

E. NEW BUSINESS

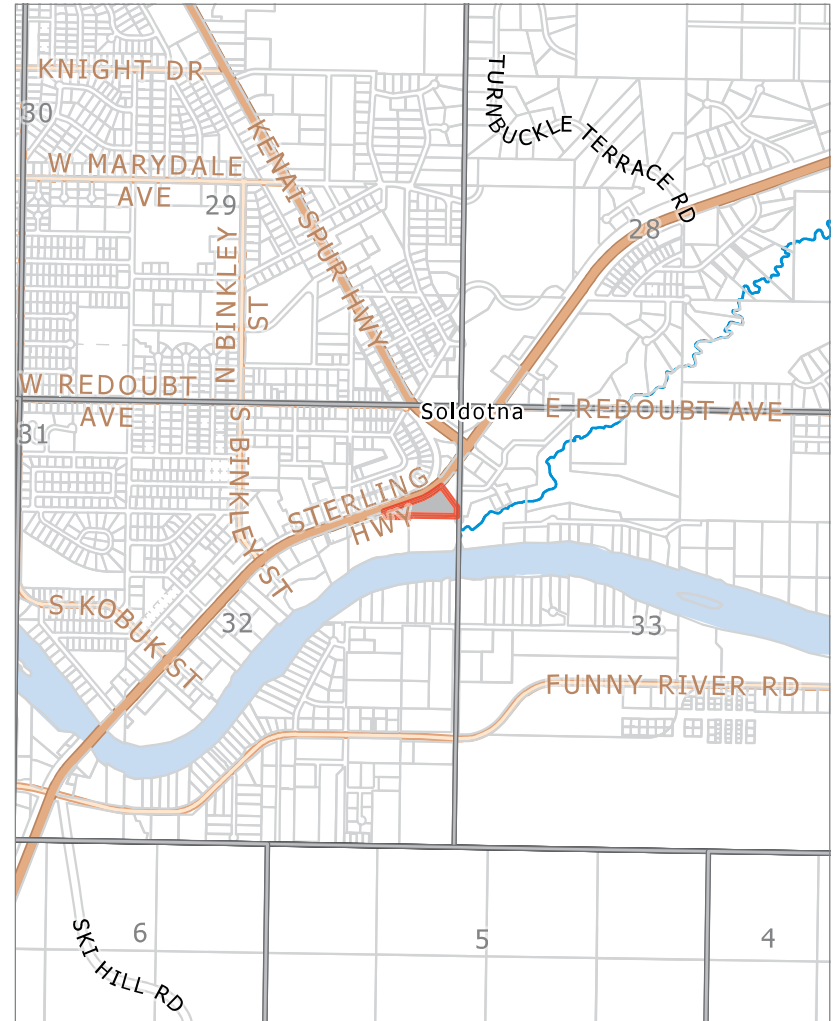
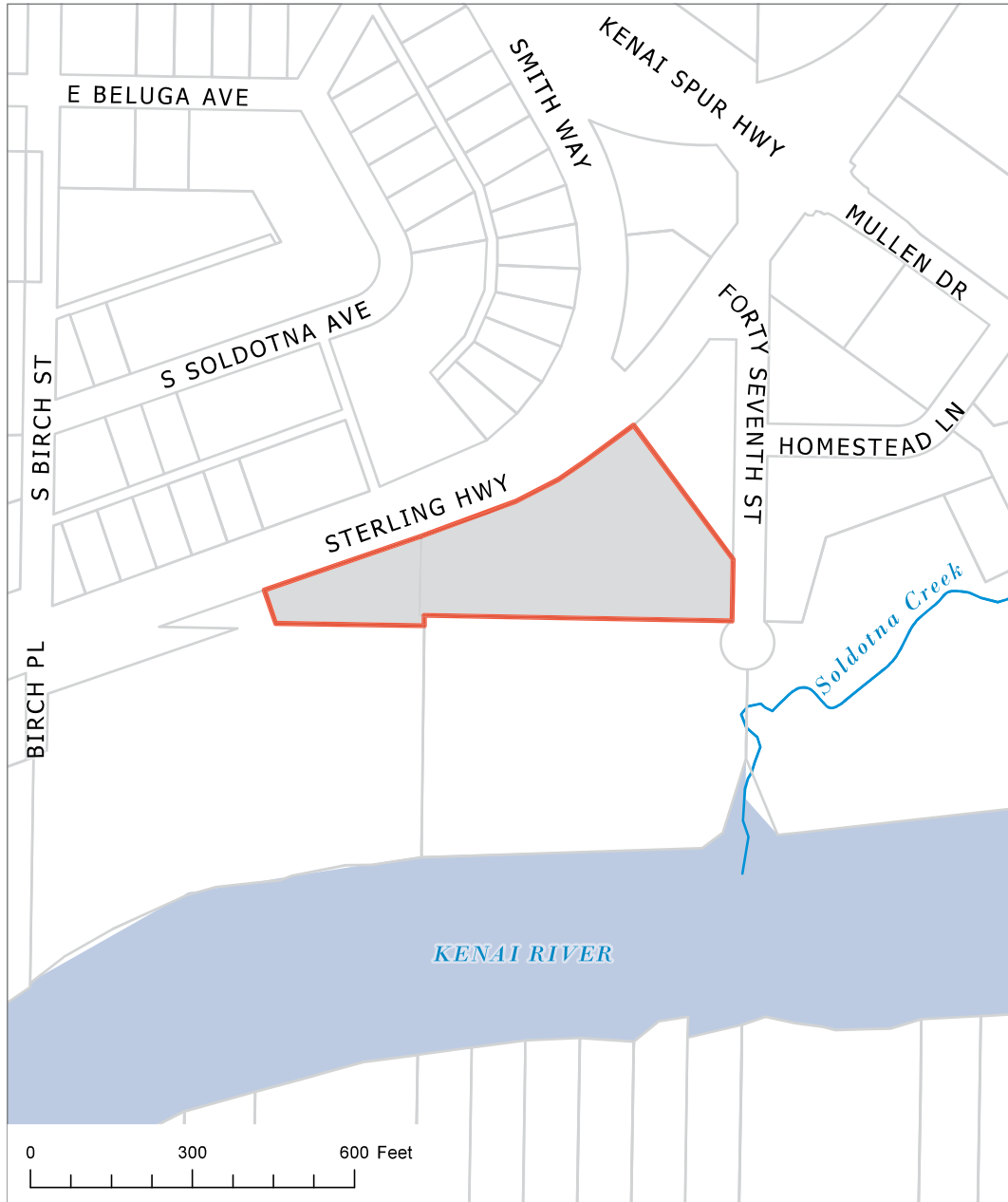
2. Soldotna Creek The Pointe Addition

KPB File 2024-007

McLane Consulting Group / Hutchings

Location: Sterling Hwy. & Forty Seventh St.

City of Soldotna

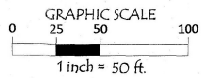


KPB File 2024-007
T 05N R 10W SEC 32
Soldotna

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



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



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

AREA SUBJECT TO INUNDATION

PLAT REFERENCE: KN75-76, KN80-62, KN94-80 & KN2310-10

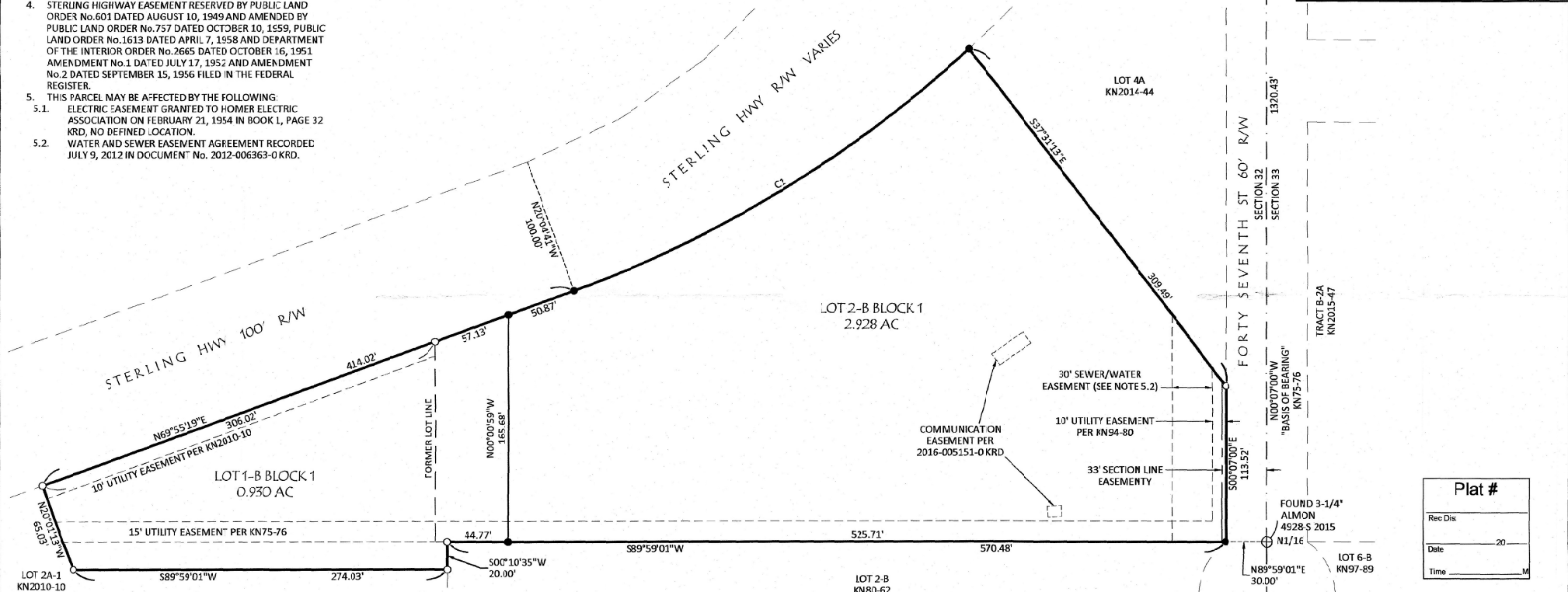
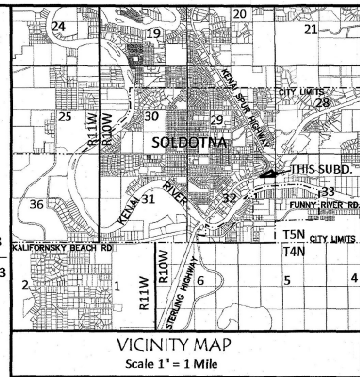
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C	22°28'49"	888.51'	340.77'	172.60'	N 54° 40' 54" E	338.58'

WASTEWATER DISPOSAL:

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTES

- DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- 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.
- STERLING HIGHWAY EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951 AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON FEBRUARY 21, 1954 IN BOOK 1, PAGE 32 KRD, NO DEFINED LOCATION.
 - WATER AND SEWER EASEMENT AGREEMENT RECORDED JULY 9, 2012 IN DOCUMENT No. 2012-006363-0 KRD.



Plat #

Rec Dis: _____

Date: _____

Time: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID L. HUTCHINGS
PO BOX 895, SOLDOTNA, AK 99669

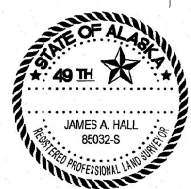
LINDA F. HUTCHINGS
PO BOX 895, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID L. & LINDA F. HUTCHINGS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

AUTHORIZED OFFICIAL

SOLDOTNA CREEK
THE POINTE ADDITION

REPLAT OF LOT 1A SOLDOTNA CREEK PARK SUBDIVISION (KN2010-10) AND LOT 2-A BLOCK 1 SOLDOTNA JUNCTION SUBDIVISION ADDITION NO. 16 (KN94-80)

DAVID L. HUTCHINGS
PO BOX 895
SOLDOTNA, AK 99669

LINDA F. HUTCHINGS
PO BOX 895
SOLDOTNA, AK 99669

3.858 AC. M/L SITUATED IN THE NE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SOLDOTNA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4213 FAX: (907) 283-3285 WWW.MCLANECO.COM	KPB File No. 2023-xxx
		Project No. 232021

Scale 1" = 50'	Date : NOV 2023	FB: 22-02	Drawn by : JAH
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KPB 2024-007

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
SOLDOTNA CREEK THE POINTE ADDITION**

KPB File No.	2024-007
Plat Committee Meeting:	February 12, 2024
Applicant / Owner:	David L & Linda Hutchings of Soldotna
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Sterling Highway and Forty-Seventh St in Soldotna

060-410-06	060-410-05 & 060-410-06
Legal Description:	Lot 1A Block 1 Soldotna Creek Park Subdivision KN 2010-10 & Lot 2-A Block 1 Soldotna Junction Subdivision Addition No 18 KN 94-80
Assessing Use:	Commercial
Zoning:	Commercial
Water / Wastewater	City supplied
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure the lot line between the two lots shown on the plat, moving the line 44.77 feet east of the current location.

