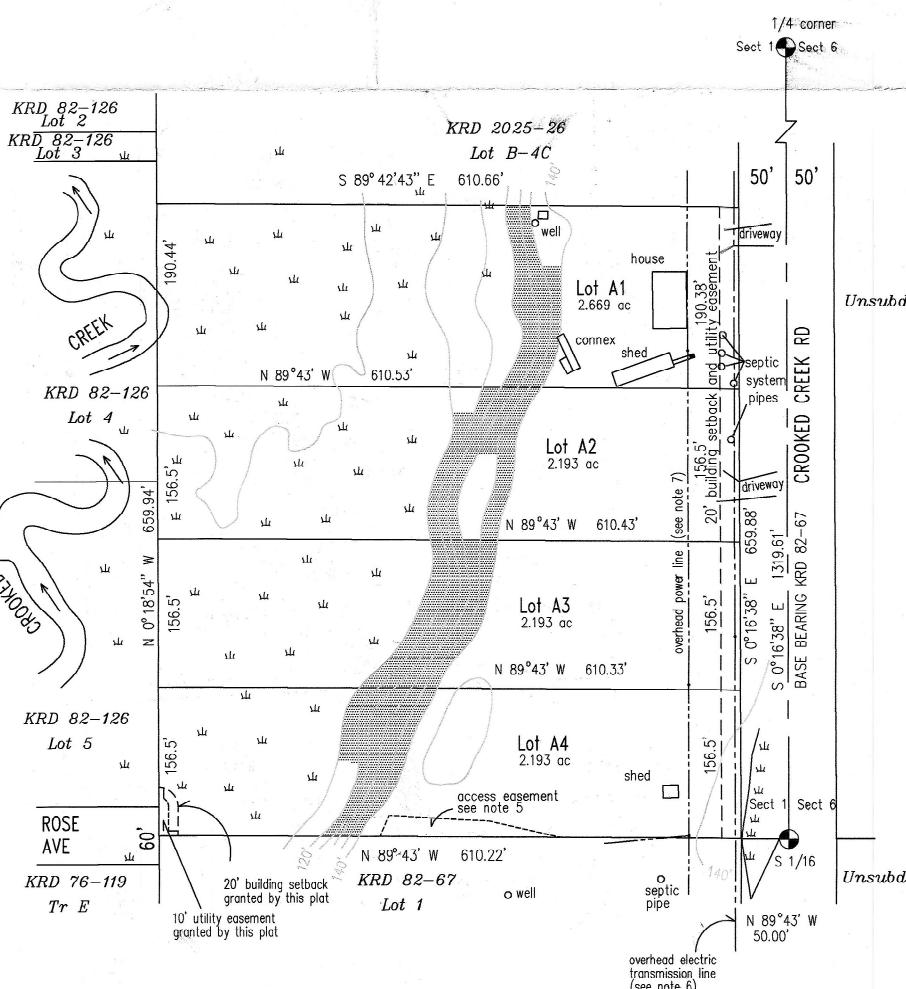
Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99560
(907) 262-8772

SCALE 1" = 100' Area = 9.248 23 September, 2025

Contour interval 5'. Shade areas indicate grades over 25%
— indicates swamp.

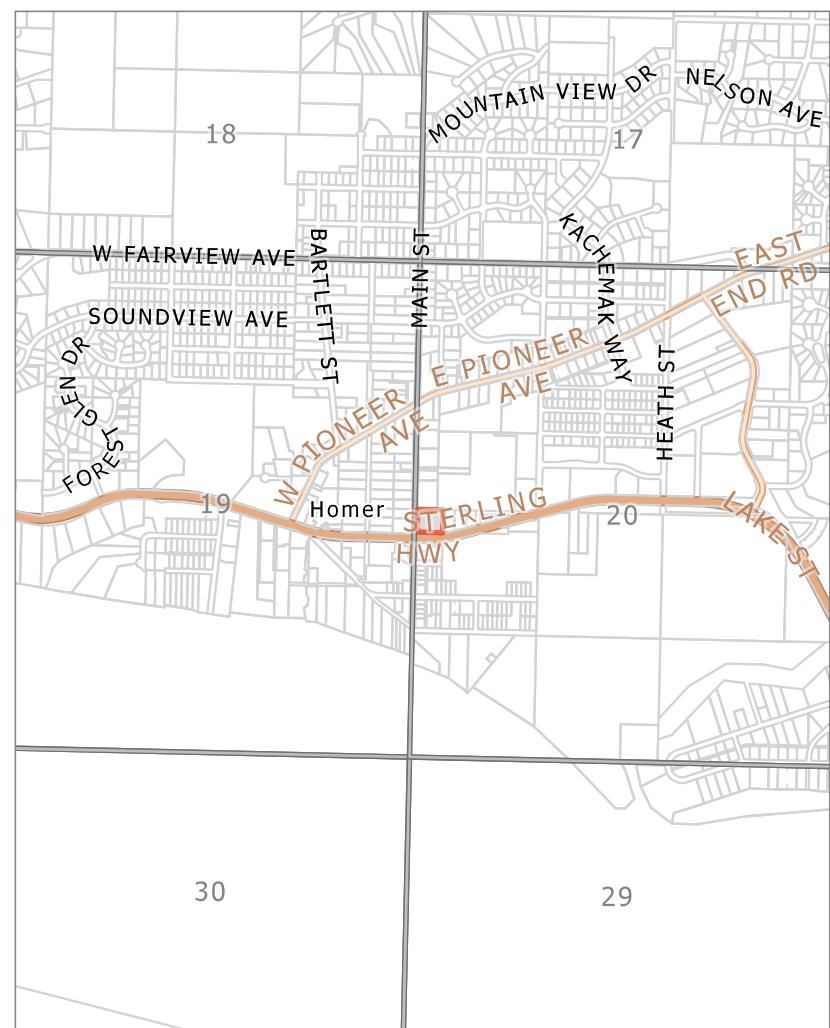
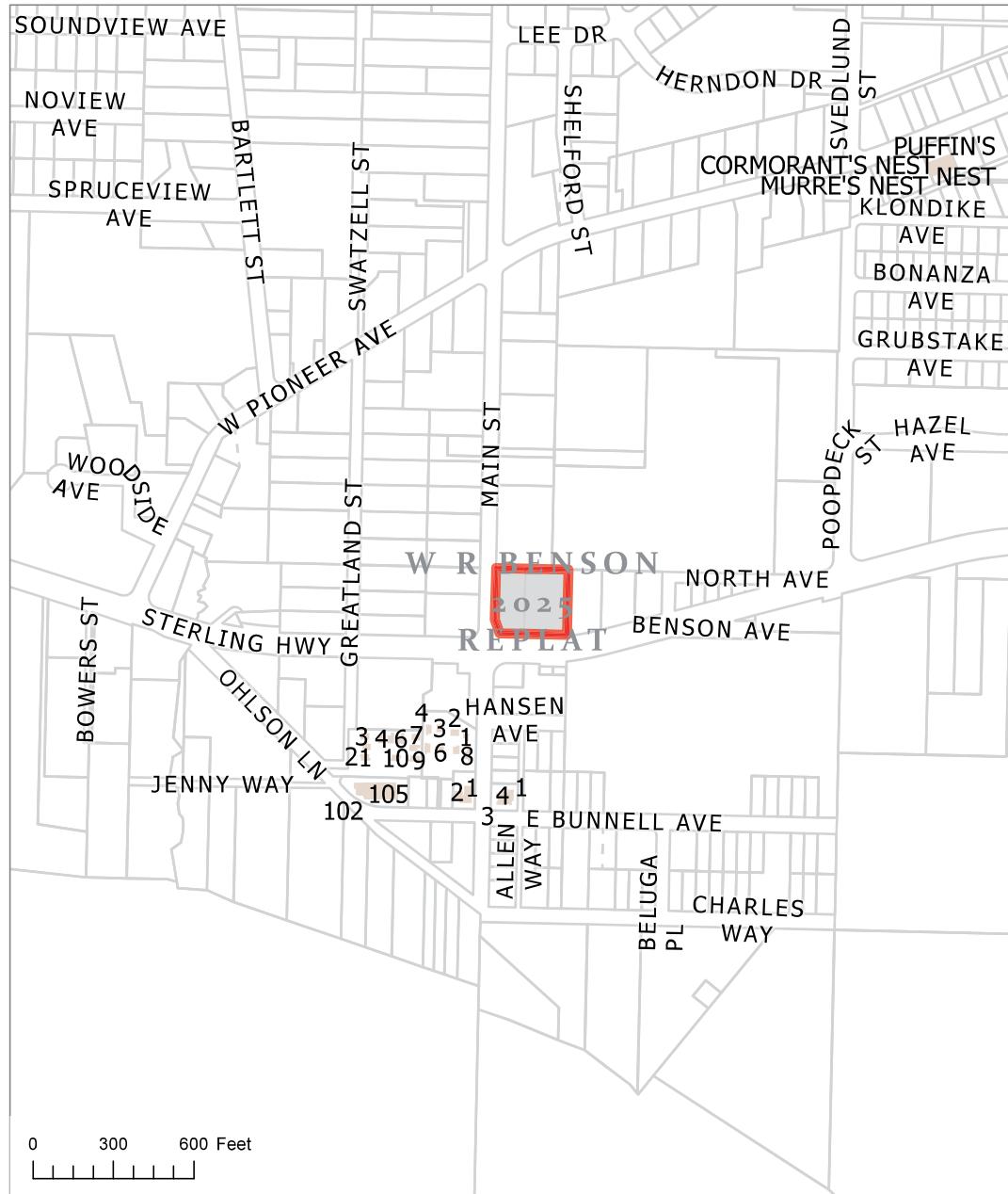
NOTES

- As granted by KRD 82-67, 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. 20' building setback is also a utility easement, per KRD 82-67.
- Septic system shown located in this easement has been permitted by HEA.
- No permanent structures shall be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.
- No access to state maintained ROWs permitted unless approved by the State of Alaska Dept of Transportation.
- This property is subject to electrical utility easements granted to Homer Electric Association, Inc. by Kenai Records Misc. book 4 page 127 and book 107 page 200. These are general easements, no location specified.
- This property is subject to an ingress and egress easement granted in favor of Lot 1 by Kenai Records Deed Serial No. 2008-006022-0.
- The existing overhead electrical transmission line is the centerline of 100' wide electrical transmission line easement, including guys and anchors, granted by this plat.
- Construction of public roads shall be restricted to the outer 20' of one side or the other, but not both sides of Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as reasonably possible.
- No portion of any road or driveway shall be closer than 25' to a transmission line pole/structure.
- Existing overhead power line is the centerline of a 30' wide electrical easement, including guys and anchors granted by this plat. Buildings shown in this easement have been permitted by HEA.



E. NEW BUSINESS

5. W R Benson 2025 Replat; KPB File 2025-165
Johnson Surveying / Aurora Novel Ventures, LLC
Location: Main Street & Sterling Highway
City of Homer



KPB File 2025-165
T06S R13W SEC20
Homer

The information depicted hereon is for a graphical representation only of best available sources. The Kenilworth Peninsula Borough assumes no responsibility for any errors on this map.



KENAI PENINSULA BOROUGH

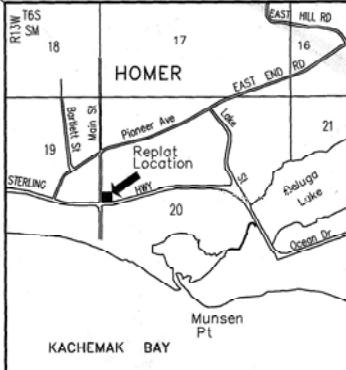
Planning

Aerial Map

KPB File 2025-165
11/12/2025



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.



VICINITY 1" = 1 mile MAP

W. R. Benson 2025 Replat

Preliminary Plat

A replat of Lot 1 (excepting deed parcel HRD 2018-00184-0) & Lot 2 W. R. Benson No. Three (HRD 87-24). Located in the SW 1/4 Section 20, T65 R15W, SM, City of Homer, Alaska. Homer Recording District Kenai Peninsula Borough

Prepared for

Aurora Novel Ventures, LLC
4692 S 1150 W
Spanish Fork, UT 84660
(907) 262-5772

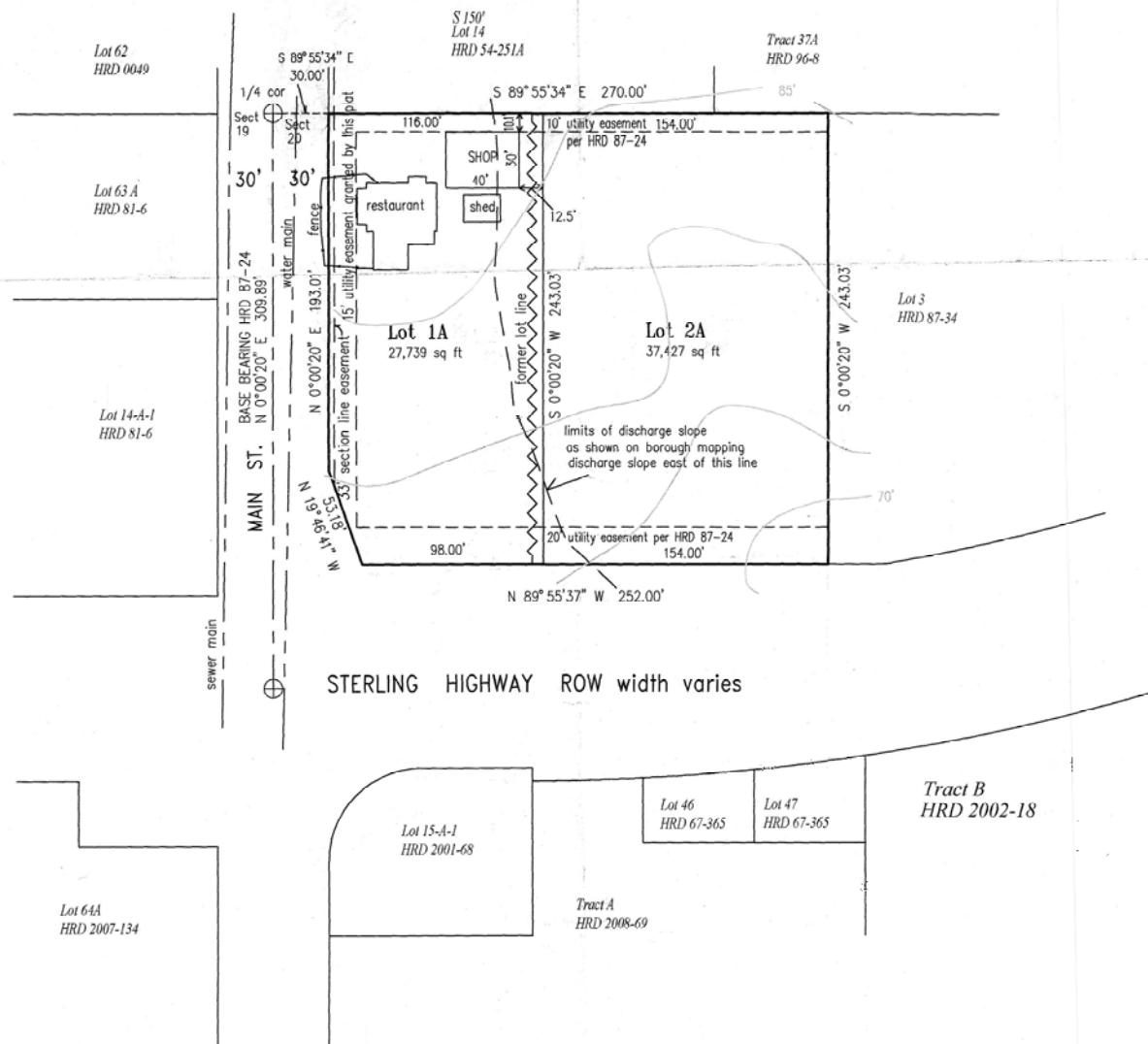
Prepared by

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

SCALE 1" = 50' Area = 1.496 acres
22 September, 2025

NOTES

1. Development of these lots is subject to the City of Homer Zoning Code.
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. Sterling Highway is as shown on State DOT ROW plan QF 021-1(25) sheets 4, & 5 of 8. No access to state maintained ROWs allowed unless approved by the State of Alaska Dept. of Transportation.
4. Contour interval 5'. No grades on this property exceed 15%.
5. Building locations are per as-built survey provided by owner.



