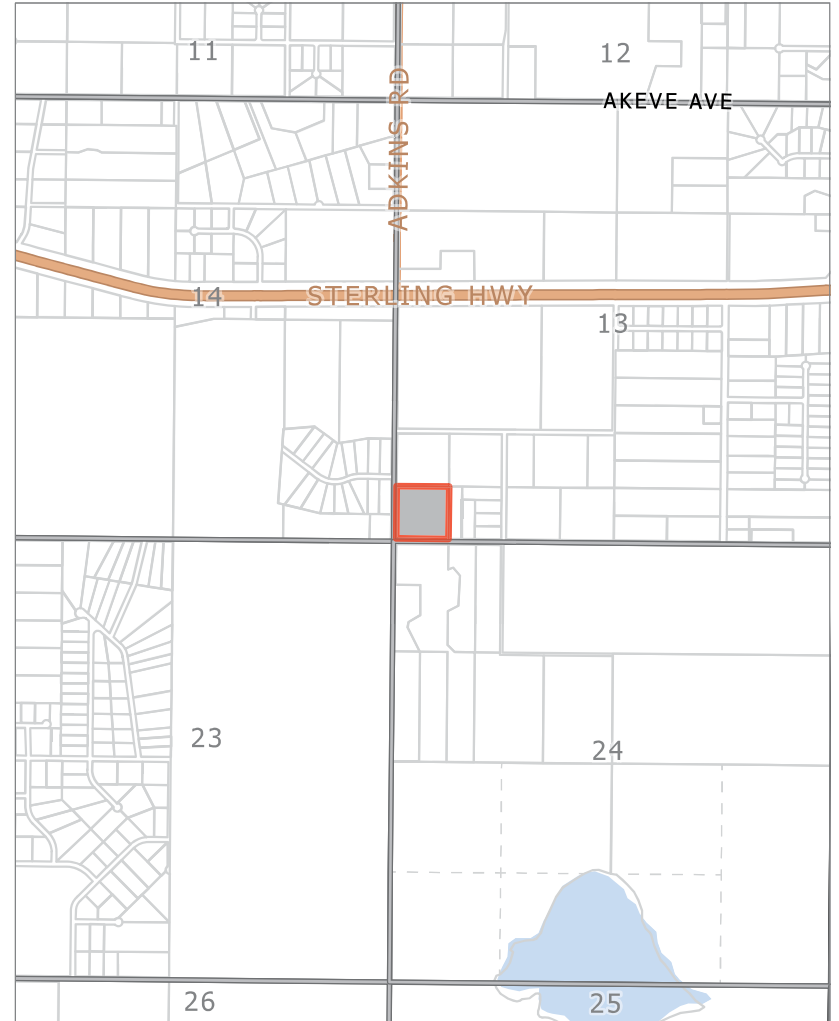


E. NEW BUSINESS

- 8. Galliher Subdivision #3; KPB File 2023-140
Johnson Surveying / Bundy
Location: Card Street & Lepus Avenue
Sterling Area**



KPB File 2023-140
T 05N R 8W SEC 13
Sterling

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Galliher Subdivision #3 Preliminary Plat

A subdivision of Tract 3 Galliher Subd., KR D 76-176.
Located in the SW 1/4 SW 1/4 Section 13, T5N R8W, SM, Sterling, Alaska.
Kenai Recording District Kenai Peninsula Borough File