Location and Legal Access (existing and proposed):

Existing legal access is by the Sterling Highway to both lots and to Forty Seventh Street to Lot 2-A, this will remain the same when the plat is complete.

There will be no new dedication or a vacation done by this plat. There is a section line easement on the east side of the plat, which 3' remains on this plat leftover from the dedication of Forty Seventh St 30 foot dedication this side of the section line.

There is an access easement in the corner of the subdivision below proposed Lot 1-B Block 1 near the expansion of the lot that needs shown. This easement is listed in the certificate to plat at item 13 and serial 2010-002954-0.

Staff recommends: the surveyor show the easement on the drawing and add a plat note also for the easement.

Block length is compliant.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	ROW of Sterling Highway appears to be shown correctly

Site Investigation:

The terrain of the plat is relatively flat, with a slight slope to the south for drainage purposes.

There are structures and improvements on the lots. With the relocation of the lot line to the east, this will give structure on Lot 1-B Block 1 access to parking spaces on the structures east side and a driving lane to complete access around the building.

KWF Wetland Assessment indicates the southeast corner to be a wetland. The surveyor should verify with the City

of Soldotna any concern for flooding and drainage issues.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Soldotna 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> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
<p>State of Alaska Fish and Game</p>	

Staff Analysis

The land was originally part of the property of Jack Farnsworth in the NE1/4 of the NE1/4 of Section 32, T5N, R10W SM, Alaska. This area was then subdivided by Soldotna Junction Subd addition No 6 KN 75-76 into four lots. Then lots 2 and 3 of Soldotna Junction Subd Addition No 6 were combined as Lot 2-A by Soldotna Junction Subdivision Addition No 18 KN 94-80. Soldotna Creek Park Subdivision KN 2010-10 Combine Lot 1 with part of vacated States Ave to create Lot 1A. Lot 1A and 2-4 are currently being resubdivided with this proposed plat.

Notice of the proposed plat was mailed to the beneficial interest holders on January 19, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The subdivision was reviewed by the City of Soldotna Planning and Zoning Commission at the regular meeting of January 3, 2024. The Commission approved Resolution PZ 2024-004 recommending the Kenai Peninsula Borough Planning Commission approve the Soldotna Creek the Pointe Addition subject to the finding stated in the resolution. Resolution PZ 2024-004 can be found in the packet along with City Minutes and City Packet from the meeting.

Water and wastewater are currently available onsite as municipal supply. They were not shown on the preliminary plat, but the buildings are existing structures and have been in use for several years.

Encroachment of structures do not appear to be an issue. It does appear there may be some pavement over the property line on the east side. **Staff recommends:** the surveyor verify any issues and identify them on the final if found.

Utility Easements

HEA has sent in a comment and a request for a location with concern to a power line. This request is included in the packet.

There are utility easements listed in the certificate to plat. the one that could be defined has been shown.

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	See Comments in packet
ENSTAR	No comments
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 44109 STERLING HWY, 44075 STERLING HWY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: STERLING HWY, FORTY SEVENTH ST</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: CITY OF SOLDOTNA WILL ADVISE ON AFFECTED ADDRESSES.</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>Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

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

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

Staff recommendation:

Revise the plat number of Soldotna Junction Subdivision Addition No 16 to 18 in the legal description.
Change the KPN File No to 2024-007

- 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:

Reduce scale for better visibility
Add north arrow to vicinity map

- 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:

Correct the spelling of easement on the 33' section line easement near east line of plat.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

To the west change Lot 2A-1 to Tract
To the northeast add Block 1to Lot 4A KN2014-44

- 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:

Per KWF Wetlands Assessment there is a wetland crossing the southeast corner of the plat that needs to be shown, please verify and show.

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.*

20.60.190. Certificates, statements, and signatures required.
Staff recommendation: *comply with 20.60.190.*
Add the date of February 12, to the Plat Approval

20.60.200. Survey and monumentation.
Staff recommendation: *comply with 20.60.200*
Verify the cap label on the N1/16 at SE corner of plat. Other survey data shows a 1972 cap being there and no indication of being replaced in 2015. KN2014-44 shows 610-S 1972 cap, please verify.

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.

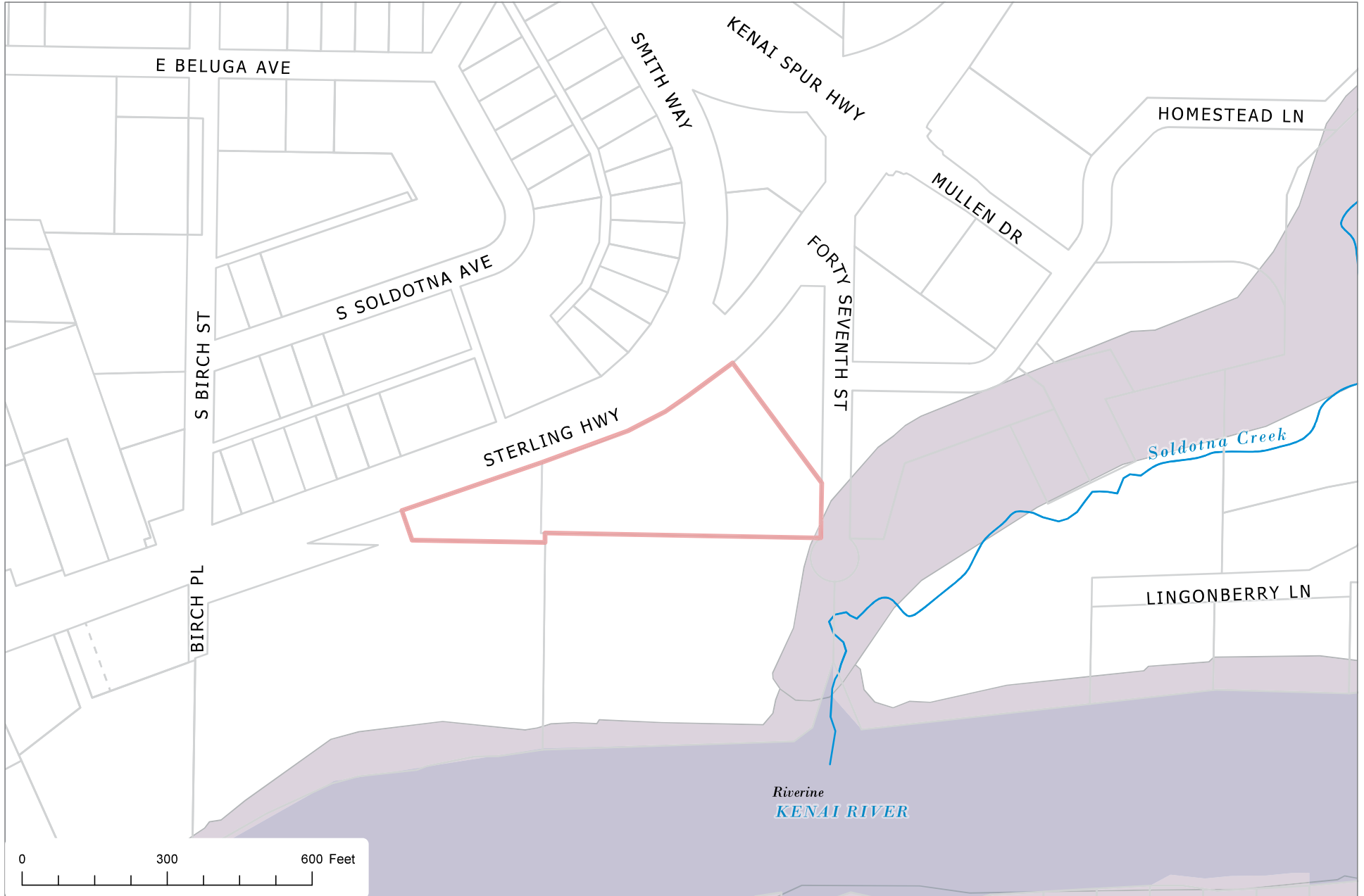
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

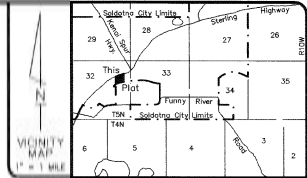
END OF STAFF REPORT



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LINE	BEARING	LENGTH
1	S89°59'02"E	6.73
2	N00°17'09"W	20.00
3	S89°33'21"E	10.00
4	S89°30'40"E	18.12
5	S20°04'28"E	24.80
6	S89°59'04"W	72.82

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David L. Hutchings
 David L. Hutchings
 P. O. Box 895
 Soldotna, AK 99669
 (Lot 1, Block 1 Soldotna Junction Add. No. 6)

Linda F. Hutchings
 Linda F. Hutchings
 P. O. Box 895
 Soldotna, AK 99669
 (Lot 1, Block 1 Soldotna Junction Add. No. 6)

Linda F. Hutchings
 Linda F. Hutchings
 City Manager
 City of Soldotna
 177 N. Birch St.
 Soldotna, AK 99669
 (Lot 1-A ASLS No. 80-87)

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF February 2009 for *Larry A. Summers, David L. Hutchings, & Linda F. Hutchings.*

Jessie Johnson
 JESSIE JOHNSON
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 3/31/2011

CERTIFICATE OF SURVEYOR

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



2009-10
 RECORDED 20-
 RECALC. REC. DIST.
 DATE: 2-27-2009
 TIME: 8:48 AM
 REQUESTED BY:
 INTEGRITY SURVEYS
 8195 KENAI SPUR HWY.
 KENAI, ALASKA 99611

RFB FILE No. 2009-117

Soldotna Creek Park Subd.