WASTEWATER DISPOSAL

20,40.070
Plans for wastewater disposal that meet regulatory requirements
are on file at the Alaska Dept of Environmental Conservation.

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
W R BENSON 2025 REPLAT**

KPB File No.	2025-165
Plat Committee Meeting:	January 5, 2025
Applicant / Owner:	Aurora Novel Ventures, LLC of Spanish Fork, UT
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Main Street and Sterling Hwy, City of Homer

Parent Parcel No.:	177-151-07 and 177-151-08
Legal Description:	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0870024 W R BENSON SUB NO 3 LOT 1 AND LOT 2
Assessing Use:	Residential
Zoning:	City of Homer
Water / Wastewater	City Water / City Wastewater
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will re-align the line between two lots to give Lot 1A more area at 27,739 sq ft and reduce Lot 2A to 37,427 sq ft.

Location and Legal Access (existing and proposed):

The plat is located at the northeast corner of the Sterling Highway and Main St in the City of Homer. Legal access to Lot 1A is from Main Street only as note on the parent plat W.R. Benson No. Three HRD 87-24. Lot 2A and the neighboring lots to the east 3 & 4 in HRD 87-24 were note on the parent plat to share a common access to the Sterling Highway, and to be further accessed by a 30' easement along said lots. **Staff recommends** these two notes be carried forward to this plat and the easement shown on Lot 2 of the parent plat be carried forward and noted.

There will be no dedications or finalizations of a vacation with this plat.

The plat is affected by a section line easement noted as 33' and shown on the plat drawing.

The block length is not compliant and being on a corner there is nothing this plat can do to alleviate the situation. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 Block - Length requirements is not needed at this time.

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

Site Investigation:

The property is relatively flat, having a slope of 5% from the northwest corner down to the southeast corner of the plat. there does not appear to be a drainage issue causing any sort of ditch on a sheet type flow.

There are improvements on the property with a restaurant building and a storage shed located on proposed Lot 1A.

There is an encroachment shown on the drawing of a fence in the Main St right-of-way. City of Homer Planning Commission recommended it be shown and left it up to the KPB Plat Committee to decide whether to leave on the drawing or not. Staff recommends the fence be shown but leaves it to the Committees to decide.

There also appears to be an encroachment of the drive on Lot 1A onto the neighbor to the north. **Staff recommends** the drive be located along with any other encroachments and show the encroachment along with the extent

There are wetlands indicated on the drawing with the dashed line going up the lots. It is noted on the drawing that the line is the west limits of 'discharge slope', this designation should be changed as the KWF Wetlands Assessment designates this area to be Wetlands / Upland Complex. **Staff recommendation:** place 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.

The subdivision is within the City of Homer. The floodplain program is administered and enforced by HCC 21.41 Flood Prone Areas. *For information on the flood plain regulations and required permits in Homer, please contact the Homer Planning Department at 907-235-3106 or at planning@ci.homer.ak.us.*

According the River Center review the plat is not in a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer 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	

Staff Analysis

The land was originally plotted as the NW1/4 SW1/4 of Section 20 T6S R13W SM, Alaska. The first subdivision of the area was W. R. Benson's Subdivision HRD 000877 in August of 1949, W.R. Benson No. Three HRD 87-24 replatted Lots 19-31 and a vacated alley into 5 lots with the placement of the Sterling Highway.

A soils report will be not be required as the lots have access to city water and sewer.

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 plat is located in the City of Homer. The Homer Advisory Planning Commission approved the plat at its meeting of October 23, 2025. The Homer Planning Commission reviewed and approved the plat at its regular meeting of October 15, 2025. With approval they had three comments:

- A 15' utility easement shall be depicted along Main St.
- The water and sewer lines along Main St shall be depicted.
- Indicate how the fence encroachment will be resolved prior to the final plat approval.

Of these items the first two have been shown on the drawing. Staff will wait to hear from the surveyor for information on the resolve for the fence and for information on possible encroachment of the drive noted earlier before approval of the final plat.

Utility Easements

The 20' utility easement listed on the south line of the lots has been carried forward to this plat. The 10' utility easement along the north line of the plat has also been carried forward to this plat.

No easement are being vacated.

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.

The 15' utility easement requested by the City of Homer is shown on the drawing.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 3582 Main St. Existing Street Names are Correct: Yes List of Correct Street Names: Main St. Sterling Hwy. Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: City of Homer will determine addresses.
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

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- 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:

Add the KPB File No 2025-165 to the title block

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Show and identify the section line easement on the drawing, add a plat note tied to the SLE on the drawing.

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:

Lot to the northeast needs plat label corrected to 93-8

Lot to the east needs the plat label corrected to 87-24

Lot to the south on the SE corner needs the lot label corrected to 15A-1

Lot to the southwest on the SW corner needs the lot label corrected to 64-A

Lot to the west needs the lot label corrected to 14-A1

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Line label for the wetlands should be relabeled to KWF designation - Wetland / Upland Complex

N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation:

Fence shown on drawing as noted by COH, this should remain on the final submittal.

The appears to be an encroachment of the drive onto the property to the north, this should be verified and shown on the final

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.

Compliance with applicable codes in KPB 20.60

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



KENAI PENINSULA BOROUGH
Planning

Aerial Map

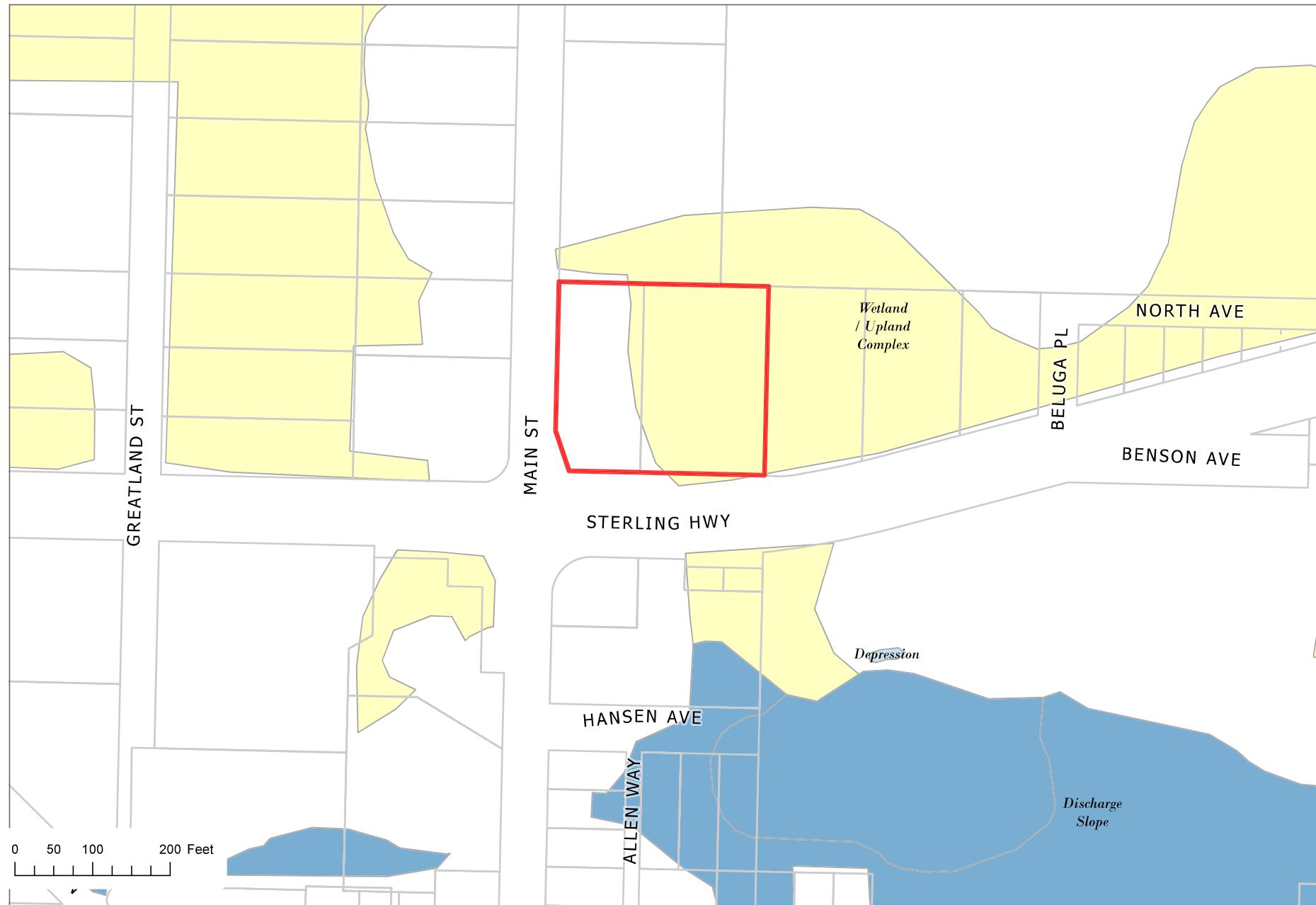
KPB File 2025-165
11/12/2025



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.



Wetlands





KENAI PENINSULA BOROUGH

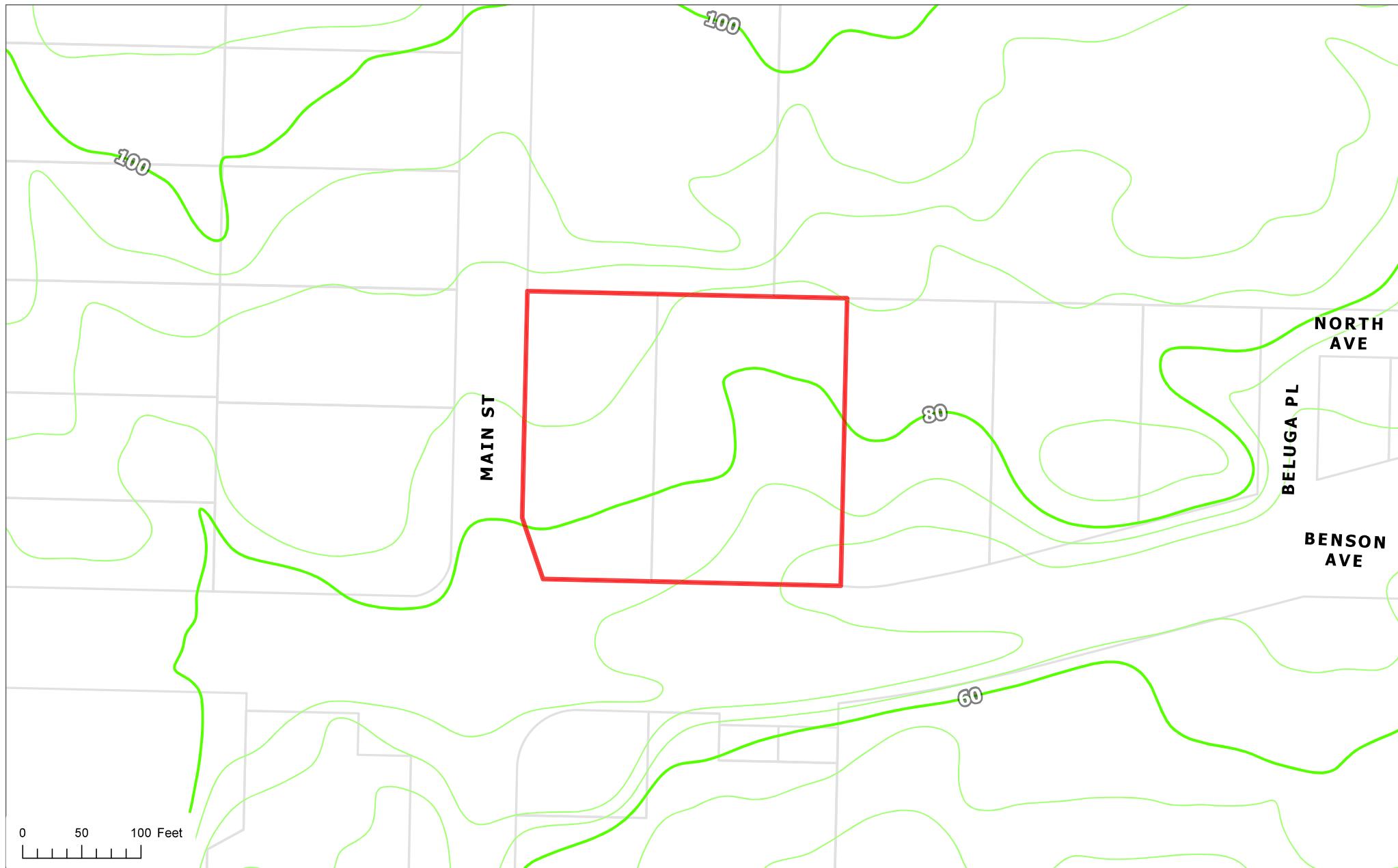
Planning

KPB File 2025-165

11/12/2025

N

Aerial with 5-foot Contours



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.