Prepared for _____ Prepared by _____

Diane Bundy
Amanda Bundy
P.O. Box 883
Sterling, AK 99672

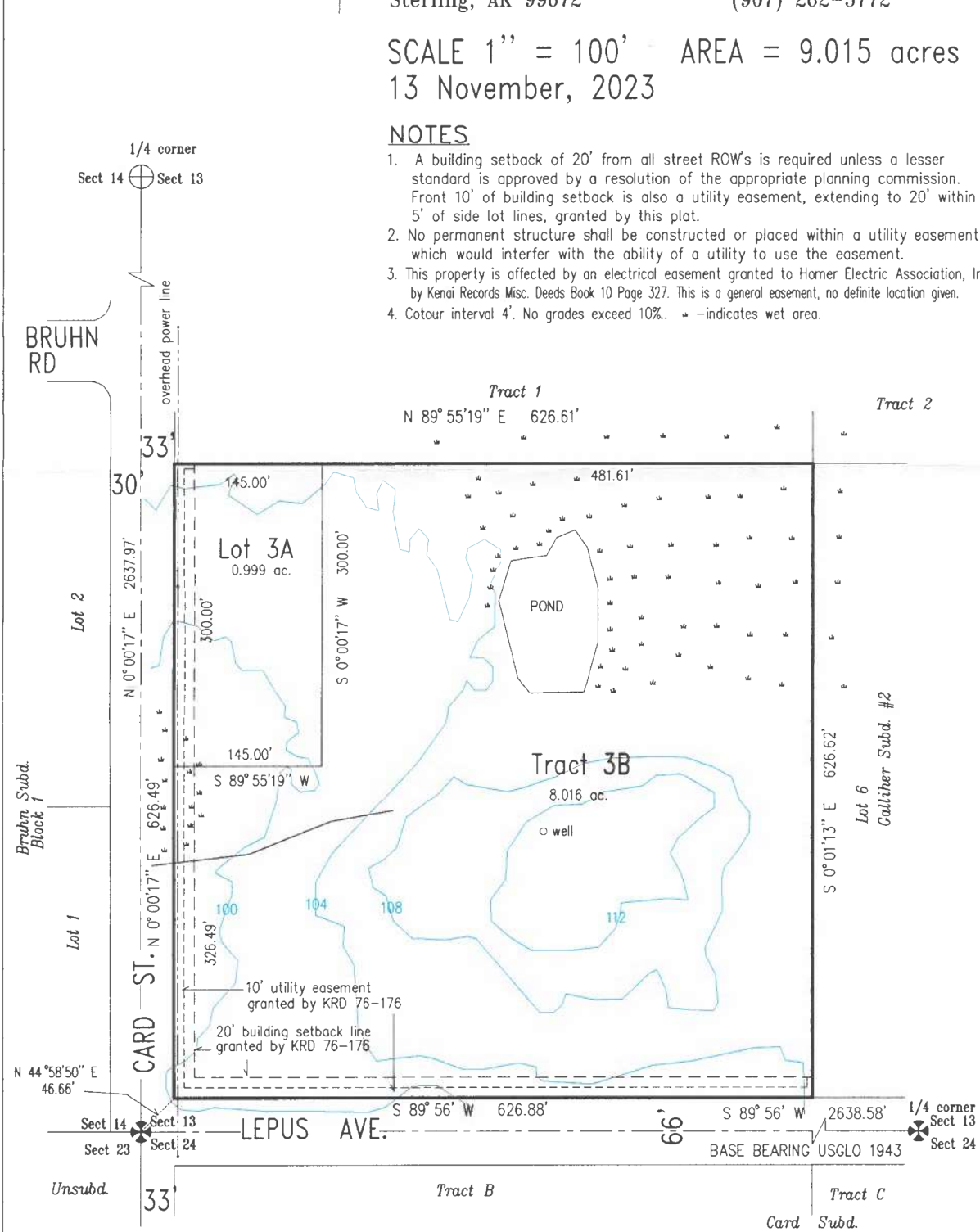
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 100' AREA = 9.015 acres
13 November, 2023

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, extending to 20' within 5' of side lot lines, granted by this plat.
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. This property is affected by an electrical easement granted to Homer Electric Association, Inc. by Kenai Records Misc. Deeds Book 10 Page 327. This is a general easement, no definite location given.
4. Contour interval 4'. No grades exceed 10%. * - indicates wet area.

VICINITY 1" = 1 mile MAP



AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
Galliher Subdivision #3**

KPB File No.	2023-140
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Diane and Amanda Bundy of Sterling Alaska
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Card Street in Sterling area

Parent Parcel No.:	065-161-03
Legal Description:	T5N R8W SEC 13 SM KN 0760176 GALLIHER SUB TRACT 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.015 acre parcel into one lot of 0.999 acres and one tract of 8.015 acres.

Location and Legal Access (existing and proposed): The plat is on the northeast corner of Lepus Avenue W and Card Street. Card street exits from the Sterling Highway at mile post 77. Both Card Street and Lepus Ave W at constructed and Borough maintained. They both follow along section easements also, but the roads have already been dedicated.

Tract 3B has a driveway already assessing the property to an existing house from Card Street. Lot 3A has an entrance to Card Street that crosses the lot going to the back f the property according to the aerial photos

The subdivision Is not proposing any new dedications with this platting proposal.

The block length is compliant with Card Street, Lepus Ave W and Frostland St completing the roads around the ¼ mile marks.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	

Site Investigation:

The plat is flat mostly with a slope to the west mostly. There is a high point on the property near the southeast quadrant. The well for the tract is located on the high point.

There are improvements located on the property that will remain on Tract 3B when the plat is complete.

There is a pond on the property that is located in wetlands identified on the plat. Per the KPB KWF Wetlands inventory assessment there are more wetlands to be shown on the property. **Staff recommends:** the ret of the wetlands be shown on the final and the contours be removed. A note should be added to 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.

There is not a mapped flood hazard or a flood zone in the area to affect the property.

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> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis Originally the property was and aliquot lot in the SW1/4 SW1/4 of Section 13, Township 5 North, Range 8 West, SM Alaska. The first division was Galliher Subdivision KRD 76-176 which created four 10 acre tracts, which Tract 3 is being subdivided with the current platting.

The division of Lot 3A requires a soils report to be completed and an engineer will sign the final plat.

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 The property is affected by a blanket type easement to Homer Electric Association as listed in the certificate to plat in Misc. Deed Bk 10 Pg. 327. The easement is listed in a plat note appropriately as it cannot be shown.