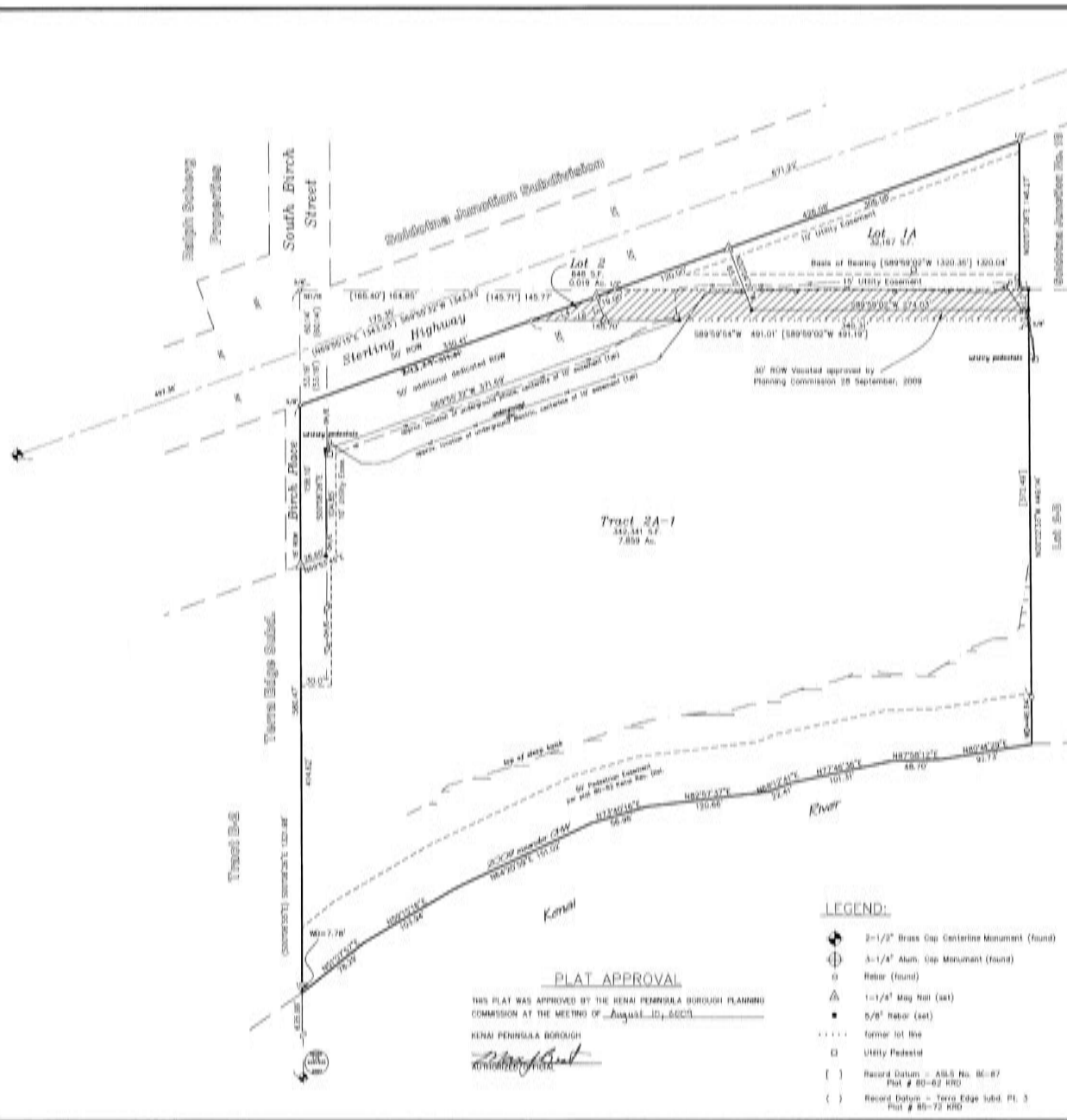
A portion of Lot 1, Block 1 Soldotna Junction Subd. Add. No. 6, Plat No. 75-76, Lot 2-A, of ASLS No. 80-87 and a vacation of State's Avenue as shown on Plat No. 80-62.

Located within the NE 1/4 of Section 32, T5N, R10W, S1E, City of Soldotna, Kenai Recording District, Kenai Peninsula Borough, Alaska. Containing 9.066 Acres.

Integrity Surveys, Inc.

8195 Kenai Spur Hwy. Kenai, Alaska 99611-8902
 PHONE -- (907) 283-2047
 FAX --- (907) 283-2071

SURVEYORS	PLANNERS
JOB NO: 28151	DATE: 16 October, 2009 CB
SURVEYED: 11 October, 2009	SCALE: 1" = 50'
FIELD BK: 2009-2, Pg. 28	DISK: Soldotna Creek



- NOTES:**
- Development of these lots is subject to the City of Soldotna's zoning regulations.
 - No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
 - 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.
 - All development shall meet the requirements of Soldotna Municipal Code Section 17.10.085 unless conditionally permitted otherwise.
 - The natural meanders of the sea or Mean High Water or Ordinary High Water forms the true bounds of the subdivision. The approximate line of Mean High Water or Ordinary High Water, as shown, is for computations only. The true property corners being on the extension of the side lot lines and their intersection with the natural meanders.
 - Portions of this subdivision are within the Kenai Peninsula Borough 80 ft. Anadromous Stream Habitat Protection Area. Reclamation may be restricted under Chapter 21.18 Kenai Peninsula Borough Code.
 - Exception granted to RFB 20.20.110, at special Peninsula Borough and subcommittee meeting, August 10, 2009.
 - Lot 2 WASTEWATER DISPOSAL: No wastewater will be generated or disposed of on this lot. Conditions might not be suitable for on-site wastewater treatment and disposal systems. Any on-site wastewater treatment and disposal system must meet the wastewater disposal requirements of 49CFR 20.14 and regulatory requirements of the Alaska Department of Environmental Conservation.
 - Lot 1A and Lot 1A-A WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements set on file at the Alaska Department of Environmental Conservation.
 - Lot 2 is a non-developmental lot. The intent is for the lot to be transferred to the State of Alaska DOI.

LEGEND:

- ⊕ 3-1/2" Brass Cap Centerline Monument (found)
- ⊕ 3-1/4" Aluminum Cap Monument (found)
- ⊕ Rebar (found)
- △ 1-1/2" Mag Nail (set)
- 5/8" Rebar (set)
- ⋯ former lot line
- Utility Pedestal
- [] Record Datum - ASLS No. 80-87 Plat # 80-62 RFD
- () Record Datum - Terra Edge Subd. PL 3 Plat # 85-72 RFD

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 10, 2009.

KENAI PENINSULA BOROUGH
[Signature]
 KATHLEEN HINDA



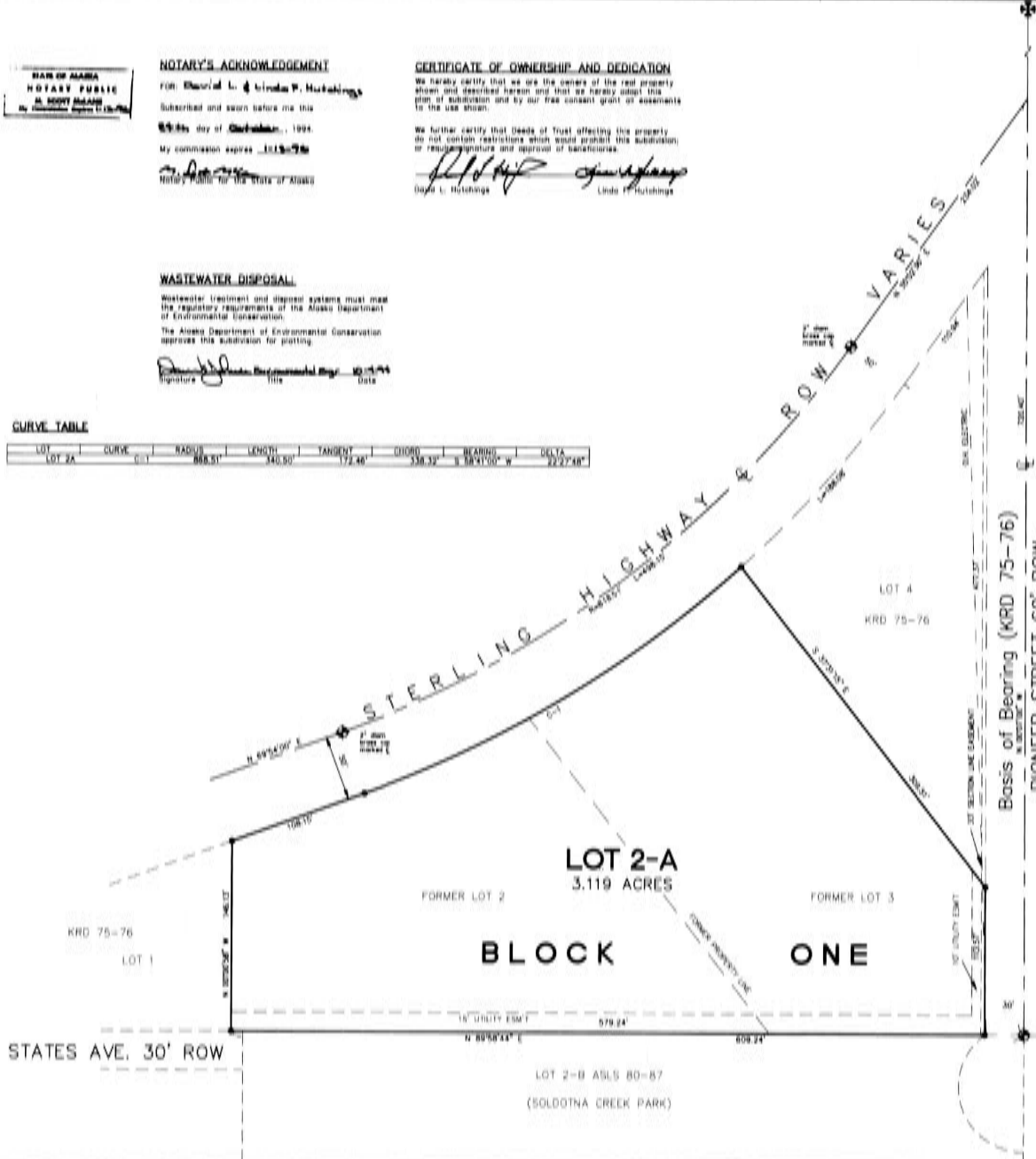
NOTARY'S ACKNOWLEDGEMENT
 FOR: David L. Hutchings & Linda Hutchings
 Subscribed and sworn before me this
 27th day of December, 1994.
 My commission expires 12/31/96
 David L. Hutchings
 Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the real property shown and described herein and that we hereby submit this plan of subdivision and by our free consent grant of easements to the use shown.
 We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision or reassignment and approval of beneficiaries.
 David L. Hutchings Linda Hutchings

WASTEWATER DISPOSAL
 Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
 The Alaska Department of Environmental Conservation approves this subdivision for plotting.
 David L. Hutchings Environmental Dept. 12-1-94
 Signature File Date

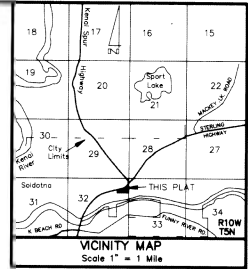
CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LOT 2A	C-1	888.81'	340.80'	172.40'	336.32'	S 88°41'00" W	222°24'



MULLEN DRIVE 60' ROW

Basis of Bearing (KRD 75-76)
 PIONEER STREET 60' ROW



- LEGEND**
- Survey monument of record as described.
 - Survey monument of record as described.
 - Rebar 1/2" x 24" rebar with McLane & Assoc. cap attached
- Record data and computed data agree within allowable limits of closure.

- NOTES**
- Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 74, and 18 AAC 80.
 - No direct access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - This plat was prepared from data of record KRD 75-76 and no additional boundary survey was performed.