SET RAILROAD SPIKE IN ASPHALT
FROM REFERENCES TO ORIGINAL
Q2 SECTION CORNER 17, 18, 19, 20
N=50000.00
E=50000.00
N=47358.29
E=47998.629

SET RAILROAD SPIKE IN ASPHALT
FROM REFERENCES TO ORIGINAL
Q20 SECTION CORNER 19 & 20
N=47358.29
E=47998.629

NOTES

LOT 1 SHALL ACCESS FROM MAIN STREET ONLY
LOT 5 SHALL ACCESS FROM BELUGA STREET ONLY
LOTS 2, 3 & 4 SHALL SHARE A COMMON ACCESS TO THE
STERLING HIGHWAY, AND BE FURTHER ACCESSED BY THE
30' EASEMENT ALONG SAID LOTS. THE LOCATION OF THE
ENTRANCE SHALL BE CO-ORDINATED WITH THE CITY OF
HOMER, AND THE STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION

THESE LOTS SHALL BE SERVED BY CITY
OF HOMER SEWER AND WATER. NO ON-
SITE SEWER OR WATER WELL BE ALLOWED
ON ANY LOTS SHOWN HEREIN.

NILS O. SVEDLUND (AMENDED)

S8955'34"E 650.00'

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property
shown and described herein. I hereby request approval
of this plat showing such easements for public utilities
and roadways dedicated by me for public use, or to the
uses shown.

Anthony G. Vonderbecke *Dorothy G. Vonderbecke*
ANTHONY G. VONDERBECKE DOROTHY G. VONDERBECKE
1148 FOOK-UNDERWOOD ROAD
UNDERWOOD WASHINGTON 98651

NOTARY'S ACKNOWLEDGMENT For Anthony G. Vonderbecke
and Dorothy G. Vonderbecke
Subscribed and sworn to before me this 22 day
of December 1986

M. Gritsch *4-18-89*
Notary Public for Washington
My Commission Expires

SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or
under my direct supervision. I declare that the information
shown herein is true and correct to the best of my
knowledge and belief.

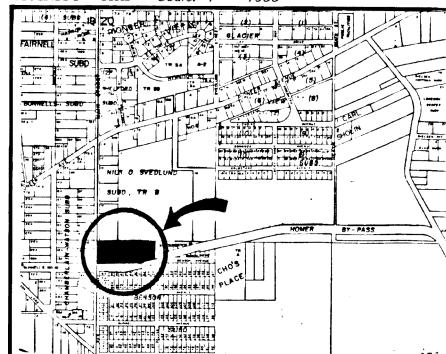
J. A. Anderson *PLS No. 3086* *2-7-87*
Date:

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough
Planning Commission at the meeting of 12-1-86.
KENAI PENINSULA BOROUGH

Richard P. Troyer
Authorized Official

VICINITY MAP Scale: 1" = 1000'



DATE DEC. 1986

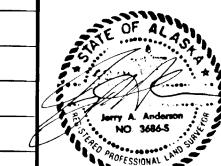
SCALE 1" = 50'

GRID NO. H-24

FLD. BK. NO.

DISK NO. C114

JOB NO. 1828

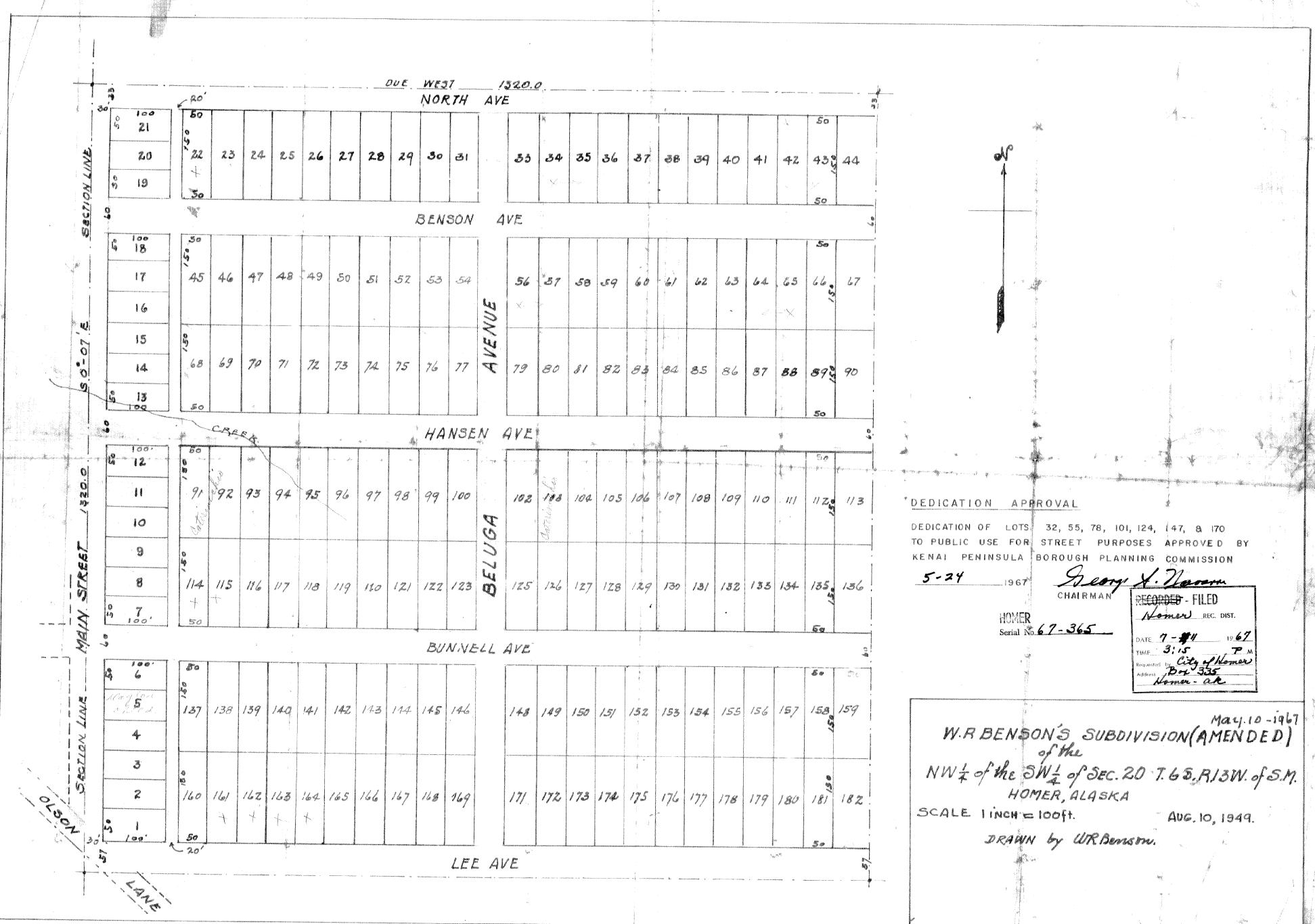


W.R. BENSON No. THREE

VACATION & REPLIT OF LOTS 19 - 31, AND PORTIONS
OF BENSON & NORTH AVE, W.R. BENSON AMENDED
IN THE SW 1/4, Sec 20, Twp. 6S, Rge. 13W, S.M. ALASKA
WITHIN THE CITY OF HOMER, ALASKA
HOMER RECORDING DISTRICT
CONTAINING 4.192 ACRES

ABILITY SURVEYS

JERRY A. ANDERSON PLS
(907) 235-8440
BOX 376, HOMER ALASKA 99603



E5-14

PUB. Oct. 2, 9, 16, 23, 1969

IN THE SUPERIOR COURT
FOR THE STATE
OF ALASKA
THIRD JUDICIAL DISTRICT
MILDRED T. COURTNEY,)
Executive of the Estate of)
Jesse B. Courtney, Deceased.)
Plaintiff,)
vs.)
W. R. BENSON, and his
unknown heirs or devisees,)
and also all other persons
unknown claiming any right,
title, estate, lien or interest in
the real property described in
plaintiff's complaint adverse to
plaintiff's ownership or causing
any cloud against plaintiff's
title thereto.)
Defendants,)
No. 69-2124 E

**NOTICE TO ABSENT DEFENDANT
ALIAS SUMMONS**

TO THE ABOVE NAMED DEFENDANT:

You defendant in the above-entitled action, are hereby summoned and required to serve upon J. L. McCarron, Jr., plaintiff's attorney, whose mailing address is P.O. Box 1333, Anchorage, Alaska, and whose office address is 117 4th Avenue, Anchorage, Alaska, an Answer to Complaint filed in the above-entitled civil action in this Court. If you fail to do so within thirty (30) days after the date of the last publication of the notice, namely thirty (30) days after the 1st day of November, 1969, in case this notice is published, or within forty (40) days after the date of this service upon you in the event this notice is served upon you personally, judgment by default may be rendered against you for the relief demanded by the plaintiff.

The plaintiff in this action demands the following relief: that the defendant may be required to set forth any and all of this right, title, interest, estate, liens or encumbrances on the property more particularly described as follows:

Lots Twenty-two (22), One Hundred Fifteen (114), One Hundred Fifteen (115), One hundred Sixty One (161), One hundred Sixty Two (162), One hundred Sixty Three (163) and One hundred Sixty Four (164), of W. R. BENSON'S SUBDIVISION, AMENDED, as recorded to the plan book the 14th day of July, 1967, under Serial No. 87-365, in the Homer Recording District, Third Judicial District, State of Alaska, and that the same be adjudged null and void; that by Decree of the Court it be declared that the defendant is the owner of said premises, free and clear of any and all claims; and that the defendant has no estate or interest whatsoever in and to said land and premises adverse to the plaintiff, and that title be quieted in and to said land to any and all successors in title to the said other, and further relief to the Court may seem meet, just and equitable in the premises.

DATED at Anchorage, Alaska this 16th day of October, 1969.

A. M. VOKACEK
Clerk

By: (s) J. Martinez

Deputy Clerk

(COURT SEAL)

PUB. Oct. 23, 30,

Nov. 6, 13, 1969

KENAI PENINSULA BOROUGH

Drawer 10

Phone 262-4441

SOLDOTNA, ALASKA
99069

June 28, 1967

Plat of W. R. Benson known as W. R. Benson's Subdivision (Amended)

This is to certify that the Kenai Peninsula Borough Assembly sitting as the Board of Equalization on May 11, 1967, Homer, Alaska did approve the removal of parcel numbers 177-152-110, 177-154-1100, 177-154-3600, 177-162-1100, 177-162-3600, 177-164-1100, 177-164-3600, which consists of Lots 32, 55, 78, 101, 124, 147, & 170, from the tax rolls. These lots were dedicated by the owner, William R. Benson as Beluga Avenue.

The planning commission approved the plat as amended on May 24, 1967.

James S. Smith

Borough Assembly Clerk

THIS RECORD IS INDEXED
1969



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 25-48

TO: Homer Planning Commission
THROUGH: Ryan Foster, City Planner
FROM: Ed Gross
DATE: October 15, 2025
SUBJECT: W.R. Benson 2025 Replat

Requested Action: Approval of Preliminary Plat for Lot Line Adjustment: Move East Property Line, six feet To the East to Provide for State Fire Marshall Requirement for a 10-foot Minimum Clearance to the East Property Line

General Information:

Applicants:	Johnson Surveying Gerard Johnson PO Box 27 Clam Gulch, AK 99568	Aurora Novel Ventures, LLC 4692 S 1150 W Spanish Fork, UT 84660
Location:	Northeast Corner of Main Street and Sterling Highway	
Parcel ID:	17715108	
Size of Existing Lot(s):	0.614 Acres	
Size of Proposed Lots(s):	0.637 Acres	
Zoning Designation:	Central Business District	
Existing Land Use:	Commercial	
Surrounding Land Use:	North: Vacant South: Commercial East: Vacant West: Commercial	
Comprehensive Plan:	Chapter 4, Goal 4, Objective B- Discourage strip development along the Sterling Hwy & major collectors/ thoroughfares.	
Wetland Status:	Wetland/ Upland Complex	
Flood Plain Status:	Not located in a coastal floodplain	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 33 property owners of 44 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Central Business District. This preliminary plat adjusts the east lot line, 6 feet to the east.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet these requirements. A 15-foot utility easement is required to be depicted along Main Street.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat does not meet these requirements. A 15-foot utility easement is required to be depicted along Main Street, corresponding with the existing water and sewer lines.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 1. Names 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;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- 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 Response: The plat meets these requirements.