94-80
 RECORDED 30-
 KENAI REC. DIST
 DAY Dec 27 1994
 BY [Signature]
 PROJECT #MCLANE & ASSOC
 ADDRESS P.O. BOX 468
 SOLDOTNA, AK 99669

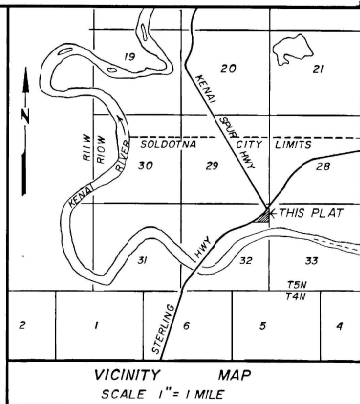
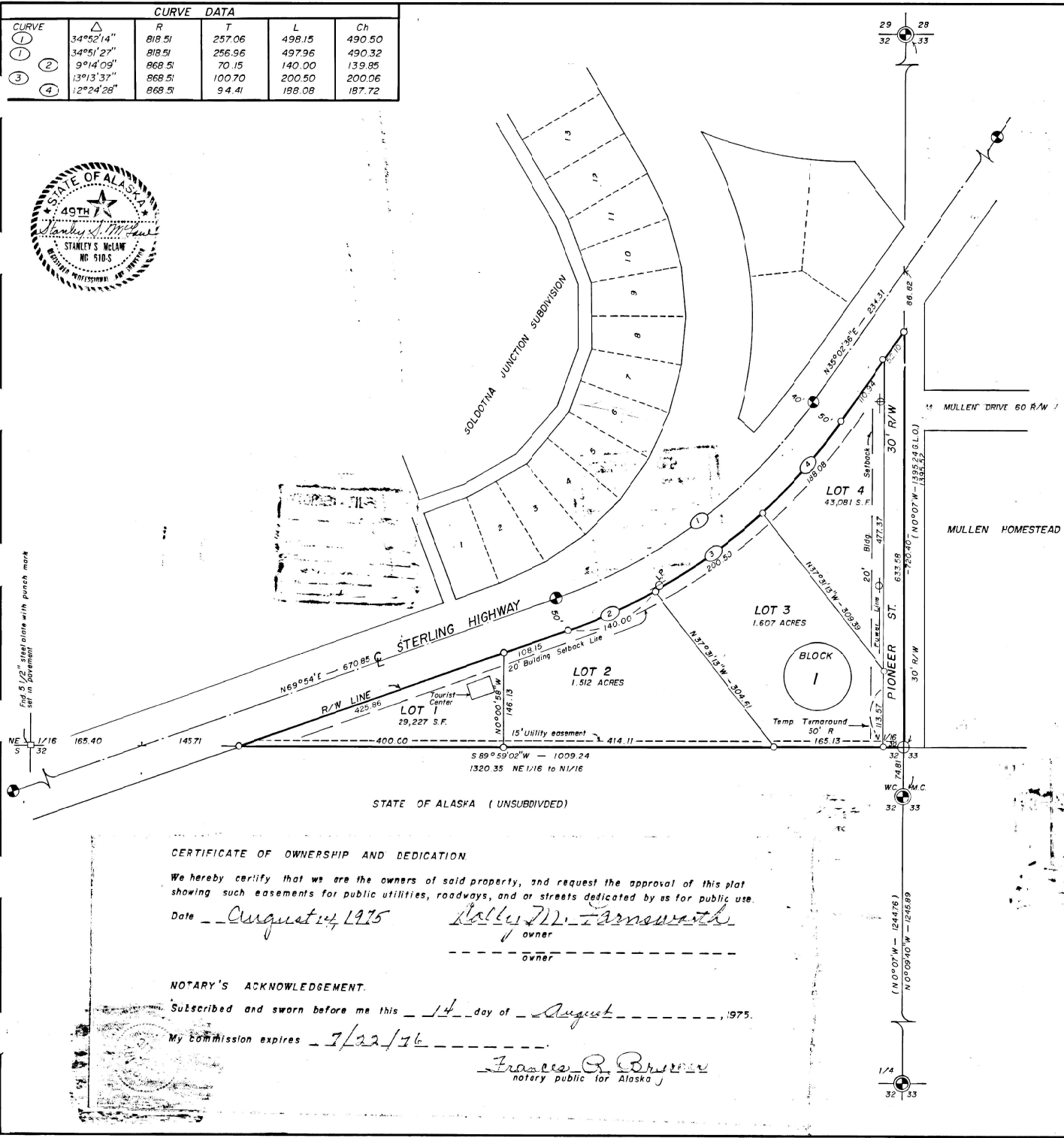
PLAT APPROVAL
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION of the meeting of
 August 8, 1994.
 KENAI PENINSULA BOROUGH by [Signature]
 Authorized Official

SOLDOTNA JUNCTION SUBDIVISION ADDITION NO. 1B
 (A REBIDIVISION OF LOTS 2 & 3 BLOCK ONE SOLDOTNA JUNCTION SUBDIVISION ADDITION NO. 6)
 David and Linda Hutchings
 P.O. Box 950
 Soldotna, AK 99669
 LOCATION
 3.119 AC. M/S. SITUATED IN THE NE 1/4 NE 1/4 SECTION 32 T. 9 N. R. 10 W. S.M. AK., THE CITY OF SOLDOTNA, THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.
 Surveyed by: MCLANE & ASSOCIATES
 P.O. BOX 468 Soldotna, AK 99669
 Date: June 1994 Book No.: 94-04 Project No. 942012
 Drawn by: [Signature] Scale 1" = 40' KPB File No. 94099
 Checked by: [Signature]

CURVE DATA					
CURVE	Δ	R	T	L	Ch
①	34°52'14"	818.51	257.06	498.15	490.50
①	34°51'27"	818.51	256.96	497.96	490.32
②	9°14'09"	868.51	70.15	140.00	139.85
③	13°13'37"	868.51	100.70	200.50	200.06
④	12°24'28"	868.51	94.41	188.08	187.72



Find 5/16" steel circle with punch mark set in pavement



LEGEND AND NOTES

- Found G.L.O. brass cap monument.
 - ⊙ Found 2" brass cap in monument box in pavement (marked center line)
 - ⊕ Set 2 1/2" brass cap attached to 3/4" x 30" iron pipe
 - ⊖ Set 1/2" x 24" steel rebar
 - H.E.A. power pole
- All bearings refer to the G.L.O. datum of N0°07'W for the east line of NE 1/4 NE 1/4 Section 32.

The original patent to this land was issued to Jack C. Farnsworth on May 12, 1950, by the U.S. Gov't, and by the 1969 Options of the Attorney General no section line right of ways exist on this property.

Data of record shown in ()

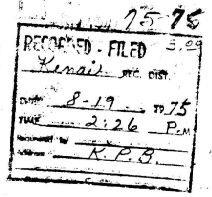
PLAT APPROVAL

Plat approved by the Commission this 7th day of July, 1975

Stanley S. McLane
Mayor

COVENANT

Each of the lots in this subdivision shall be subject to assessments for improvements required by ordinance of the City of Soldotna when installed by the City of Soldotna.



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date August 14, 1975 Dolly M. Farnsworth
owner

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 14 day of August, 1975.

My commission expires 7/22/76

Frances R. Osborne
notary public for Alaska

SOLDOTNA JUNCTION SUBD. ADDITION NO. 6

Dolly M Farnsworth, owner
Box 330 Soldotna, Alaska, 99669

DESCRIPTION
5.20 ACRES SITUATED IN THE NE 1/4 NE 1/4 SECTION 32, T5N, R10W, S.M. AK. AND IN THE CITY OF SOLDOTNA

Surveyed by S.S. McLane R.L.S.

DATE OF SURVEY April 1-22, 1975 SCALE 1" = 100' BK. NO. 75-3

Date:
Action:
Vote:

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ 2024-004

RECOMMENDING APPROVAL OF SOLDOTNA CREEK THE POINTE ADDITION

WHEREAS, the attached plat for Soldotna Creek the Pointe Addition was referred to the City of Soldotna Planning and Zoning Commission, and received from McLane Consulting, LLC on December 5, 2023; and

WHEREAS, the Soldotna Planning and Zoning Commission find:

1. The plat reconfigures the property line between two lots;
2. The parent parcels are legally described as KN 0940080 Soldotna Junction Sub Addn No 18 Lot 2-A Blk 1 and KN 2010010 Soldotna Creek Park Subd Lot 1A;
3. The parent parcels are owned by David and Linda Hutchings, represented by the applicant, McLane Consulting Inc.;
4. The preliminary plat subdivides Lot 1A into Lot 1-B, which will be 0.930 acres in size, and Lot 2-A into Lot 2-B, which is 2.928 acres in size;
5. Both lots contain a principal structure;
6. The properties are zoned Commercial;
7. The surrounding zoning to the north and to the east is Commercial. The land to the south and west is zoned Parks & Recreational;
8. Municipal water and sewer are available to these properties;
9. Both lots have constructed access to the Sterling Highway. Lot 2-B also has access to Forty Seventh St;
10. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
11. An installation or subdivision agreement is not required;
12. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 24 notices to property owners within 300 feet, and within the subdivision, notifying them of the proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Soldotna Creek the Pointe Addition subject to the findings as stated above.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 3RD DAY OF JANUARY, 2024.

Kaitlin Vadla, Chair

ATTEST:

Jennifer Hester, Associate Planner

Yes:
No:
Absent:



177 North Birch Street
Soldotna, AK 99669
Phone: 907.262.9107
Fax: 907.262.1245
planning@soldotna.org
www.soldotna.org

TO: Planning and Zoning Commission
THROUGH: John Czarnecki, Director ED+P
FROM: Jennifer Hester, Associate Planner
DATE: December 13, 2023
SUBJ: Resolution PZ 2024-004. Recommending Approval of Soldotna Creek The Pointe Addition

GENERAL INFORMATION

Applicant(s): David & Linda Hutchings
PO Box 895
Soldotna, AK 99669
James Hall
McLane Consulting Inc
P.O. Box 895
Soldotna, AK 99669

Legal Descriptions: KN 0940080 Soldotna Junction Sub Addn No 18 Lot 2-A Blk 1
KN 2010010 Soldotna Creek Park Subd Lot 1A

Parcel IDs: 060-410-05 (Lot 2-A)
060-410-06 (Lot 1A)

Size of Lots: 3.12 acres (Lot 2-A)
0.74 acres (Lot 1A)

Addresses: 44075 Sterling Hwy (Lot 2-A)
44109 Sterling Hwy (Lot 1A)

Location: South of mile 94.4 of the Sterling Hwy

Size of Proposed Lots: Lot 2-B 2.928 Acres
Lot 1-B 0.930 Acres

Zoning: Commercial

Existing Land Uses: Automotive Dealership (Lot 2-A)
Eating & Drinking Establishment; retail & office (Lot 1A)

Surrounding Zoning and Land Uses:

North:	Commercial	Automotive Sales & Service Retail Eating & Drinking Establishment
South:	Parks & Recreational	Soldotna Creek Park
East:	Commercial	Retail
West:	Parks & Recreational	Residential Dwellings

Kenai River Overlay District (KROD):

Proposed subdivision is not subject to KROD.

Utilities:

Municipal sewer and water are available within 300 ft. of the proposed lots.

Access:

Both lots 2-A and 1A are accessed by the Sterling Hwy. Lot 2-A also has access from Forty Seventh St.

BACKGROUND INFORMATION

The petitioner, McLane Consulting Inc., submitted the application on behalf of the owners of record, David and Linda Hutchings, on December 5, 2023. The proposed preliminary plat for the Soldotna Creek the Pointe Addition intends to reconfigure the property line that separates Lot 1A from Lot 2-A by a distance of 44.77 ft. to the east. This redistribution of land will make Lot 1A 8,276 ft² larger.

Both lots are developed. Lot 1A currently has a variety of uses: an office, retail space and an eating and drinking establishment. Lot 2-A was most recently automotive sales, but now lies vacant. Both lots are zoned Commercial. The surrounding zoning to the north and east is Commercial. The zoning to the south and west is Parks & Recreational. Lot 1A, which will become Lot 1-B, and Lot 2-A, which will become Lot 2-B, meet all the general standards for the Commercial Zoning District. These standards can be found under 17.10.265.

Legal access to proposed Lots 1-B and 2-B are dedicated and constructed from the Sterling Highway. The Sterling Highway is paved and maintained by the State. Additionally, Lot 2-B will have access from Forty Seventh Street.

Municipal water and sewer are both available.

Authority to review and approve proposed vacations, abbreviated subdivision plats, subdivision plat waivers, and preliminary plats showing a subdivision of land within the corporate boundary of the City of Soldotna is provided by AS 29.40.010 and Kenai Peninsula Borough (KPB) code 20.25.050, and is codified within SMC 16.10.040. No parent plat exists for the preliminary plat.

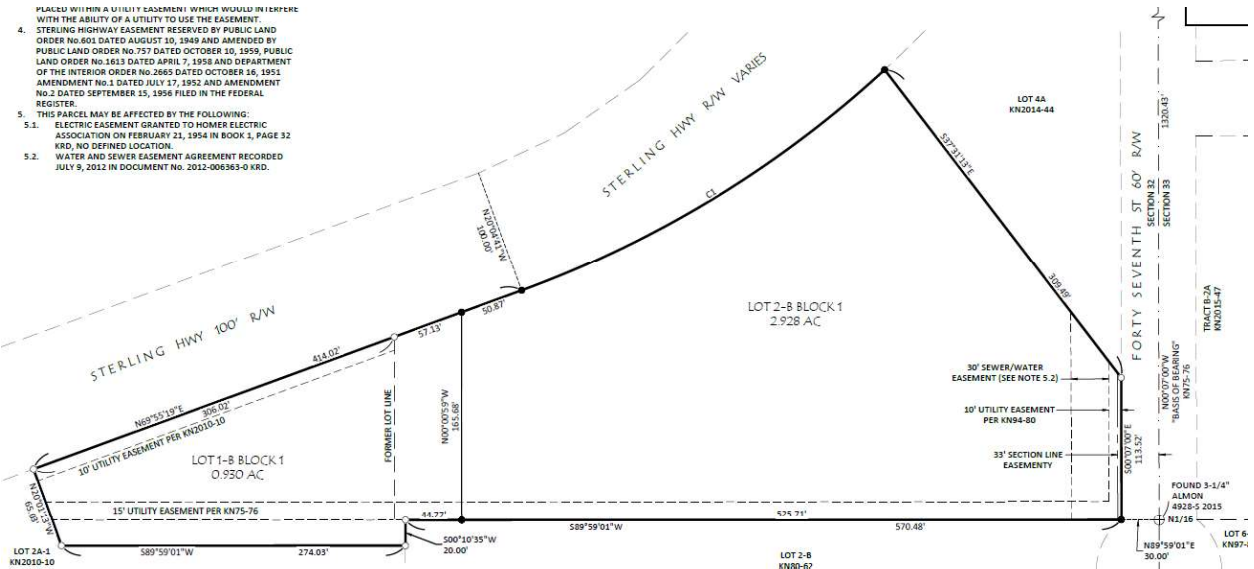


Figure 1. Preliminary plat intends to reconfigure a property line between Lot 1-A and Lot 2-A.

ANALYSIS

General Standards

Commercial District

The intent of the Commercial District is to provide an area that is convenient, visually pleasing, contributes to the economic welfare of the community, and allows a wide range of general business and other compatible uses. The preliminary plat meets all the following general standards for the Commercial District, which can be found under Section 17.10.265 of the SMC and are summarized in the table below:

Commercial District

Standard	Required	Provided		Standard Met?	Code Reference
		Lot 1-B	Lot 2-B		
Minimum Lot Size;	See note*	40,511 ft ²	127,544 ft ²	YES	17.10.265.E.1
Minimum Lot Width	See note*	115 ft.	261 ft.	YES	17.10.265.E.2
Maximum Lot Coverage	30%	12%	14%	YES	17.10.265.E.3
Maximum Building Height	48 ft.	<48 ft.	< 48 ft.	YES	17.10.265.E.4
Minimum Yard Setback	Front:	30 ft.	45 ft.	YES	17.10.265.E.5
	Back:	30 ft.	155 ft.		
	Side:	50 ft.	30 ft.		

*area, width, coverage and yard setback requirements shall be governed by off-street parking, loading, landscaping, building, and fire code requirements

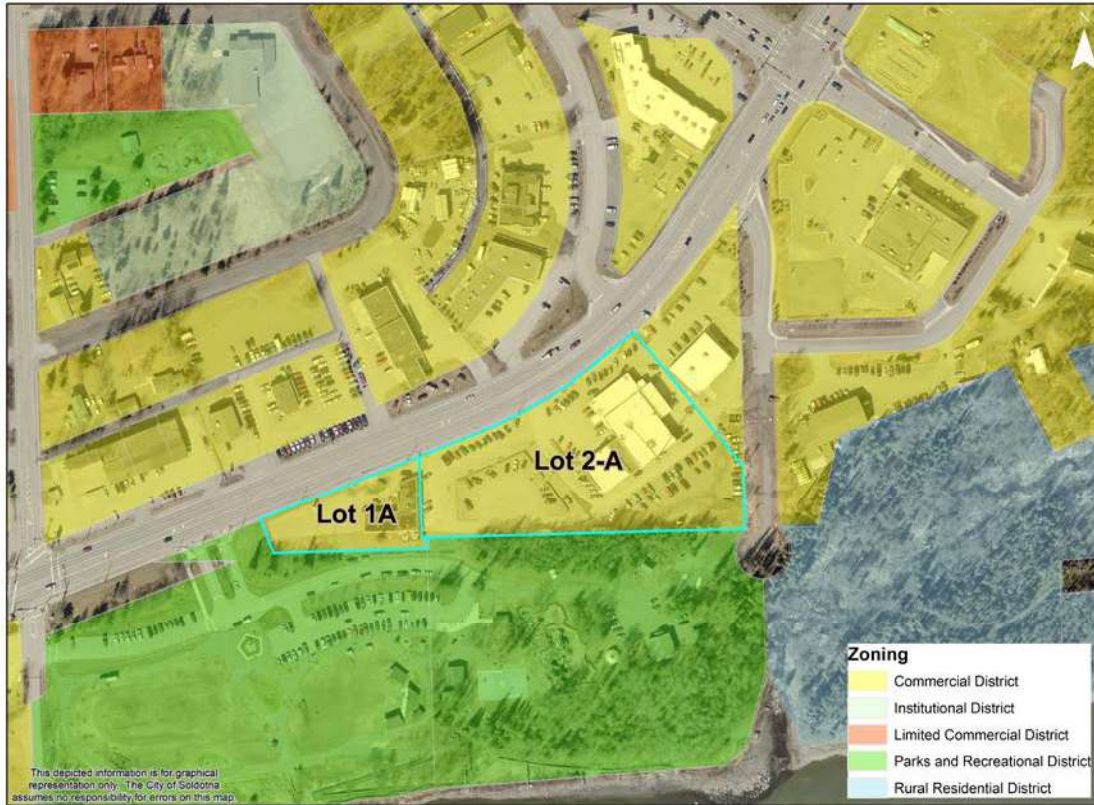


Figure 2. Lots 1A and 2-A are zoned within the Commercial District.

STAFF COMMENTS

This replat moves the lot line 44.77 ft to the east to redistribute land between Lots 1A and 2-A. No exceptions are being requested.

Twenty-four notices were mailed on December 15, 2023 to neighboring property owners within 300 feet. No comments had been received at the time this report was drafted.

The plat was circulated to City Staff for review and comments.

STAFF RECOMMENDATION

Staff finds that the Soldotna Creek The Point Addition meets the general standards of the Soldotna Municipal Code, and therefore recommends approval. Resolution PZ 2024-004 has been provided for your use, and would recommend approval to the Kenai Peninsula Borough.

Attachments:

- A. Location Map
- B. Preliminary Plat



Planning Department

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

PRELIMINARY PLAT SUBMITTAL FORM

- PRELIMINARY PLAT**
 REVISED PRELIMINARY PLAT (no fee required)
 PHASED PRELIMINARY PLAT
 PRELIMINARY PLAT FOR PRIVATE STREETS/GATED SUBDIVISION – all requirements of chapter 20, excluding 20.30.210 and 20.50 apply and must be met.

SUBDIVISION PLAT NAME: must be a unique name, contact staff for assistance if needed.

Soldotna Creek The Pointe Addition

PROPERTY INFORMATION:

Legal description: Replat of Lot 1A KN2010-10 and Lot 2-A Block 1 KN94-80

Section: 32 Township: 5N Range: 10W

General area description: STERLING HWY & FORTY SEVENTH ST

City (if applicable): SOLDOTNA Total Acreage: 3.858 AC

SURVEYOR

Company: McLane Consulting, Inc.	Contact Person: James Hall
Mailing Address: PO BOX 468	City, State, Zip Soldotna, AK 99669
Phone: 907-283-4218	e-mail: jhall@mcLANECG.com

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER: on site City community
 WATER: on site City community

SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.

- 1 – full size paper copy
- 3 – reduced sized drawing (11 x 17)
- Preliminary plat **NON-REFUNDABLE** submittal fee \$400
- City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- Certificate to plat for ALL parcels included in the subdivision
- Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ALL requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

EXCEPTIONS REQUESTED TO PLATTING CODE: Complete the EXCEPTION REQUEST APPLICATION and attach to the preliminary plat submittal.

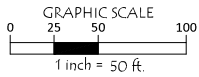
APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

OWNER(S)

DocuSigned by:	
Name (printed): David L. Hutchings	Signature: David Hutchings
Phone: 907-252-6393	e-mail: david@hutchingsstrucks.com
DocuSigned by:	
Name (printed): Linda F. Hutchings	Signature: Linda Hutchings
Phone: 907-252-6390	e-mail: linda@hutchingsstrucks.com
Name (printed):	Signature:
Phone:	e-mail:
Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

AREA SUBJECT TO INUNDATION

PLAT REFERENCE: KN75-76, KN80-62, KN94-80 & KN2010-10

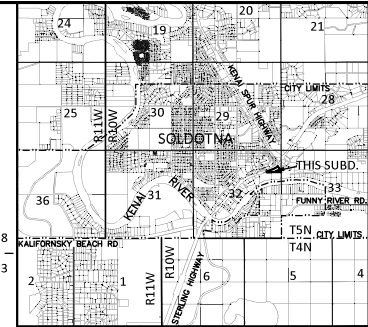
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	22°28'49"	868.51'	340.77'	172.60'	N 58° 40' 54" E	338.58'

NOTES

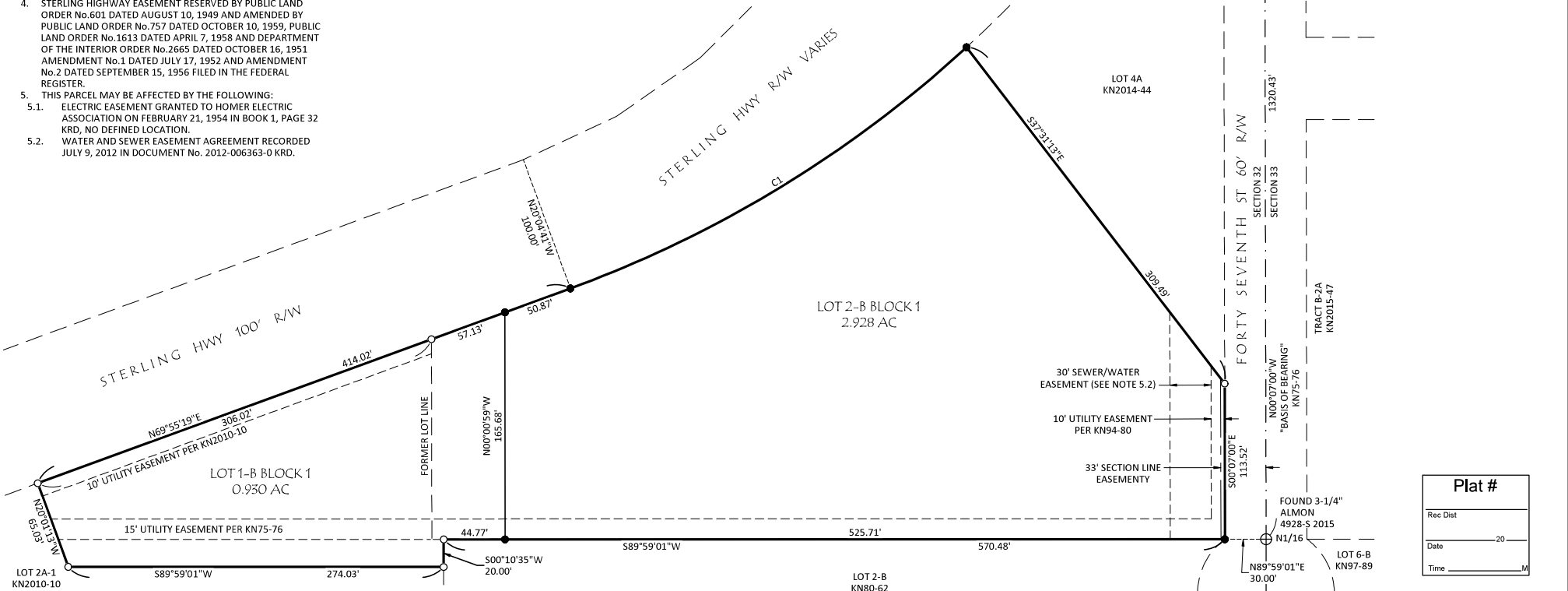
1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
2. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. STERLING HIGHWAY EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951 AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
5. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 5.1. ELECTRIC EASEMENT GRANTED TO HOMIER ELECTRIC ASSOCIATION ON FEBRUARY 21, 1954 IN BOOK 1, PAGE 32 KRD, NO DEFINED LOCATION.
 - 5.2. WATER AND SEWER EASEMENT AGREEMENT RECORDED JULY 9, 2012 IN DOCUMENT No. 2012-006363-0 KRD.