- 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 Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat does not meet these requirements. The water and sewer lines along Main Street shall be depicted.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat does not meet these requirements. The fence encroachment, at the structure, shall be depicted.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

1. A 15' utility easement shall be dedicated along the frontage of Main Street.

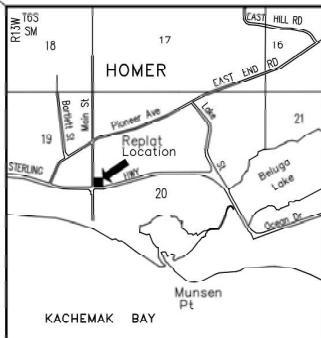
Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. A 15-foot utility easement shall be depicted along Main Street.
2. The water and sewer lines along Main Street shall be depicted.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter/ Certificate to plat
3. Public Notice
4. Aerial Map



W. R. Benson 2025 Replat
Preliminary Plat

A replat of Lot 1 (excepting deed parcel HRD 2015-001846-0) & Lot 2 W. R. Benson No. Three (HRD 87-24). Located in the SW 1/4 Section 20, T6S R13W, SM, City of Homer, Alaska.
Homer Recording District Kenai Peninsula Borough

Prepared for

Aurora Novel Ventures, LLC
4692 S 1150 W
Spanish Fork, UT 84660

Prepared by

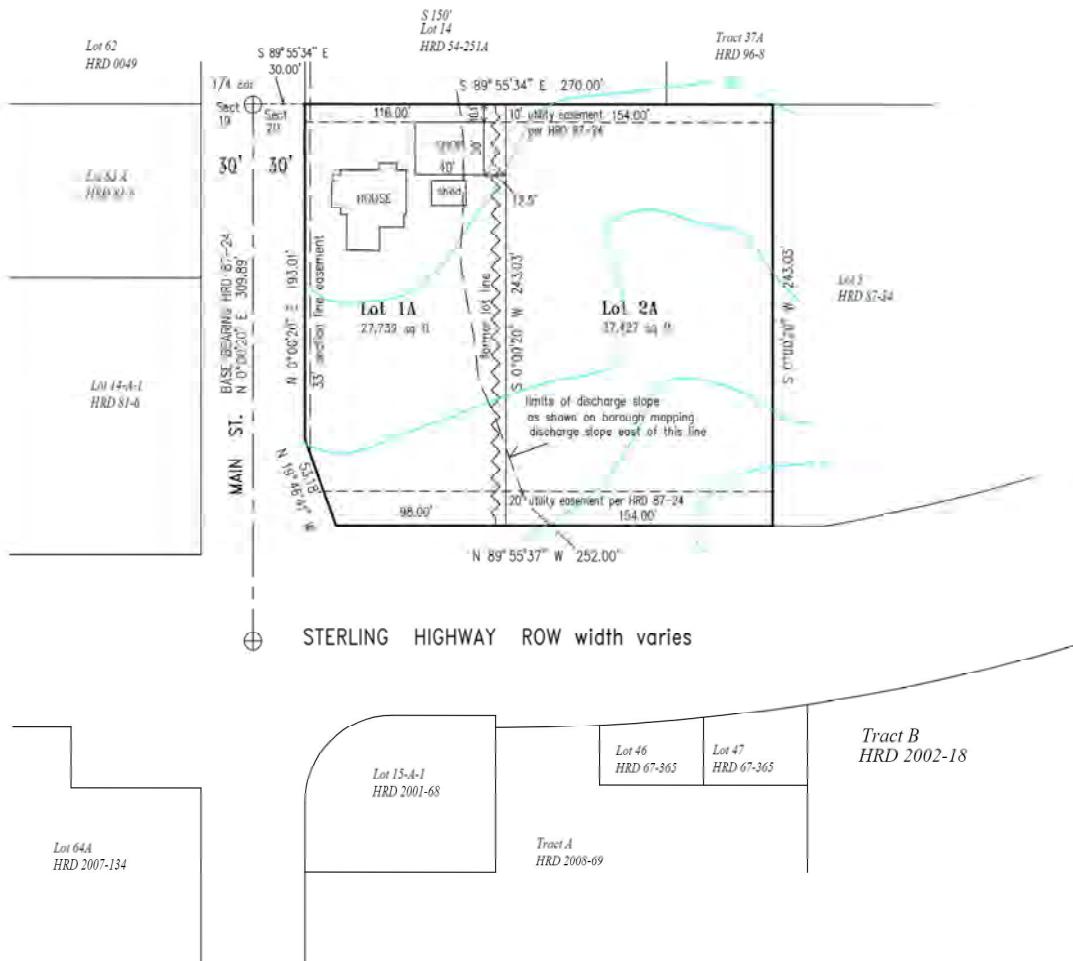
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 50' Area = 1.496 acres
22 September, 2025

VICINITY 1" = 1 mile MAP

NOTES

1. Development of these lots is subject to the City of Homer Zoning Code.
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. Sterling Highway is as shown on State DOT ROW plan QF 021-1(25) sheets 4 & 5 of 8. No access to state maintained ROWs allowed unless approved by the State of Alaska Dept. of Transportation.
4. Contour interval 5'. No grades on this property exceed 15%.
5. Building locations are per as-built survey provided by owner.



WASTEWATER DISPOSAL

20.40.070
Plans for wastewater disposal that meet regulatory requirements are on file at the Alaska Dept of Environmental Conservation.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-45

City Planner Foster provided a summary of his staff report in the packet, noting the following:

- Title 21 Zoning Code Rewrite Update
 - Public Open House on **November 6, 2025** at Kenai Peninsula College
- Next Regular Meeting is scheduled for **November 5, 2025**
- Next Commission report to Council on **October 27, 2025** (Commissioner H. Smith)

PUBLIC HEARINGS

PLAT CONSIDERATION

A. W.R. Benson 2025 Replat, Staff Report 25-48

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Chair S. Smith opened the floor for the Applicant.

Bill Certica noted that he was in attendance to represent the property owner and made himself available to answer any questions.

Chair S. Smith then opened the public comment period.

Jan Keiser, city resident, noted that she has no problems with moving the eastern property line. She encouraged the Commission to acknowledge the strip development that's starting to take place on the corner of Main Street and the Sterling Highway. She stated that the fence encroachment should not only be depicted but also addressed. Citing traffic concerns, she reasoned that the plat should show the driveway off Main Street.

With no other members of the public wishing to comment, Chair S. Smith closed the public comment period. He then opened the floor to questions from the Commission.

Commissioner S. Smith questioned if Item B. from the staff report should be included as one of staff's comments, highlighting that Item A. and Item B. differ from each other, but that only one is included as a comment under staff recommendations. City Planner Foster clarified that Item A. on page 15 corresponds with comment 1 whereas Item B. corresponds to comment 2.

HARNESS/VENUTI MOVED TO SUSPEND THE RULES TO GO BACK TO PUBLIC COMMENT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith re-opened the public comment period.

Jerry Johnson noted that he was the Applicant with Johnson Surveying and made himself available to answer any questions.

Chair S. Smith then re-closed the public comment period and resumed with the comments and questions from the Commission.

Commissioner Harness asked if it was appropriate to provide comments about including the fence encroachment and the driveway from Main Street on the plat. City Planner Foster noted that the driveway shouldn't be included as it isn't part of the Commission's review. He said that it would be appropriate to include a comment about the fence encroachment, but that the decision ultimately lies with the Borough Planning Commission.

There was brief discussion regarding utility easements.

S. SMITH/VENUTI MOVED TO ADOPT STAFF REPORT 25-48 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. A 15-FOOT UTILITY EASEMENT SHALL BE DEPICTED ALONG MAIN STREET.
2. THE WATER AND SEWER LINES ALONG MAIN STREET SHALL BE DEPICTED.
3. INDICATE HOW THE FENCE ENCROACHMENT WILL BE RESOLVED PRIOR TO THE FINAL PLAT APPROVAL.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Draft Title 21 Zoning Code Review

Chair S. Smith introduced the item by reading of the title and noted the supplemental items that were included pertaining to this business item. He then opened the floor for Shelly Wade of Agnew::Beck and Erin Perdu of Stantec. Together, they presented to the Commission covering the following items:

- Introduction and land acknowledgement
- Project schedule
- Process updates
- Areas of focus
 - Reorganization and development process
 - District consolidations
 - Housing changes
- Next steps and closing comments



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

October 23, 2025

Homer Advisory Planning Commission

Notice of Action

Request: Approval of W.R. Benson 2025 Replat Preliminary Plat

Applicants:

Aurora Novel Ventures, LLC
4692 S 1150 W
Spanish Fork, UT 84990

Gerard Johnson
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568

At the regular meeting of October 15, 2025 the Homer Advisory Planning Commission forwarded a Motion Carried of the preliminary plat with staff recommendations and the attached minutes to the Kenai Peninsula Borough Planning Commission.

Should you have any questions, please contact the planning office at 907-235-3106.

Cc: Beverly Carpenter, Platting Technician, Kenai Peninsula Borough

DESK PACKET

(MATERIALS SUBMITTED AFTER 12/23/25)

E. NEW BUSINESS

5. W R Benson 2025 Replat; KPB File 2025-165
Johnson Surveying / Aurora Novel Ventures, LLC
Location: Main Street & Sterling Highway
City of Homer



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

December 22, 2025

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Marathon Addition to Seward Townsite City Replat: KPB 2025-107**
- **Peaceful Acres Jackson's Garden Replat: KPB 2025-147, 173, 174, 175**
- **Shoreline Heights 2025 Vacation: KPB 2025-169**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Stephens Subdivision Whitcomb 2025 Replat: KPB 2025-143**
 - No objection to the proposed plat.
 - Platting actions invalidate existing access permits. Apply for an Approach Road Review for Hidden Valley Circle connection to Alexander Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Subsequent development of this lot will require shared access to singular utility access on Hidden Valley Circle to Alexandar Road.
- **Timberline Rush Patch Replat: KPB 2025-162v**
 - No objection to the proposed plat.
 - No change to existing access will be granted.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to East End Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.

"Keep Alaska Moving"

- **Wirth Hemphill Subdivision 2025 Addition: KPB 2025-164**
 - No objection to the proposed plat.
 - Recommend shared access between lots A3 and A4.
 - Dedicate common access easement on plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Crooked Creek Road. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
- **W R Benson 2025 Replat: KPB 2025-165**
 - Add plat note: "No direct access to the Sterling Highway from lot 1A". Proposed lot must take access from Main Street as shown on the plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Main Street. Driveway permits be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
 - Carry access easement for lots 2,3,4 from existing plat forward.
 - Any encroachments within state right of ways must be removed or permitted.
 - Please be advised that parcels are within the corridor of the DOT&PF Homer Pedestrian Pathways project and the Sterling Highway: MP 169 to 175 Pavement preservation project. For more information regarding either project, contact the project manager, Sean Baski at sean.baski@alaska.gov or (907) 269-0566 (Pedestrian Pathways) and Jacob Gondek at jacob.gondek@alaska.gov or (907) 269-0445 (Sterling Highway).
- **Patson Road ROW Dedication: KPB 2025-171**
 - No objection to the proposed plat.
 - No direct access to Funny River Road will be granted.
 - DOT&PF recommends a 30' rounded corner radius on the south end of the proposed right of way dedication for corner clearance.
 - Owner of Maintain Lane should ensure that Maintain Lane has been approved to connect to Funny River Road, has gone through an approach road review, and is up to DOT&PF design standards. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Sapphire Subdivision Trust Land Survey 2025 10: KPB 2025-179**
 - No objection to the proposed plat.
 - Future subdivision of the remaining lots must show internal circulation, and work with DOT&PF staff to determine appropriate access locations to Holt/Lamplight Road, with anticipated coinciding development of internal circulation.
- **Trident Meadows: KPB 2025-180**
 - No objection to the proposed plat.
 - A single shared access will be allowed onto the Sterling Highway.
 - Add plat note: "Single shared access to Sterling Highway".

- Dedicate shared access easement on plat.
- Apply for driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Ensure site distance calculations per DOT&PF Preconstruction manual Sec. 119.5- (Figure 1190-1).

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/3/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide two lots into two new lots.

KPB File No. 2025-165

Petitioner(s) / Land Owner(s): Aurora Novel Ventures, LLC of Spanish Fork, UT

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, January 5, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call 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/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, January 2, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 12/15/2025

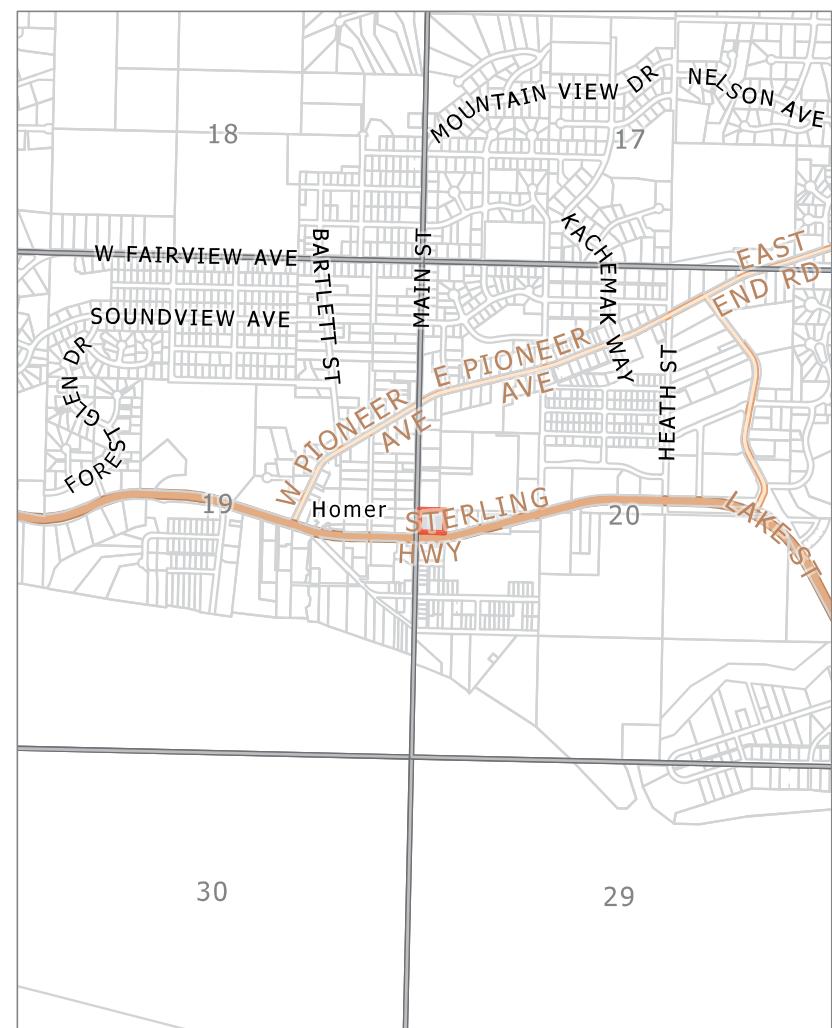
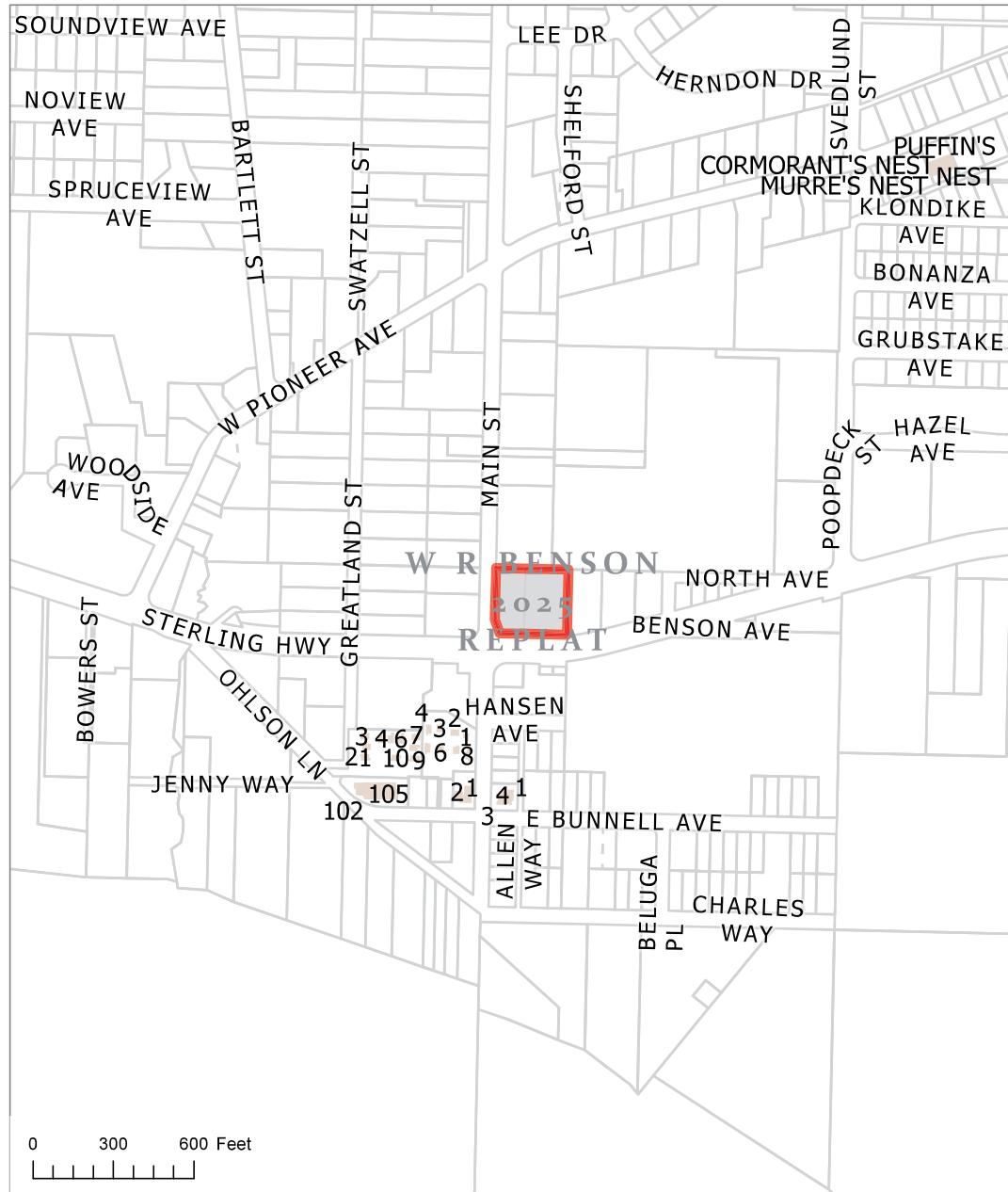