WASTEWATER DISPOSAL:

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



VICINITY MAP
Scale 1" = 1 Mile



Plat #

Rec Dat _____

Date _____ 20__

Time _____ M

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID L. HUTCHINGS
PO BOX 895, SOLDOTNA, AK 99669

LINDA F. HUTCHINGS
PO BOX 895, SOLDOTNA, AK 99669

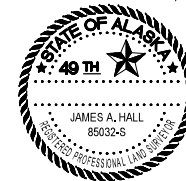
NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID L. & LINDA F. HUTCHINGS
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20__

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 10, 2023.

AUTHORIZED OFFICIAL

SOLDOTNA CREEK
THE POINTE ADDITION
REPLAT OF LOT 1A SOLDOTNA CREEK PARK SUBDIVISION (KN2010-10)
AND LOT 2-A BLOCK 1 SOLDOTNA JUNCTION SUBDIVISION
ADDITION NO.16 (KN94-80)

DAVID L. HUTCHINGS
PO BOX 895
SOLDOTNA, AK 99669

LINDA F. HUTCHINGS
PO BOX 895
SOLDOTNA, AK 99669

3.858 AC. M/L SITUATED IN THE NE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SOLDOTNA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK, 99669
VOICE: (907) 283-4218
FAX: (907) 283-3285
WWW.MCLANECG.COM



KPB File No. 2023-xxx

Project No. 232021

Scale 1" = 50'

Date : NOV 2023

FB: 22-02

Drawn by: JAH

CITY OF SOLDOTNA PLANNING AND ZONING COMMISSION
NOTICE OF PRELIMINARY PLAT SUBMISSION

Notice is hereby given that a preliminary plat has been received by the City of Soldotna to reconfigure a lot line between two parcels. You are being sent this notice in accordance with Section 17.10.425 of the Soldotna Municipal Code (SMC) and Soldotna Public Notification Policy, because you are a property owner within 300 feet of the proposed plat.

The preliminary plat moves the lot line 44.77 ft. to the west, and redistributes an area of 8,276 ft² from Lot 2-A to Lot 1A. Access to both parcels is from the Sterling Highway. The properties are zoned Commercial, and are located at 44075 and 44109 Sterling Hwy (KN 0940080 Soldotna Junction Sub Addn No 18 Lot 2-A Blk 1 and KN 2010010 Soldotna Creek Park Subd Lot 1A).

The plat is being recommended for approval by the following resolution:

Resolution PZ 2024-004.

Recommending Approval of Soldotna Creek The Pointe Addition.

Although final approval lies with the Kenai Peninsula Borough, the City of Soldotna Planning & Zoning Commission has first review of any platting applications. The Planning & Zoning Commission meeting is an opportunity for any individual to submit commentary on this plat in person or via other communication methods (see below).

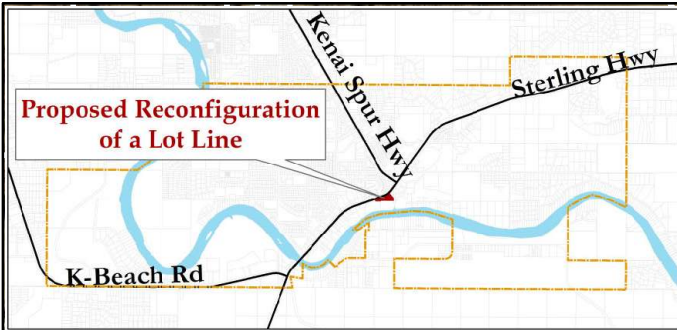
A meeting will be held by the City of Soldotna Planning and Zoning Commission on **Wednesday, January 3, 2024**, commencing at 5:30 p.m. The meeting will be held at 177 N. Birch Street, Soldotna, Alaska 99669.

Anyone wishing to testify may come to the above meeting to give testimony; or may submit a written statement to the attention Jennifer Hester, Associate Planner, City of Soldotna, 177 N. Birch Street, Soldotna, Alaska 99669; fax to 907-714-1234; or email to jhester@soldotna.org

The Zoom Webinar ID is: 845 1108 3895. To join the webinar from a computer visit <https://us02web.zoom.us/j/84511083895> or to join by telephone call 1-669-900-6833

A MAP SHOWING THE PARCEL REPLAT LOCATION IS ON THE BACK OF THIS NOTICE.

A COPY OF THE PROPOSED PLAT IS INCLUDED.



This depicted information is for graphical representation only. The City of Soldotna assumes no responsibility for errors on this map.

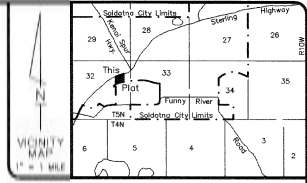


Location Map for Soldotna Creek the Pointe Addn
PZ - Resolution 2024-005
E2-23

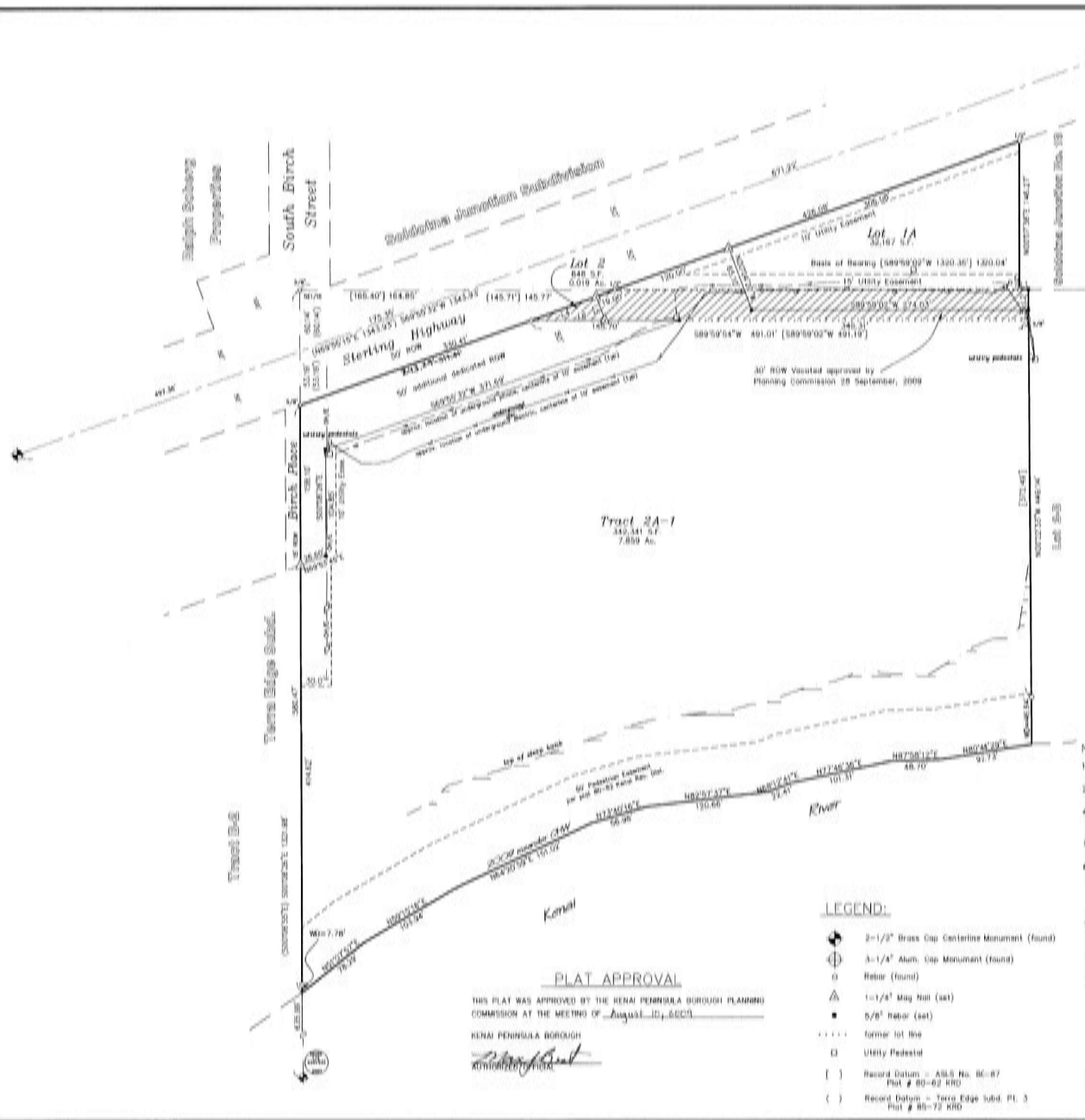
Notification List of Property Owners within 300 ft.

OWNER	ADDRESS	CITY, STATE ZIP
HOYT ADAM E & LARSEN CHELLINE	PO BOX 1722	SOLDOTNA, AK 99669
HOYT ADAM E & LARSEN CHELLINE	PO BOX 1722	SOLDOTNA, AK 99669
OEHLER KIM A & RHONDA L FAMILY TRUST	44176 STERLING HWY	SOLDOTNA, AK 99669
THOMPSON BILLY JO	44224 STERLING HWY STE 1	SOLDOTNA, AK 99669
THOMPSON BILLY JO	44224 STERLING HWY STE 1	SOLDOTNA, AK 99669
THOMPSON BILLY JO	44224 STERLING HWY STE 1	SOLDOTNA, AK 99669
THOMPSON BILLY JO	44224 STERLING HWY STE 1	SOLDOTNA, AK 99669
COOK TYLER	1960 E INDUSTRIAL DR	WASILLA, AK 99654
COOK TYLER	1960 E INDUSTRIAL DR	WASILLA, AK 99654
HUTCHINGS DAVID L & LINDA F	PO BOX 895	SOLDOTNA, AK 99669
NORTHERN OUTDOORS LLC	3000 ALTAMESA BLVD STE 300	FORT WORTH, TX 76133
NORTHERN OUTDOORS LLC	3000 ALTAMESA BLVD STE 300	FORT WORTH, TX 76133
NORTHERN OUTDOORS LLC	3000 ALTAMESA BLVD STE 300	FORT WORTH, TX 76133
NORTHWEST DEVELOPMENT INC	PO BOX 3293	KENAI, AK 99611
NORTHWEST DEVELOPMENT INC	PO BOX 3293	KENAI, AK 99611
SOLDOTNA Y CHEVRON INCORPORATED	44024 STERLING HWY	SOLDOTNA, AK 99669
SOLDOTNA CITY OF	177 N BIRCH ST	SOLDOTNA, AK 99669
SOLDOTNA CITY OF	177 N BIRCH ST	SOLDOTNA, AK 99669
ALASKA STATE D N R	550 W 7TH AVE STE 650	ANCHORAGE, AK 99501
URGENT CARE OF SOLDOTNA INC	44009 STERLING HWY	SOLDOTNA, AK 99669
KENAI RIVER BREWING COMPANY	308 HOMESTEAD LN	SOLDOTNA, AK 99669
HUTCHINGS DAVID L & LINDA	PO BOX 895	SOLDOTNA, AK 99669
HUTCHINGS DAVID L	PO BOX 895	SOLDOTNA, AK 99669
AUTOZONE DEVELOPMENT CORP	123 S FRONT ST	MEMPHIS, TN 38103

At least seven days prior to the meeting, a copy of the subdivision request and meeting information shall be mailed to the applicant and owners of real property within 300 feet of the property to be acted upon, as shown on the Borough Assessor's public parcel information records. SMC 16.10.040