KENAI PENINSULA BOROUGH

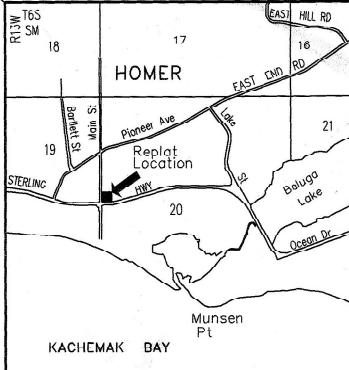
Planning

Vicinity Map

11/12/2025



KPB File 2025-165
T06S R13W SEC20
Homer



W. R. Benson 2025 Replat
Preliminary Plat

A replat of Lot 1 (excepting deed parcel HRD 2018-001848-0) & Lot 2 W. R. Benson No. Three (HRD 87-24). Located in the SW 1/4 Section 20, T6S R13W, SM, City of Homer, Alaska.
Homer Recording District Kachemak Peninsula Borough

Prepared for

Aurora Novel Ventures, LLC
4692 S 1150 W
Spanish Fork, UT 84660

Prepared by

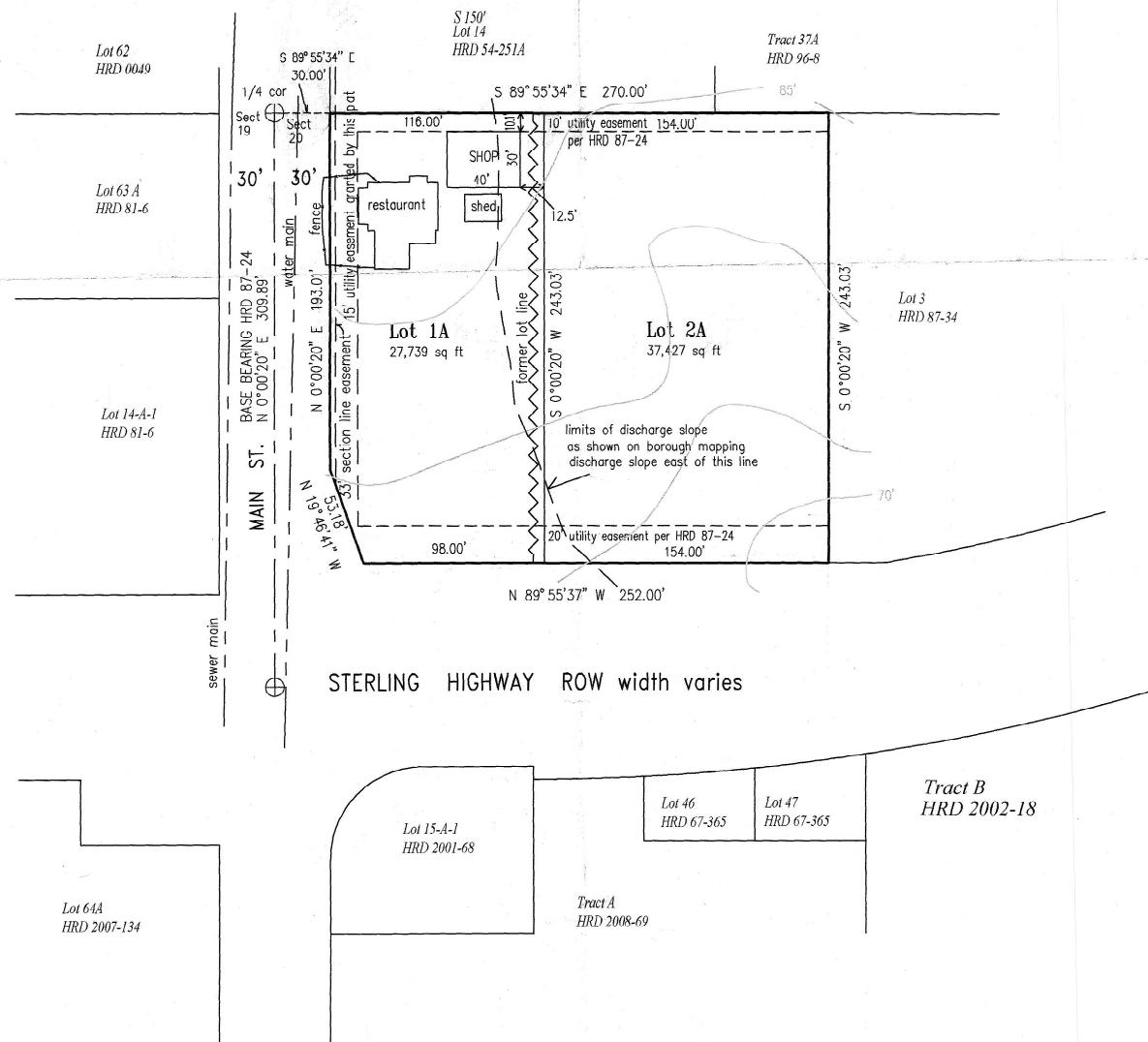
Johnson Surveying
P.O. Box 27
Clam Culch, Ak 99568
(907) 262-5772

SCALE 1" = 50' Area = 1.496 acres
22 September, 2025

VICINITY 1" = 1 mile MAP

NOTES

1. Development of these lots is subject to the City of Homer Zoning Code.
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. Sterling Highway is as shown on State DOT ROW plan QF 021-1(25) sheets 4 & 5 of 8. No access to state maintained ROWs allowed unless approved by the State of Alaska Dept. of Transportation.
4. Contour interval 5'. No grades on this property exceed 15%.
5. Building locations are per as-built survey provided by owner.



WASTEWATER DISPOSAL

20.40.070 Plans for wastewater disposal that meet regulatory requirements are on file at the Alaska Dept. of Environmental Conservation.

KPB 2025-165

E. NEW BUSINESS

- 6. Stephens Subdivision Whitcomb 2025 Replat; KPB File 2025-143**
Johnson Surveying ; Whitcomb
Location: Alexander Road off Island Lake Road
Nikiski Area / Nikiski APC

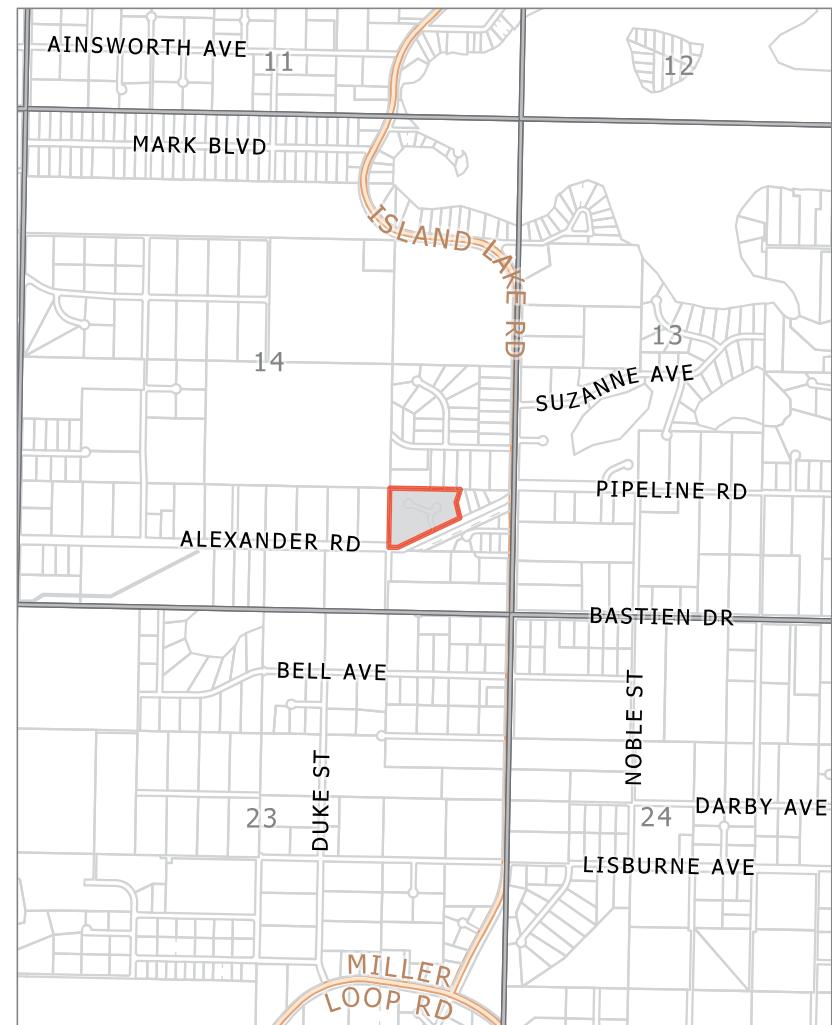


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

11/13/2025



KPB File 2025-143
T07N R12W SEC14
Nikiski

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



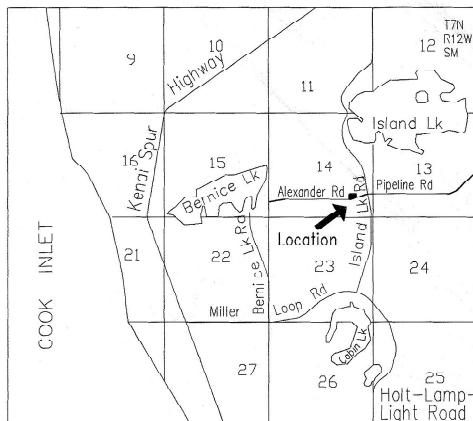
KENAI PENINSULA BOROUGH
Planning

Aerial Map

KPB File 2025-143
11/13/2025



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.



Stephens Subdivision Preliminary Whitcomb 2025 Replat Plat

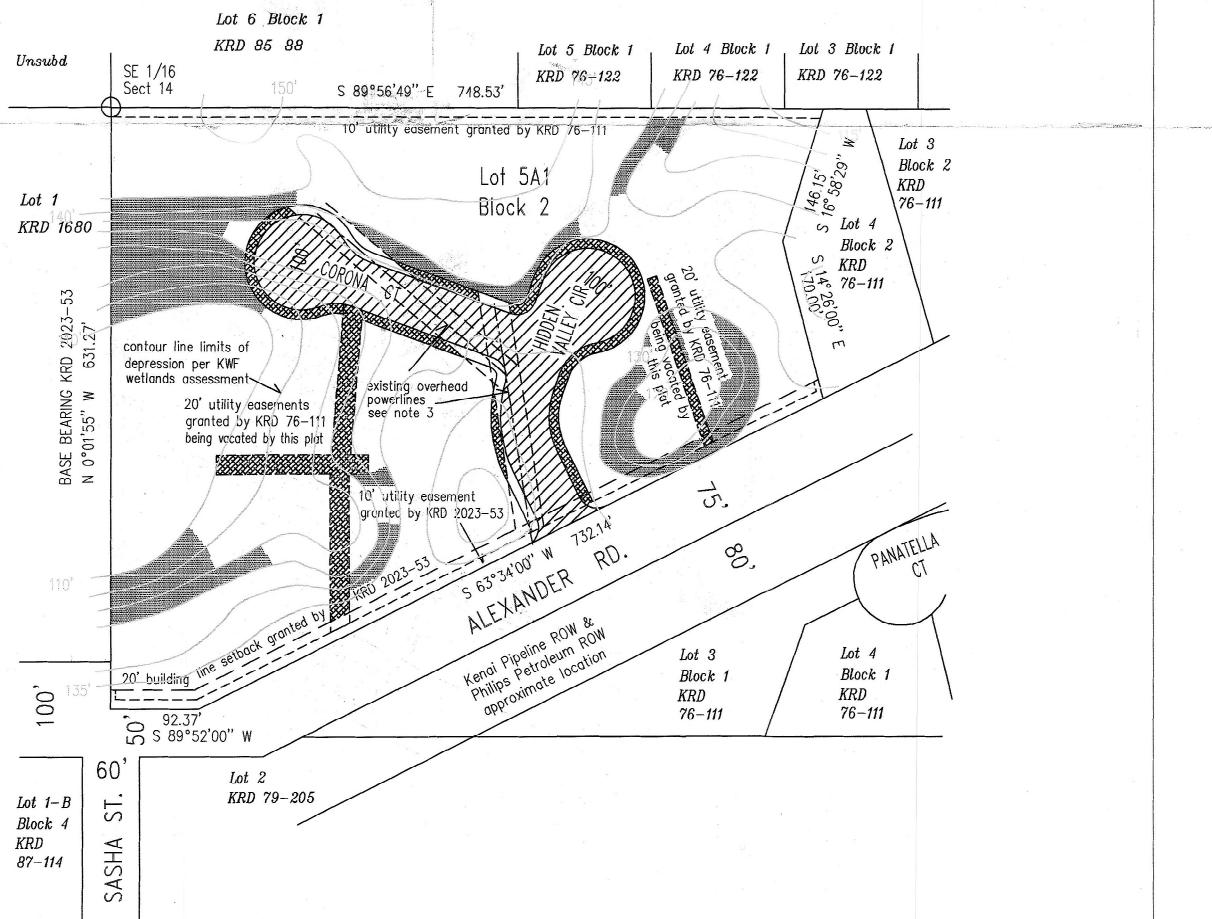
Located in the SE 1/4 Section 14, T7N R12W, SM, Nikiski, Alaska
A vacation of Corona Ct & Hidden Valley Cir. ROWs and associated
utility easements and other utility easements indicated.
& Replat of Lot 5a Block 2 Stephens Subd. Whitcomb Replat, KRD 2023-53.
Kenai Recording District Kenai Peninsula Borough Files 2025-143V &