LINE	BEARING	LENGTH
1	S89°59'02"E	6.73
2	N00°17'09"W	20.00
3	S89°33'21"E	10.00
4	S89°30'40"E	18.12
5	S20°04'28"E	24.80
6	S89°59'04"W	72.62



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David L. Hutchings
 David L. Hutchings
 P. O. Box 895
 Soldotna, AK 99669
 (Lot 1, Block 1 Soldotna Junction Add. No. 6)

Linda F. Hutchings
 Linda F. Hutchings
 P. O. Box 895
 Soldotna, AK 99669
 (Lot 1, Block 1 Soldotna Junction Add. No. 6)

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF February 2009 for *Larry A. Summers, David L. Hutchings, & Linda F. Hutchings.*

Larry A. Summers
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 3/31/09

Linda F. Hutchings
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 3/31/09

CERTIFICATE OF SURVEYOR

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

Gregory J. Johnson
 2010-10
 RECORDED 20-
 KENAI REC. DIST.
 DATE 2-20 2009
 TIME 8:48 AM
 REQUESTED BY:
 INTEGRITY SURVEYS
 8195 KENAI SPUR HWY.
 KENAI, ALASKA 99611

- NOTES:**
- Development of these lots is subject to the City of Soldotna's zoning regulations.
 - No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
 - 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.
 - All development shall meet the requirements of Soldotna Municipal Code Section 17.10.085 unless conditionally permitted otherwise.
 - The natural meanders of the sea or Mean High Water or Ordinary High Water forms the true bounds of the subdivision. The approximate line of Mean High Water or Ordinary High Water, as shown, is for computations only. The true property corners being on the extension of the side lot lines and their intersection with the natural meanders.
 - Portions of this subdivision are within the Kenai Peninsula Borough 80 ft. Anadromous Stream Habitat Protection Area. Reclamation may be restricted under Chapter 21.18 Kenai Peninsula Borough Code.
 - Exception granted to RPB 20.20.110, at special Peninsula Borough and committee meeting, August 10, 2009.
 - Lot 2 WASTEWATER DISPOSAL: No wastewater will be generated or disposed of on this lot. Conditions might not be suitable for on-site wastewater treatment and disposal systems. Any on-site wastewater treatment and disposal system must meet the wastewater disposal requirements of 49CFR 20.14 and regulatory requirements of the Alaska Department of Environmental Conservation.
 - Lot 1A and Lot 2 A WASTEWATER DISPOSAL: Plans for wastewater disposal that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
 - Lot 2 is a non-developmental lot. The intent is for the lot to be transferred to the State of Alaska DOI.

LEGEND:

- ⊕ 3/1/2" Brass Cap Centerline Monument (found)
- ⊕ 3/1/4" Aluminum Cap Monument (found)
- ⊕ Rebar (found)
- △ 1-1/2" Mag Nail (set)
- 5/8" Rebar (set)
- ⋯ former lot line
- Utility Pedestal
- () Record Datum - ASLS No. 80-87 Plat # 80-62 RRD
- () Record Datum - Terra Edge Subd. PL 3 Plat # 85-72 RRD

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 10, 2009.

KENAI PENINSULA BOROUGH
[Signature]
 KATHLEEN HINDA

RPB FILE No. 2009-117

Soldotna Creek Park Subd.

A portion of Lot 1, Block 1 Soldotna Junction Subd. Add. No. 6, Plat No. 75-76, Lot 2-A, of ASLS No. 80-87 and a vacation of State's Avenue as shown on Plat No. 80-62.

Located within the NE 1/4 of Section 32, T5N, R10W, S1E, City of Soldotna, Kenai Recording District, Kenai Peninsula Borough, Alaska. Containing 9.066 Acres.

Integrity Surveys, Inc.
 8195 Kenai Spur Hwy. Kenai, Alaska 99611-8902
 PHONE -- (907) 283-2047 FAX --- (907) 283-2071

SURVEYORS	PLANNERS
JOB NO: 28151	DATE: 16 October, 2009 CB
SURVEYED: 11 October, 2009	SCALE: 1" = 50'
FIELD BK: 2009-2, Pg. 28	DISK: Soldotna Creek



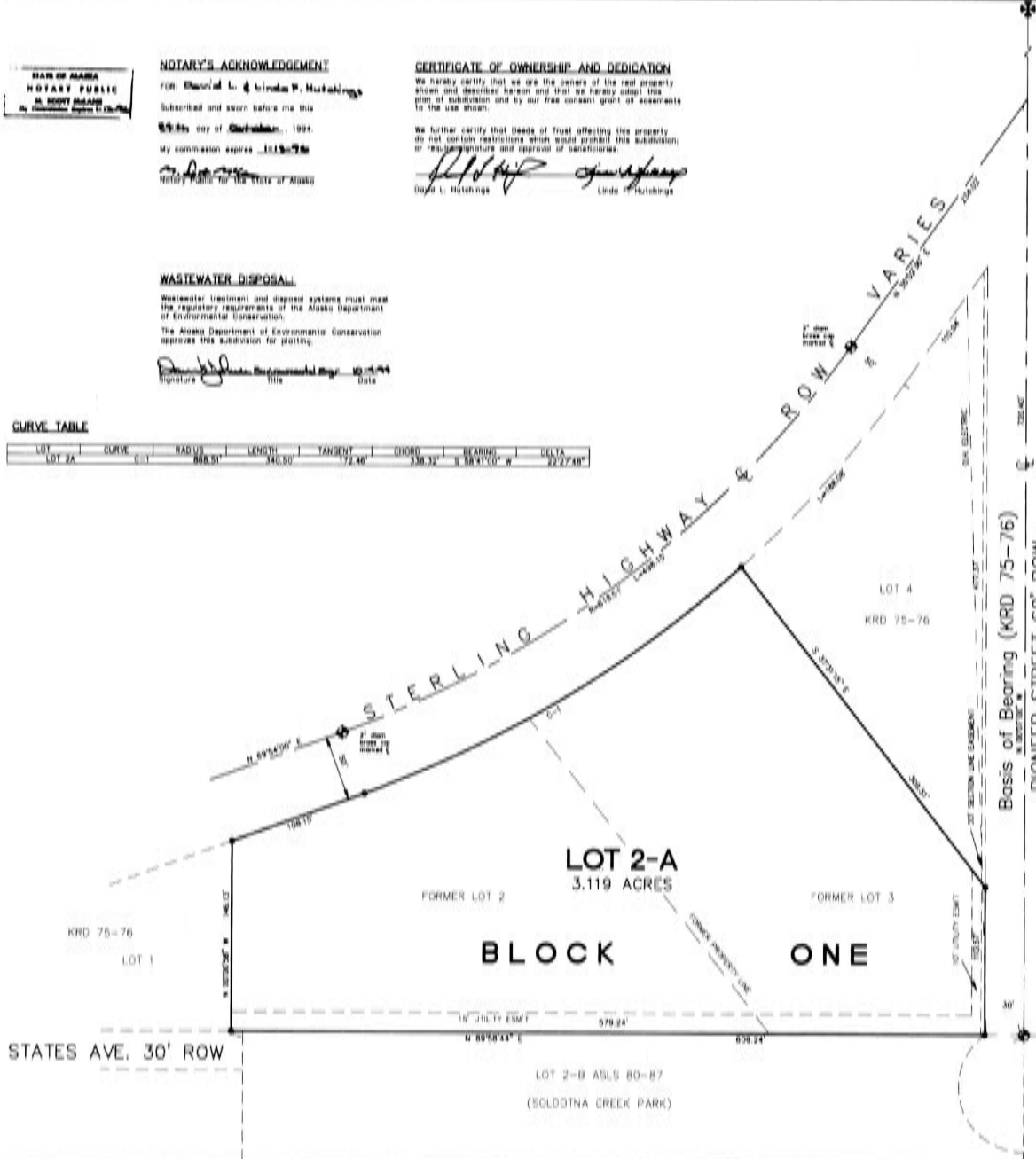
NOTARY'S ACKNOWLEDGEMENT
 FOR: David L. Hutchings & Linda P. Hutchings
 Subscribed and sworn before me this
 27th day of December, 1994.
 My commission expires 12/31/96
 David L. Hutchings
 Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the real property shown and described herein and that we hereby submit this plan of subdivision and by our free consent grant of easements to the use shown.
 We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision or reassignment and approval of beneficiaries.
 David L. Hutchings Linda Hutchings

WASTEWATER DISPOSAL
 Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
 The Alaska Department of Environmental Conservation approves this subdivision for plotting.
 David L. Hutchings Environmental Dept. 10-1-94
 Signature File Date

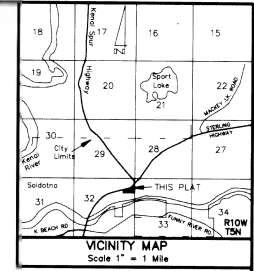
CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LOT 2A	C1	888.81'	340.80'	172.40'	336.32'	S 88°41'00" W	222°24'



MULLEN DRIVE 60' ROW

PIONEER STREET 60' ROW



- LEGEND**
- B.L.M. monument of record as described.
 - Survey monument of record as described.
 - Rebar 1/2" x 24" rebar with McLane & Assoc. cap attached
- Record data and computed data agree within allowable limits of closure.
- NOTES**
- Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 74, and 18 AAC 80.
 - No direct access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - This plat was prepared from data of record KRD 75-76 and no additional boundary survey was performed.



94-80
 RECORDED IN
 KENAI REC. DIST.
 ON Dec 27 1994
 BY
 MCCLANE & ASSOC.
 P.O. BOX 468
 SOLDOTNA, AK 99669

PLAT APPROVAL
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION of the meeting of
 August 8, 1994.
 KENAI PENINSULA BOROUGH by
 Arthur G. Berger
 Authorized Official

SOLDOTNA JUNCTION SUBDIVISION ADDITION NO. 1B
 (A RESUBDIVISION OF LOTS 2 & 3 BLOCK ONE SOLDOTNA JUNCTION SUBDIVISION ADDITION NO. 6)
 David and Linda Hutchings
 P.O. Box 950
 Soldotna, AK 99669
 LOCATION
 3.119 AC. M/S. SITUATED IN THE NE 1/4 NE 1/4 SECTION 32 T. 9 N. R. 10 W. S.M. AK., THE CITY OF SOLDOTNA, THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.
 Surveyed by: MCCLANE & ASSOCIATES
 P.O. BOX 468 Soldotna, AK 99669
 Date: June 1994 Book No.: 94-04 Project No. 942012
 Drawn by: [Signature] Scale 1" = 40' KPB File No. 94099
 Checked by: [Signature]

CITY OF SOLDOTNA PLANNING & ZONING MINUTES

Wednesday, January 3, 2024, 5:30 PM Council Chambers, Sodatna, Alaska Regular Meeting

Page

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

2. APPROVAL OF AGENDA

Motion to amend agenda by updating "Mark Burton, Seat F" as "Vacant, Seat F"

Moved by: Thomas Anderson

Approved

3. APPROVAL OF MINUTES

3.1 Planning & Zoning Commission Meeting of December 6, 2023 6 - 12

[23PM1206.pdf](#) 

Approved by unanimous consent

4. PRESENTATION WITH PRIOR NOTICE

5. PUBLIC HEARINGS

5.1 Resolution PZ 2024-001 - Recommending that Hillcrest 13 - 30

Subdivision's Lots 5, 8, 9 and 10 of Block 3; Airport Subdivision's Lot 1 of the Emergency Center Replat; Airport Subdivision's Lots 0, 1 and 2 of Block 2 be Rezoned from Commercial to Institutional on the Official Zoning Map.

[PRS 2024-001 Packet Item.pdf](#) 

Commissioner Anderson stated he resides within 300 ft. of the proposed action.

- Chair Vadla stated that the City's attorney determined Commissioner Anderson does not have a conflict of interest. Determination of impartiality was conducted.
- Commissioner Anderson stated he can be impartial.