Prepared for **Robert & Deanna Whitcomb** Prepared by **Johnson Surveying**
P.O. Box 1473 P.O. Box 27
Kenai, AK 99611 Clam Gulch, Ak 99568
(907) 262-5772

Scale 1" = 100' Area = 8.231 acres
10 November, 2025

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' adjacent to rights of way and 20' within 5' of side lot line are granted by this plat as utility easements.
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. Existing overhead powerline shown is the centerline of a 30' wide electrical easement, including guys and anchors, granted by this plat.
4. A right of way grant for pipelines and related purposes granted to Nikiski Alaska Pipeline Company is recorded in Book 92 Page 885 Kenai Recording District.
5. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetland determination, if applicable.
6. This property is subject to electrical utility easement granted to Homer Electric Association, Inc by KRD Records Misc. Book 31 Page 106.
7. An easement for pipelines and related purposes granted to Kenai Pipeline Company is recorded in Book 6 Page 17 Kenai Recording District.
8. Covenants, conditions and restrictions which affect this subdivision are recorded in Kenai Records Book 50 Page 221.
9. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170. This is a paper plat. A field survey was not performed in accordance with KPB 20.60.200(A).
10. Monumentation shown is of record (KRD 2023-53) and not recovered.
11. Corona Ct and Hidden Valley Cir were approved for vacation at the KPB Planning Commission Meeting of 13 October, 2015.



WASTEWATER DISPOSAL

20.40.030
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

KPB 2025-143

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
STEPHENS SUBDIVISION WHITCOMB 2025 REPLAT**

KPB File No.	2025-143
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Deanna Whitcomb and Robert Whitcomb of Kenai, Alaska
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Between Bernice Lake and Island Lake, Nikiski Area

Parent Parcel No.:	014-220-26
Legal Description:	T 07N R 12W SEC 14 SEWARD MERIDIAN KN 2023053 STEPHENS SUB WHITCOMB REPLAT LOT 5A BLK 2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On Site / On Site
Exception Request	20.60.200

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will finalize the vacation of Corona Court and Hidden Valley Circle including the associated 10-foot adjoining utility easements. Additionally, the plat will finalize the vacation of the utility easements granted on the former common lot lines of Lots 5 and 6, and Lots 12 through 16, Block 2, (KN 76-111) as shown on the submitted preliminary plat.

Location and Legal Access (existing and proposed):

Alexander Road, Corona Court and Hidden Valley Circle provide legal access to the subject parcel.

Stephens Subdivision (Plat KN 76-111) dedicated Corona Court and Hidden Valley Circle in 1976 serving nine parcels at the time. Stephens Subdivision Whitcomb Replat (Plat KN 2023-53) combined Lots 5-16 Block 2 of KN 76-111 resulting in the two cul-de-sacs only serving one parcel.

Corona Ct and Hidden Valley Cir and the adjacent utilities were approved for vacation at the October 13, 2025 Planning Commission meeting. KPB Assembly consented to the vacation at the October 28, 2025 regularly scheduled meeting. the surveyor has requested exception to KPB 20.60.200. A Surveying and Monumentation, to be looked at further in the staff report.

Alexander Road is a 75-foot-wide right-of-way that is state-maintained and provides access to the subject parcel, Corona Ct, Hidden Valley Cir and adjacent parcels to the east and west. Rambling Road provides access to parcels north of the affected parcel.

The block is defined by Rambling Road and Arctic Circle to the north, Island Lake Road to the east, Alexander Road on the south and Freda Dr 2650 feet to the west. Hidden Valley Circle currently provides relief to KPB 20.30.170 Block Length for it is approximately 929.14 feet from Island Lake Road to the east. Future subdivision of the parcel could provide new right-of-way design to adhere to code length and utilization of the parcel. The wetlands on the west side of this plat prevent an extension of Sasha St from the south.

No section line easements are present within the subject area. No new access is proposed.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments:
--------------------------	--

	No comments
SOA DOT Transportation and Public Facilities	No objection to proposed plat. Platting actions invalidate existing access permits. Apply for an Approach Road Review for Hidden Valley Circle connection to Alexander Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po . Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
SOA DOT Right-of-way	No comment

Site Investigation:

There are steep areas shown on the plat as identified by the shaded areas. The shaded area should be added to the legend for identification purposes. Staff recommends adding arrows to the steep areas in the direction of down slope for better identifying and remove the shading.

There are structures on the property that look to be on Lot 5A of Stephens Subdivision Whitcomb Replat KN 2023-53. One structure on the north of the property, looks near the north property line and should be confirmed to staff if this is encroaching over the property line. Staff recommends the surveyor identify any encroachments and report them back to staff with resolutions.

There is an area of wetlands on the property on the west side. Currently the drawing labels it with an arrow to a contour line. This is not very apparent to the eye and **staff recommends** the surveyor hatch the wetlands area entirely to better stand out. The proper wetlands note is on the plat though.

The River Center review did not identify the plat to be located in a FEMA designated flood hazard zone or a habitat protection district. No note from KPB 20.30.280 or 20.30.290 will be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area 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

Originally the land was an aliquot section of the N1/2 SE1/4 SE1/4 of Section 14, Township 7 North, Range 12 West, Seward Meridian. In 1976, Stephens Subdivision subdivided the land and dedicated Corona Court right-of-way which included both cul-de-sacs. According to the KPB Road Inventory list, Hidden Valley Circle was assigned by Street Naming Resolution SN 1997-05 for the cul-de-sac to the east. There was no adjacent utility easement on the cul-de-sac per the plat. Utility easement were along the lot lines. In 2023, Stephens Subdivision Whitcomb Replat KN2023-53 combined Lots 5-16 Block 2 into one parcel. And created a 10' utility easement along a right-of-way dedication.

A soils report will not be required as the plat is combining the lot and vacated right-of-way

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.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

Stephens Subdivision (KN 76-111) first subdivided the land in 1976, granting 10-foot utility easements along the interior common lot lines of Lots 5 and 6, and Lots 12 through 16, Block 2, as well as along the northern boundary of the plat. A 30-foot by 30-foot anchor easement was also granted on the southwest corner of Lot 16.

In 2023, Stephens Subdivision Whitcomb Replat (KN 2023-53) consolidated all lots within Block 2 into a single parcel and granted a 10-foot utility easement adjacent to the rights-of-way, extending to 20-feet within 5 feet of the side lot lines. All previously granted easements were carried forward with this plat.

The 10-foot utility easements located on the former common lot lines are petitioned for vacation and are shown on the plat with hatched markings. These need to be extended to intersect Alexander Rd as shown on KN76-111. The east easement needs to be shown correctly.

On October 13, 2025, the Planning Commission reviewed and approved a petition to vacate Corona Court and Hidden Valley Circle, including the 10-foot adjacent utility easements. On October 28, 2025, the KPB Assembly unanimously consented to the right-of-way vacation. The 10' utility easements need to completely hatched as vacated.

The following easements will be carried forward on the plat:

- 10-foot utility easement along the northern boundary
- 10-foot utility easement along Alexander Road
- 30-foot by 30-foot anchor easement

Staff recommends that the anchor easement be clearly depicted and labeled on the final plat, with a reference to its granting source.

HEA has indicated no objections to vacating the petitioned easements. HEA had requested an addition of an overhead powerline easement and note during the ROW vacation petition. HEA's request has been addressed and is shown on the plat and at plat note 3. Any overlap with any vacated 10' utility easement should not void that easement and the vacated part needs shown as hatched as requested.

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	No comment
ENSTAR	No comment or recommendations
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 53216 CORONA CT Existing Street Names are Correct: Yes List of Correct Street Names: ALEXANDER RD, HIDDEN VALLEY CIR, CORONA CT
------------	--

	<p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: UPON PLAT RECORDING 53216 CORONA CT WILL BE DELETED AND NEW ALEXANDER RD ADDRESS WILL BE ASSIGNED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comments</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

The Plat Approval note should have the date of January 5, 2026 within it.

PLAT NOTES TO ADD

- A plat note with the approval date of the vacation of the right-of-way and adjacent easements of Corona Ct and Hidden Valley Ct by the Planning Commission and consent date by the Assembly should be added.
- A plat note with the approval date of the utility easements by the Planning Commission should be added.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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:

KPB File No. should be 2025-143 with reference to 2025-143V1 & 2025-143V2

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- Add the right-of-way width to Panatella Court

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:

- Label section 28

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:

- Provide a label for the 50' section of Hidden Valley Circle to the south
- The hatched marks for the 10-foot utility easement to be vacated along Corona Court and Hidden Valley Circle should be shown on the entire ROW. Provide distinction between the 30-foot easement to be granted on this plat and the utility easement to be vacated.
- Depict and label the 30' anchor easement in the southwest corner
- The 20' utility easement being vacated to the easement needs to be widened to 20' and correctly positioned.
- Vacated 20' utility easements need to be shown intersection with Alexander Rd as shown on plat creating easements, plat KN76-111

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Wetlands on the west need to be designated as Depression with better identification than the contour line

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff recommendation:

Steep slopes shaded, but not labeled in the legend. Suggest adding arrow of down slope direction.

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 20.60.200 Survey and monumentation

Surveyor's Discussion:

Surveyor Findings:

1. All necessary monumentation is in place and of record on previous plats.
2. This exception is needed for the property owner to avoid unnecessary expense and time.
3. This is only involving the property owner's property and has no impact on the public.

Staff Discussion:

20.60.200. - Survey and monumentation.

A. All subdivisions shall be surveyed except subdivisions which only eliminate existing property lines.

Staff Findings:

4. Stephens Subdivision Whitcomb Replat KN2023-53 at plat note #1 states "This is a paper plat. A field survey was not performed in accordance with KPB 20.30.200(A). Monumentation shown is of record and not recovered." KN2023-53 was submitted as an Abbreviated Plat Submittal per KPB 20.10.040.
5. Stephens Subdivision KN76-111 completed in 1976 would be the last confirmed survey of the platted area.
6. The plat is combining Lot 5A Stephens Subdivision Whitcomb Replat KN2023-53 with the vacated right-of-way of Corona Ct and Hidden Valley Ct into one lot, removing the line between them.
7. The plat is finalizing a vacation of right-of-way and easements, the lines between the right-of-way and lot are considered a right-of-way line rather than a simple lot line and in this case is being vacated.
8. Per KPB 20.60.200.A All subdivisions shall be surveyed except subdivisions which only eliminate existing property lines.
9. Per KPB 20.10.040 Abbreviated Plats which are considered paper plats that do not need to be surveyed, one of the requirements to qualify is that the subdivision does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
10. Granting of the exception will not cause harm to the public in any form.

Staff reviewed the exception request and recommends denial.

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 commission (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 2 & 3 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 2 & 3 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 2, 3 & 10 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