- Director Czarnezki stated that Commissioner Anderson should be further questioned.
- 1. Chair Vadla asked Commissioner Anderson to describe his property. Commissioner Anderson stated he resides at 159 Hillcrest Ave and owns the neighboring lot.
- 2. Chair Vadla asked if Commissioner Anderson has prejudged the merits of the matter. Commissioner Anderson stated he has not prejudged anything until he hears what's presented.
- 3. Chair Vadla asked if Commissioner Anderson believes the permissions that are granted tonight may positively or negatively impact Commissioner Anderson's property. Commissioner Anderson said he does not know and it depends.
- 4. Chair Vadla asked if the effect will be minor or significant. Commissioner Anderson stated the building is large and will be significant in the City.
- 5. Chair Vadla asked if there are previously undisclosed concerns relating to his ability to fairly evaluate the application. Commissioner Anderson there are not.
- 6. Chair Vadla asked if there is any reason for Commissioner Anderson can not promise to be fair and impartial and not base the decision on a personal bias. Commissioner Anderson stated he can promise that.
- Chair Vadla determined Commissioner Anderson is allowed to participate in the three agenda items.

Director Czarnezki summarized the staff report.

Chair Vadla opened the public hearing, asking for public comments. The following people spoke in opposition to Resolution 2024-001:

- **Linda Lansing, 199 Hillcrest.**
Mrs. Lansing spoke in opposition.
- **Vince Simac, 157 Hillcrest.**
Mr. Simac spoke in opposition.

Chair Vadla closed the public hearing and asked for Commissioner comments and questions.

- **Chief Roy Browning** spoke in support and answered

commissioner questions.

Commission Member Murray moved to adopt PRS 2024-001 13 - 30

Moved by: Dennis Murray

Seconded by: Thomas Anderson

Approved

Motion to amend PRS 2024-001 Section 4. This resolution shall be contingent and become effective immediately upon the adoption of PRS Resolution 2024-002 13 - 30

Moved by: Thomas Anderson

Seconded by: Jenny Smithwick Aley

Yes Charlene Tautfest, Kaitlin Vadla, Jenny Smithwick Aley, Thomas Anderson, and Dennis Murray

Approved 5-0

5.2 Resolution PZ 2024-002 - Granting Approval of a Conditional Use Permit for the Development of a Fire Station located at 273 Wilson Lane. 31 - 67

[PRS 2024-002 Packet Item.pdf](#) 

Chair Vadla opened the public hearing, asking for public comments. The following people spoke in opposition to Resolution 2024-002:

- **Jennifer Hester, 159 & 165 Hillcrest.**
Miss. Hester spoke in opposition.
- **Linda Lansing, 199 Hillcrest.**
Mrs. Lansing spoke in opposition.
- **Vince Simac, 157 Hillcrest.**
Mr. Simac spoke in opposition.

Chair Vadla closed the public hearing and asked for Commissioner comments and questions.

- **Chief Roy Browning** spoke in support and answered commissioner questions.
- **Chris Parker** spoke in support and answered

commissioner questions.

Commission Member Murray moved to adopt PRS 2024-002 31 - 67

Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Commissioner Murray moved to amend PRS 2024-002. "The applicant shall install lighting that is required to minimize glare to the surrounding residential properties 31 - 67

Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Approved

Commission Member Murray moved to postpone PRS 2024-002 to February 7, 2024 31 - 67


Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Approved

6. UNFINISHED BUSINESS

7. NEW BUSINESS


7.1 Resolution PZ 2024-003 - Recommending Approval of the Airport Subdivision 2023 Replat 68 - 85
[PRS 2024-003 Packet Item.pdf](#) 

Commissioner Member Murray moved to approve PRS 2024-003 68 - 85

Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Approved

7.2 Resolution PZ 2024-004 - Recommending Approval of Soldotna Creek The Pointe Addition 86 - 98
[PRS 2024-004 Packet Item.pdf](#) 

Commission Member Smithwick-Aley moved to approve PRS
2024-004

Moved by: Jenny Smithwick Aley

Seconded by: Dennis Murray

Approved

8. PUBLIC COMMENTS WITHOUT PRIOR NOTICE

9. INFORMATIONAL ITEMS

10. REPORTS

10.1 Mayor and Council Reports

10.2 City Manager Report

10.3 Director of ED&P / Associate Planner Report

10.4 Commission Comments

11. PENDING LEGISLATION

11.1 Resolution PZ 2023-025 - Recommending that Section 17.10.335 Landscaping be Amended to Provide Consistency with Standards in the Commercial Zoning District

NOTE: Postponed on December 6, 2023 for research and refinement of language. Tentatively scheduled to be addressed on March 6, 2024

12. ADJOURNMENT

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ 2024-004

RECOMMENDING APPROVAL OF SOLDOTNA CREEK THE POINTE ADDITION

WHEREAS, the attached plat for Soldotna Creek the Pointe Addition was referred to the City of Soldotna Planning and Zoning Commission, and received from McLane Consulting, LLC on December 5, 2023; and

WHEREAS, the Soldotna Planning and Zoning Commission find:

1. The plat reconfigures the property line between two lots;
2. The parent parcels are legally described as KN 0940080 Soldotna Junction Sub Addn No 18 Lot 2-A Blk 1 and KN 2010010 Soldotna Creek Park Subd Lot 1A;
3. The parent parcels are owned by David and Linda Hutchings, represented by the applicant, McLane Consulting Inc.;
4. The preliminary plat subdivides Lot 1A into Lot 1-B, which will be 0.930 acres in size, and Lot 2-A into Lot 2-B, which is 2.928 acres in size;
5. Both lots contain a principal structure;
6. The properties are zoned Commercial;
7. The surrounding zoning to the north and to the east is Commercial. The land to the south and west is zoned Parks & Recreational;
8. Municipal water and sewer are available to these properties;
9. Both lots have constructed access to the Sterling Highway. Lot 2-B also has access to Forty Seventh St;
10. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
11. An installation or subdivision agreement is not required;
12. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 24 notices to property owners within 300 feet, and within the subdivision, notifying them of the proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Soldotna Creek the Pointe Addition subject to the findings as stated above.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 3RD DAY OF JANUARY, 2024.

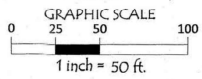


Kaitlin Vadla, Chair

ATTEST:


Jennifer Hester, Associate Planner

Yes: Murray, Smithwick-Aley, Taufest, Vadla
No: None
Absent: Anderson



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

AREA SUBJECT TO INUNDATION

PLAT REFERENCE: KN75-76, KN80-62, KN94-80 & KN2010-10

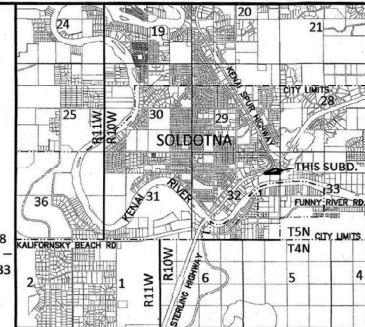
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
CL	22°28'49"	898.51'	340.77'	172.60'	N 38° 40' 54" E	336.58'

WASTEWATER DISPOSAL:

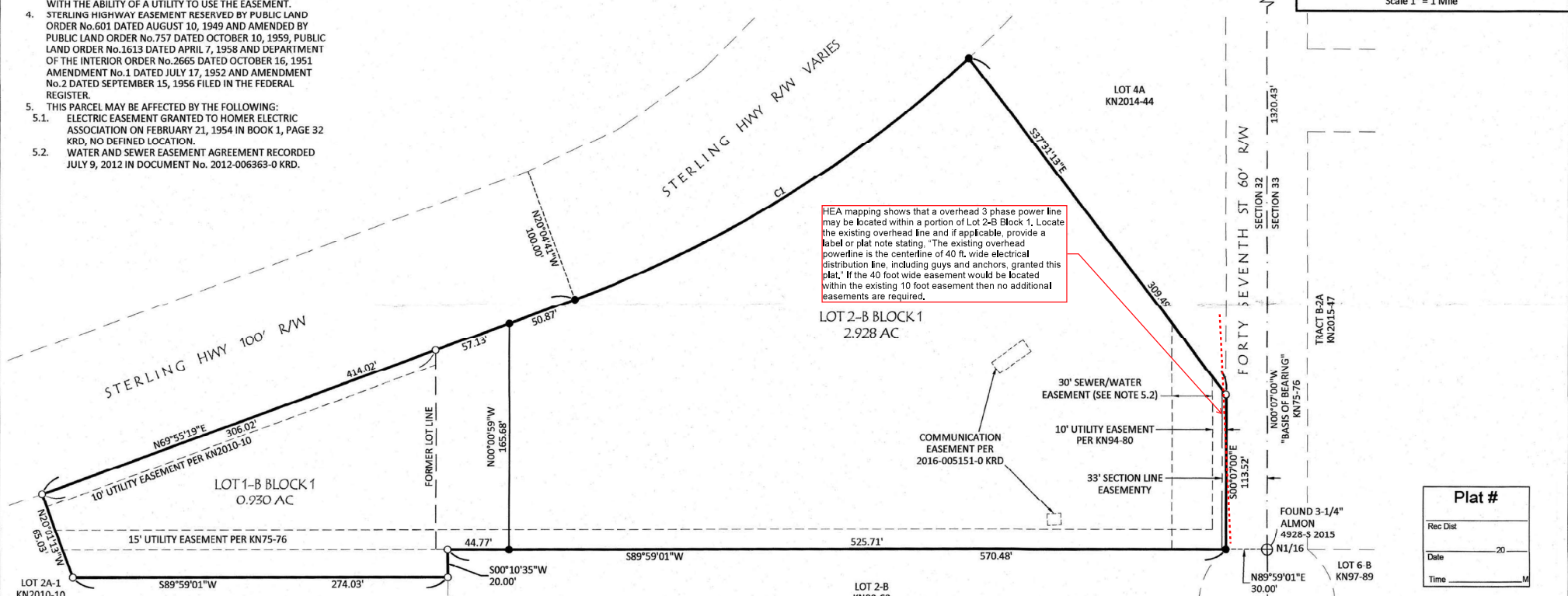
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTES

1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
2. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. STERLING HIGHWAY EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951 AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
5. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 5.1. ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON FEBRUARY 21, 1954 IN BOOK 1, PAGE 32 KRD, NO DEFINED LOCATION.
 - 5.2. WATER AND SEWER EASEMENT AGREEMENT RECORDED JULY 9, 2012 IN DOCUMENT No. 2012-006363-0 KRD.



VICINITY MAP
Scale 1" = 1 Mile



HEA mapping shows that an overhead 3 phase power line may be located within a portion of Lot 2-B Block 1. Locate the existing overhead line and if applicable, provide a label or plat note stating, "The existing overhead powerline is the centerline of 40 ft. wide electrical distribution line, including guys and anchors, granted this plat." If the 40 foot wide easement would be located within the existing 10 foot easement then no additional easements are required.

Plat #

Rec Dat	
Date	20__
Time	__M

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID L. HUTCHINGS
PO BOX 895, SOLDOTNA, AK 99669

LINDA F. HUTCHINGS
PO BOX 895, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID L. & LINDA F. HUTCHINGS
ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 20__

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

HEA REVIEWED - SEE COMMENTS
Scott Huff
Scott Huff 1/25/2024
Land Management Officer



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

AUTHORIZED OFFICIAL

SOLDOTNA CREEK THE POINTE ADDITION
 REPLAT OF LOT 1A SOLDOTNA CREEK PARK SUBDIVISION (KN2010-10) AND LOT 2-A BLOCK 1 SOLDOTNA JUNCTION SUBDIVISION ADDITION NO.16 (KN94-80)

DAVID L. HUTCHINGS
PO BOX 895
SOLDOTNA, AK 99669

LINDA F. HUTCHINGS
PO BOX 895
SOLDOTNA, AK 99669

3.858 AC. M/L SITUATED IN THE NE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SOLDOTNA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-2985 WWW.MCLANECOG.COM	KPB File No.	2023-xxx
		Project No.	232021

Scale 1" = 50'	Date : NOV 2023	FB: 22-02	Drawn by : JAH
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KPB 2024-007