KENAI PENINSULA BOROUGH
Planning

Aerial Map

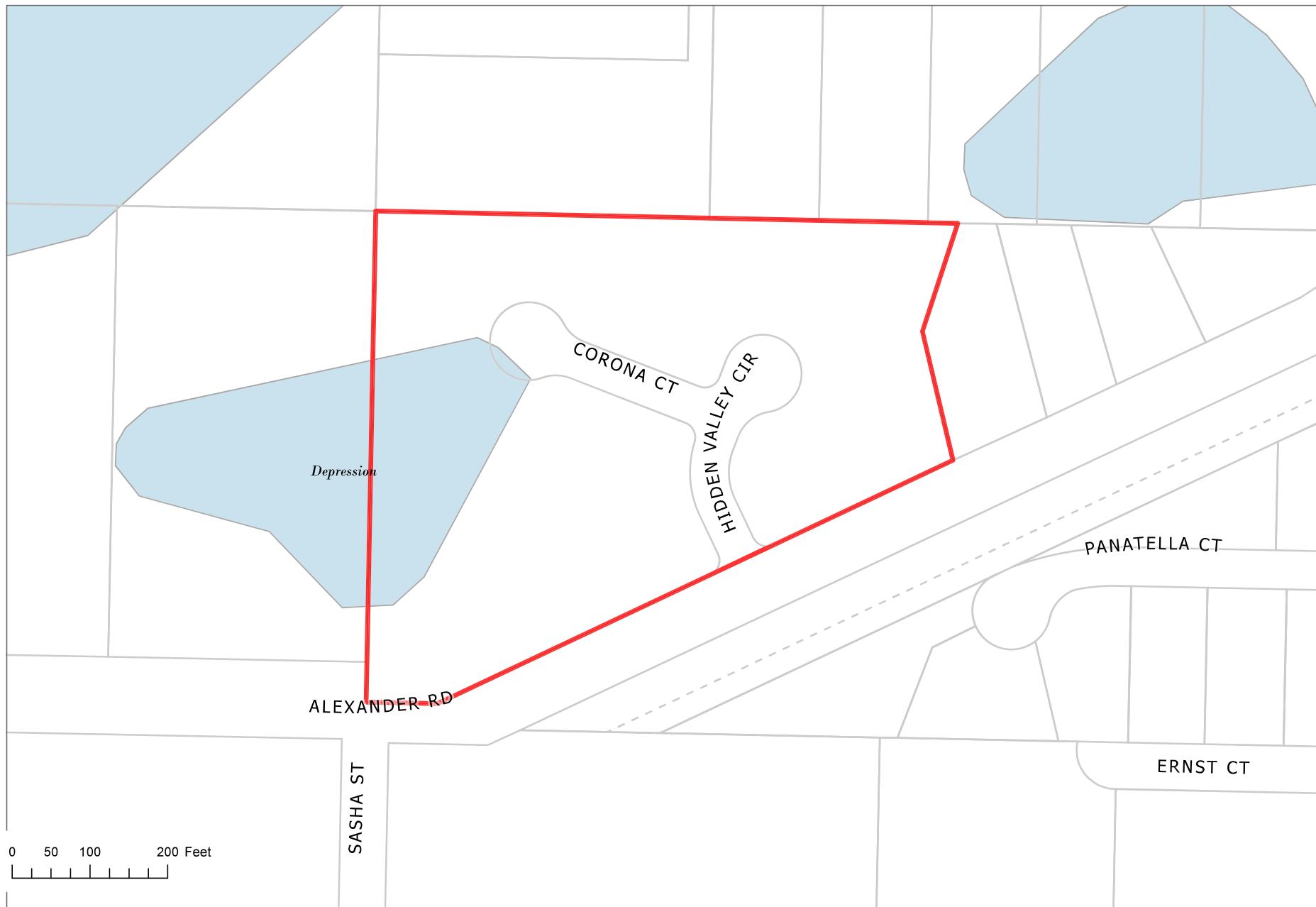
KPB File 2025-143
11/13/2025



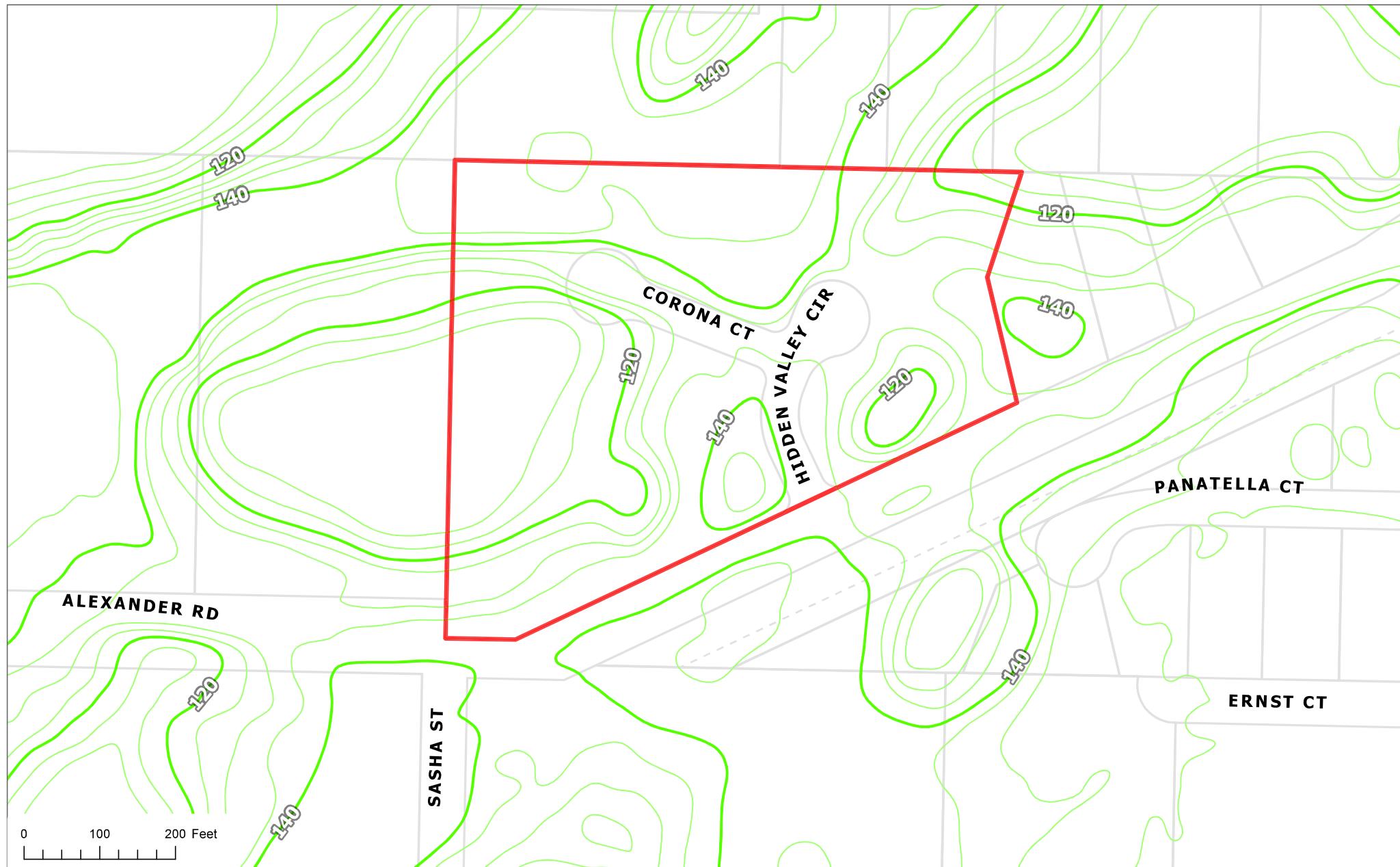
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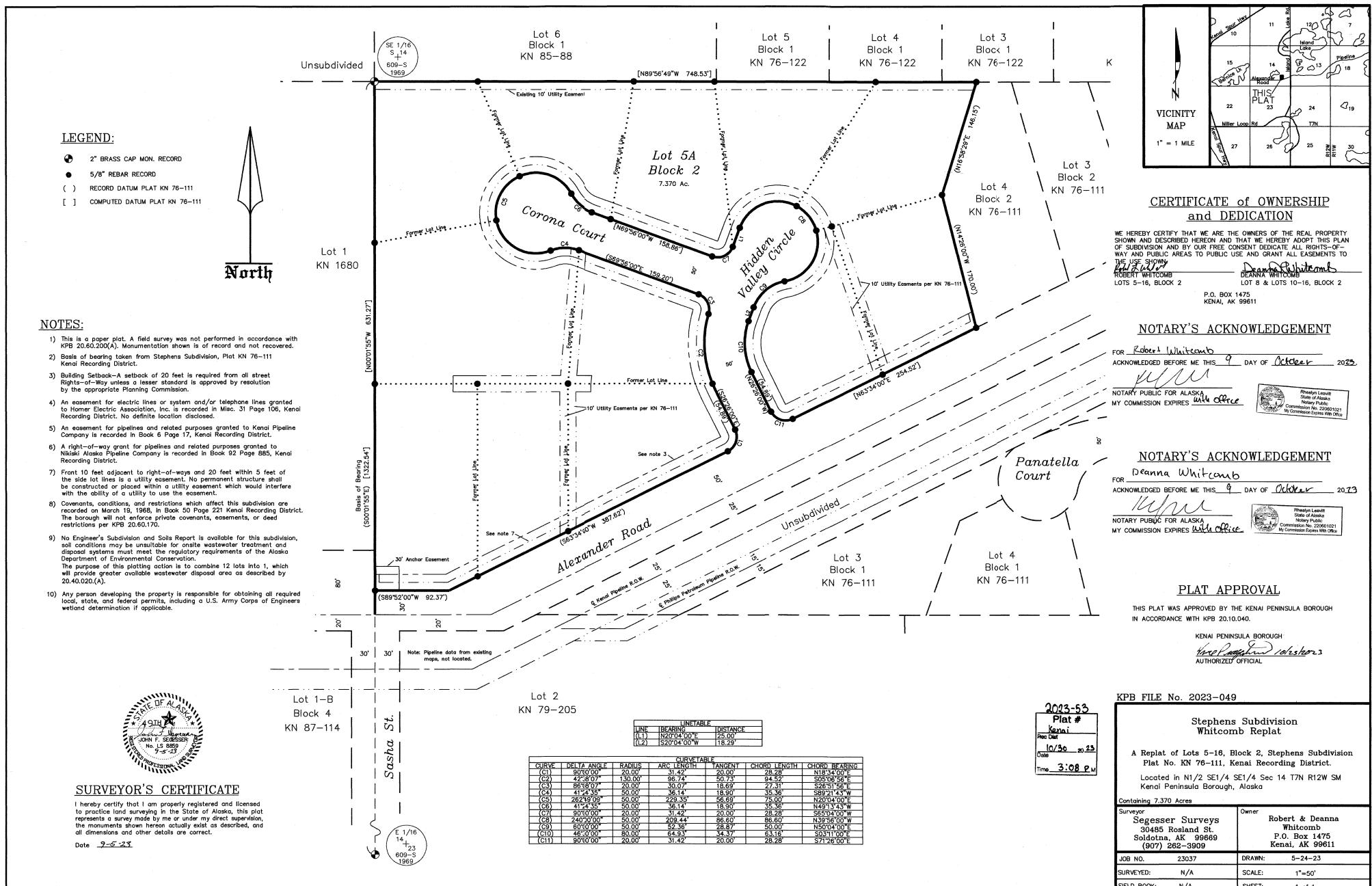


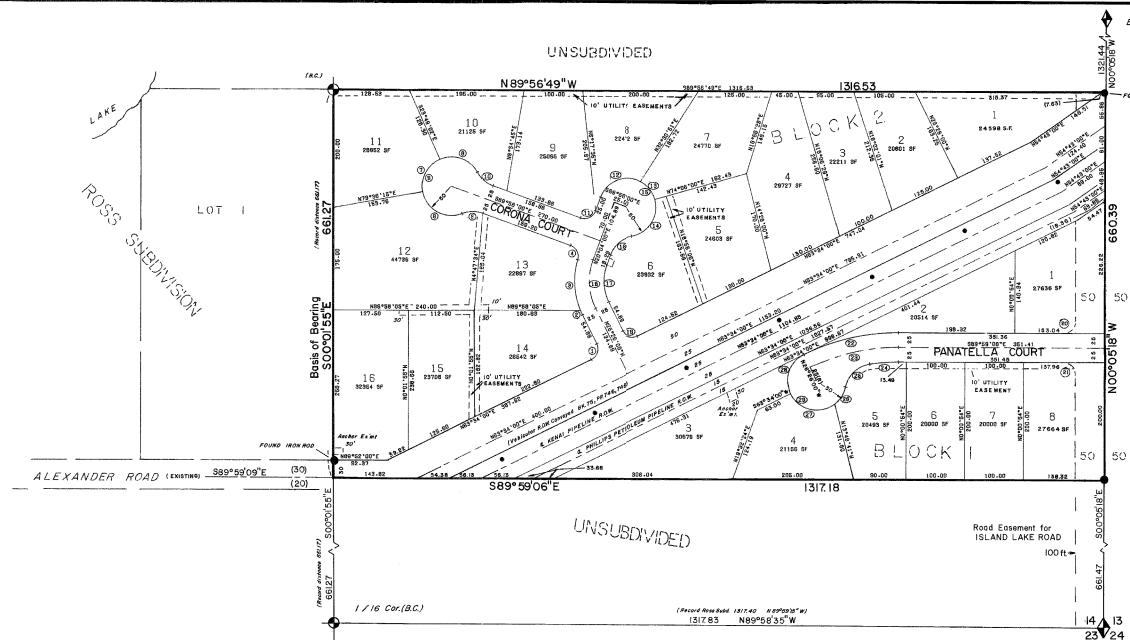
Wetlands



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LEGEND

- ⊕ GLO BC MON. Found.
- Set I.R. With BC
- Iron Rod

5/8" Rebar set at each lot corner unless otherwise

NOTES

1. This subdivision, at the time of filing, is not served by public water &/or sewage facilities. No on-site water &/or sewage disposal facilities may be constructed without prior approval of the Alaska Department of Environmental Conservation.

2. A minimum 20' building setback exists along all road rights-of-ways.

RECORDED - FILED
KENAI REC. DIST.
DATE 8-13 1974
TIME 10:35 A
Requester by <u>Phil Hansen</u>
Address _____

PLAT OF STEPHEN'S SUBDIVISION			
Located in N/2 SE/4 SE/4 Sect 14 T 7 N R 2 W SM			
Containing 20 acres, 24 Lots, No tracts			
NEAL A. HAUSAM REGISTERED LAND SURVEYOR AND SURVEYOR ANCHORAGE, ALASKA			
DATE	MAY 1976	SCALE	1" = 100'
DRAWN	AES	SHEET	OF 1
CHECKED	MAM	RECD	



December 22, 2025

Kenai Peninsula Borough
144 N. Binkley St
Soldotna, AK 99669

SUBJECT: PLAT REVIEW FOR January 5, 2026 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

Alaska Communications has reviewed the as-built listed below and recommends the following:

Plat Prelim KPB 2025-171_11242025_Reduced
Alaska Communications has no objections.

Plat Prelim KPB 2025-165_Reduced
Alaska Communications has no objections.

Plat Prelim KPB 2025-179_Reduced
Alaska Communications has no objections.

Plat Prelim KPB 2025-143_Reduced
Alaska Communications has no objections.

Plat Prelim KPB 2025-164_Reduced
Alaska Communications has no objections.

Plat Prelim KPB 2025-180_Reduced
Alaska Communications has no objections.

Plat Prelim KPB 2025-107_12012025_Reduced
Alaska Communications has no objections.

Sincerely,

Andy Russell
Network Engineer I - OSP
Email: andrew.russell@acsalaska.com
Mobile: (907) 217-7477



DESK PACKET

(MATERIALS SUBMITTED AFTER 12/23/25)

E. NEW BUSINESS

6. Stephens Subdivision Whitcomb 2025 Replat; KPB File 2025-143
Johnson Surveying ; Whitcomb
Location: Alexander Road off Island Lake Road
Nikiski Area / Nikiski APC



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

December 22, 2025

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Marathon Addition to Seward Townsite City Replat: KPB 2025-107**
- **Peaceful Acres Jackson's Garden Replat: KPB 2025-147, 173, 174, 175**
- **Shoreline Heights 2025 Vacation: KPB 2025-169**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Stephens Subdivision Whitcomb 2025 Replat: KPB 2025-143**
 - No objection to the proposed plat.
 - Platting actions invalidate existing access permits. Apply for an Approach Road Review for Hidden Valley Circle connection to Alexander Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Subsequent development of this lot will require shared access to singular utility access on Hidden Valley Circle to Alexandar Road.
- **Timberline Rush Patch Replat: KPB 2025-162v**
 - No objection to the proposed plat.
 - No change to existing access will be granted.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to East End Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.

"Keep Alaska Moving"

- **Wirth Hemphill Subdivision 2025 Addition: KPB 2025-164**
 - No objection to the proposed plat.
 - Recommend shared access between lots A3 and A4.
 - Dedicate common access easement on plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Crooked Creek Road. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
- **W R Benson 2025 Replat: KPB 2025-165**
 - Add plat note: "No direct access to the Sterling Highway from lot 1A". Proposed lot must take access from Main Street as shown on the plat.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for existing access to Main Street. Driveway permits be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800- 770-5263 to speak with regional permit officer, if you have any questions.
 - Carry access easement for lots 2,3,4 from existing plat forward.
 - Any encroachments within state right of ways must be removed or permitted.
 - Please be advised that parcels are within the corridor of the DOT&PF Homer Pedestrian Pathways project and the Sterling Highway: MP 169 to 175 Pavement preservation project. For more information regarding either project, contact the project manager, Sean Baski at sean.baski@alaska.gov or (907) 269-0566 (Pedestrian Pathways) and Jacob Gondek at jacob.gondek@alaska.gov or (907) 269-0445 (Sterling Highway).
- **Patson Road ROW Dedication: KPB 2025-171**
 - No objection to the proposed plat.
 - No direct access to Funny River Road will be granted.
 - DOT&PF recommends a 30' rounded corner radius on the south end of the proposed right of way dedication for corner clearance.
 - Owner of Maintain Lane should ensure that Maintain Lane has been approved to connect to Funny River Road, has gone through an approach road review, and is up to DOT&PF design standards. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Sapphire Subdivision Trust Land Survey 2025 10: KPB 2025-179**
 - No objection to the proposed plat.
 - Future subdivision of the remaining lots must show internal circulation, and work with DOT&PF staff to determine appropriate access locations to Holt/Lamplight Road, with anticipated coinciding development of internal circulation.
- **Trident Meadows: KPB 2025-180**
 - No objection to the proposed plat.
 - A single shared access will be allowed onto the Sterling Highway.
 - Add plat note: "Single shared access to Sterling Highway".

- Dedicate shared access easement on plat.
- Apply for driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Ensure site distance calculations per DOT&PF Preconstruction manual Sec. 119.5- (Figure 1190-1).

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/13/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will finalize the vacation of Corona Court and Hidden Valley Circle rights-of-way and associated utility easements, along with certain other utility easements indicated which were previously granted by plat KN 2023-53.

KPB File No. 2025-143

Petitioner(s) / Land Owner(s): Robert and Deanna Whitcomb of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, January 5, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call 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/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, January 2, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 12/15/2025

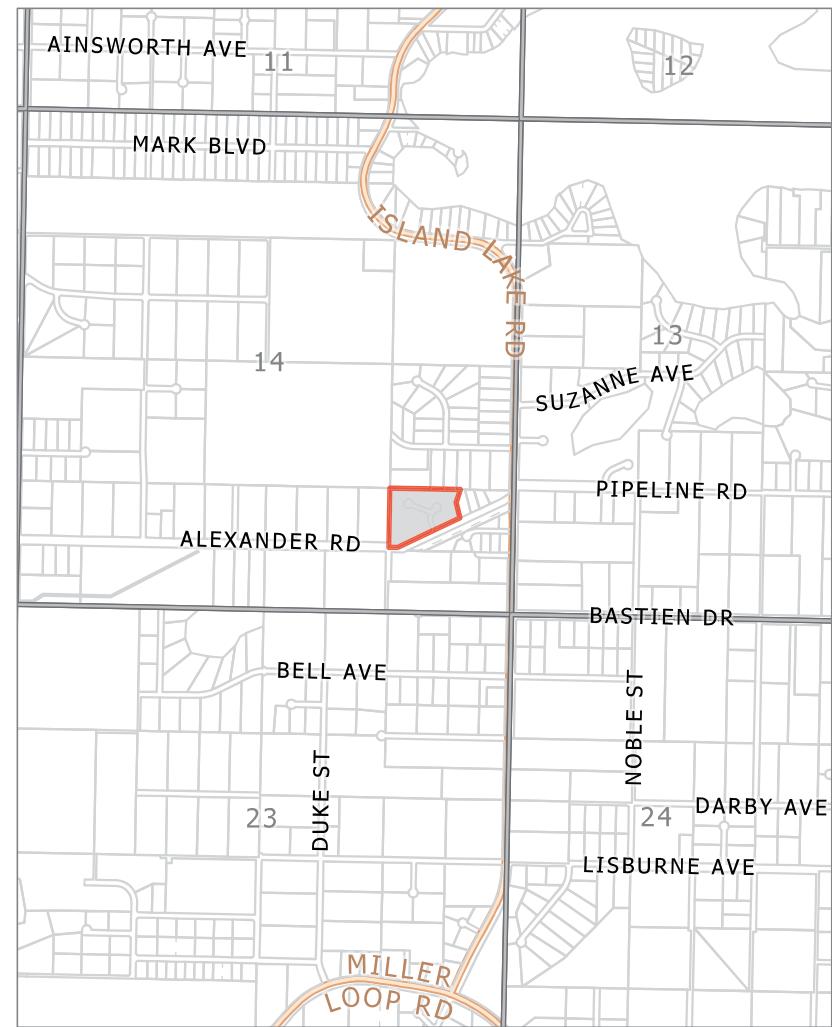
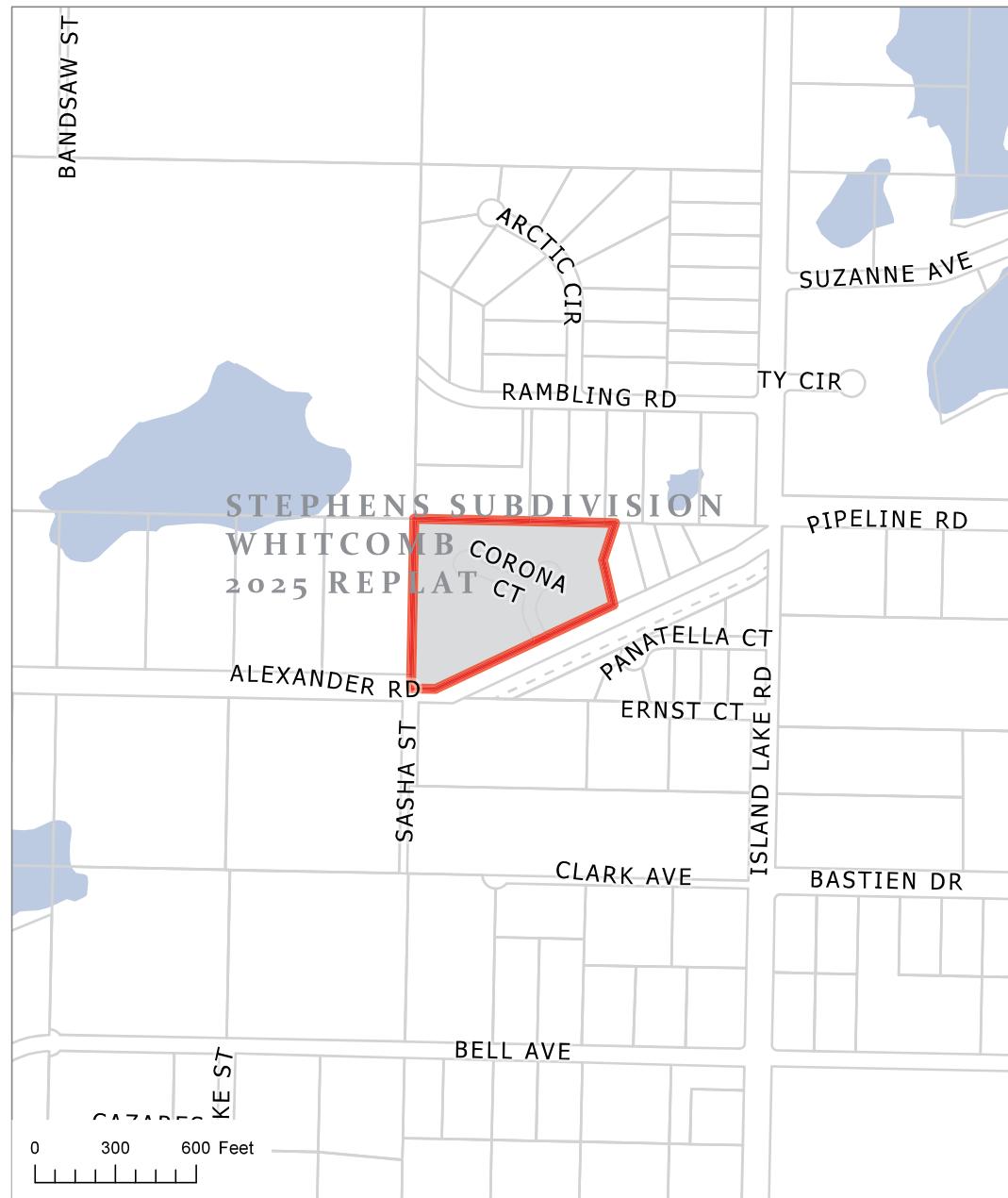


KENAI PENINSULA BOROUGH

Planning

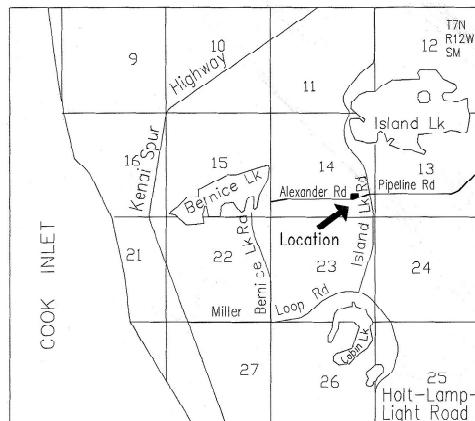
Vicinity Map

11/13/2025



KPB File 2025-143
T07N R12W SEC14
Nikiski

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



VICINITY 1" = 1 mile MAP

████████ - indicates right of way being vacated
████████ - indicates utility easement being vacated

Contour interval 5'. Shaded areas indicate grades over 25%.

Stephens Subdivision Preliminary Whitcomb 2025 Replat Plat

Located in the SE 1/4 Section 14, T7N R12W, SM, Nikiski, Alaska
A vacation of Corona Ct & Hidden Valley Cir. ROWs and associated
utility easements and other utility easements indicated.
& Replat of Lot 5a Block 2 Stephens Subd. Whitcomb Replat, KRD 2023-53.

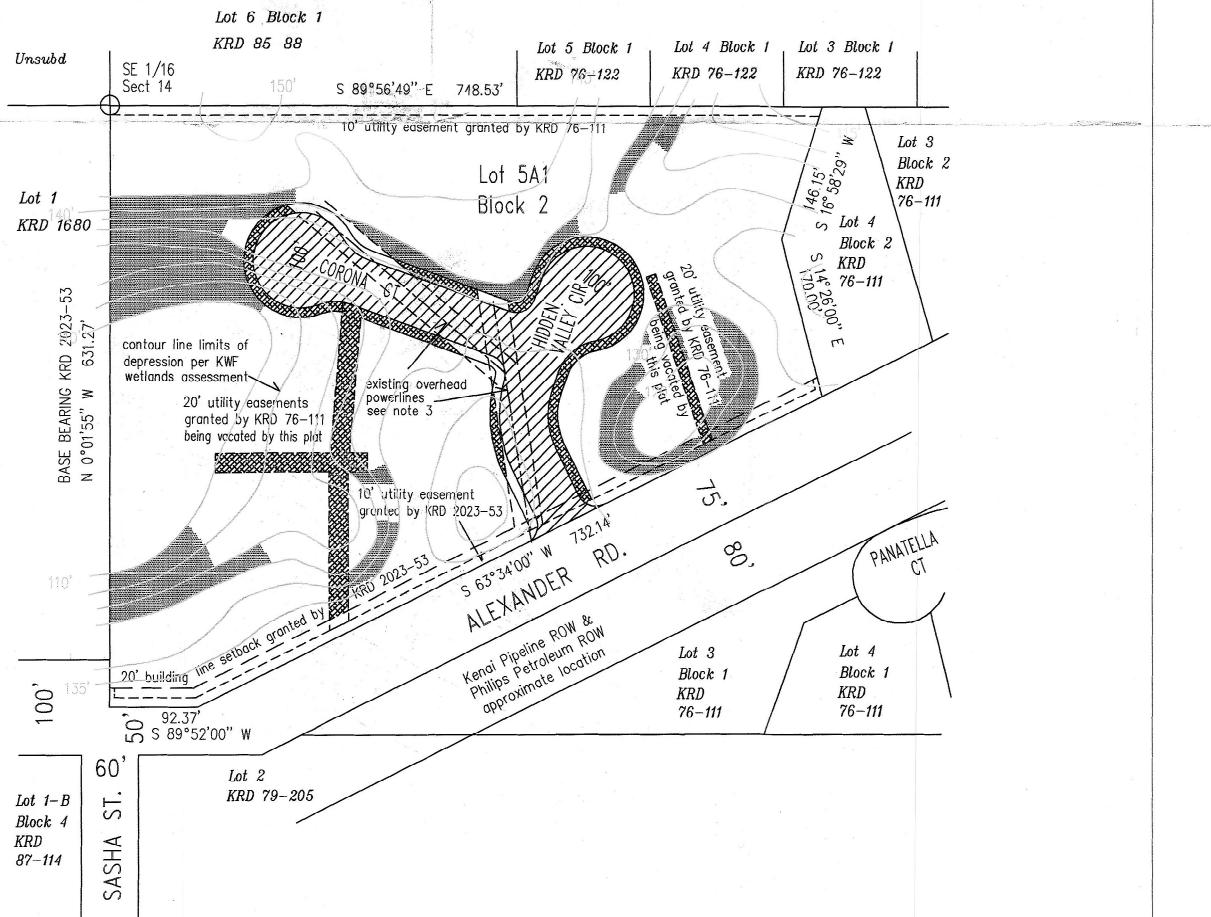
Kenai Recording District Kenai Peninsula Borough Files 2025-143V &

Prepared for Prepared by
Robert & Deanna Whitcomb Johnson Surveying
P.O. Box 1473 P.O. Box 27
Kenai, AK 99611 Clam Gulch, Ak 99568
(907) 262-5772

Scale 1" = 100' Area = 8.231 acres
10 November, 2025

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' adjacent to rights of way and 20' within 5' of side lot line are granted by this plat as utility easements.
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. Existing overhead powerline shown is the centerline of a 30' wide electrical easement, including guys and anchors, granted by this plat.
4. A right of way grant for pipelines and related purposes granted to Nikiski Alaska Pipeline Company is recorded in Book 92 Page 885 Kenai Recording District.
5. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetland determination, if applicable.
6. This property is subject to electrical utility easement granted to Homer Electric Association, Inc by KRD Records Misc. Book 31 Page 106.
7. An easement for pipelines and related purposes granted to Kenai Pipeline Company is recorded in Book 6 Page 17 Kenai Recording District.
8. Covenants, conditions and restrictions which affect this subdivision are recorded in Kenai Records Book 50 Page 221.
9. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
10. Corona Ct and Hidden Valley Cir were approved for vacation at the KPB Planning Commission Meeting of 13 October, 2015.



WASTEWATER DISPOSAL

20.40.030
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

KPB 2025-143