A 10' utility easement granted from the parent plat Galliher Subdivision KRD 76-176 along the right-of-ways is shown correctly. The plat has added to the utility easement extending it to 20' within 5' of side lot line, granted by this plat. The 5' portion needs to be shown at the joint line between the lot and tract.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	
-----	--

ENSTAR	NO comment or recommendation
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 37020 CARD ST</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: BRUHN RD, CARD ST, LEPUS AVE W</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: 37020 CARD ST WILL REMAIN WITH TRACT 3B. LEPUS AVE ON PLAT NEEDS W ADDED.</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.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add KPB No 2023-140 to title block
Add a legend to the drawing

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.

- 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 ROW width to Bruhn Rd to the west.
 Adjust text size for the ROW numbers – scale down.
 Lepus Ave needs W added to end.
- 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:
 Map has roads labeled incorrectly: Card Street, Adkins Road, Three Johns Street, Lepus Ave W.
- 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: All adjacent properties need plat labels added.

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 appropriate certificates and statements per 20.60.190

20.60.200. Survey and monumentation.

Staff recommendation: comply with 20.60.200

Detail the labeling of the cap on the section corners.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND

- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

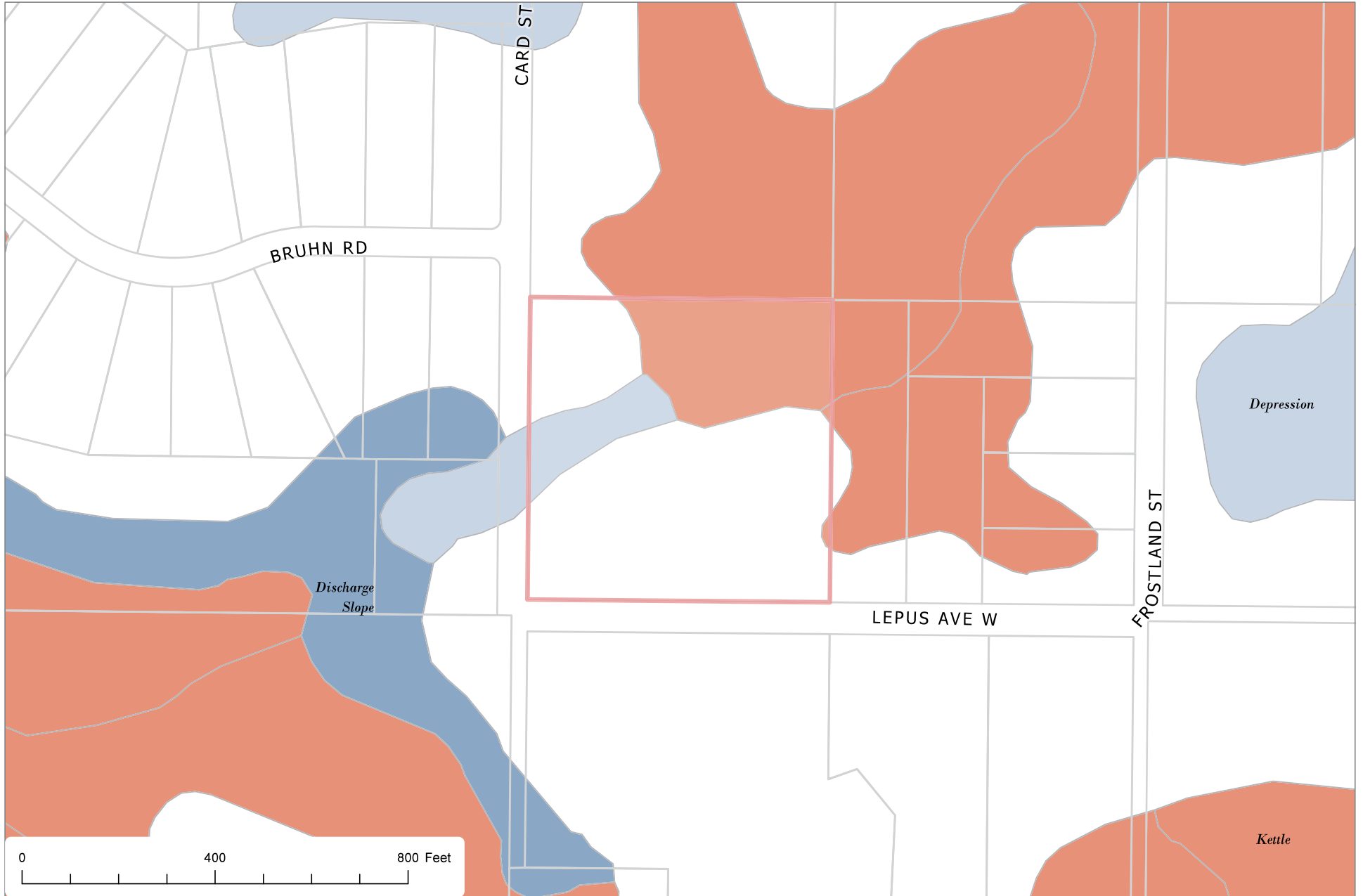
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

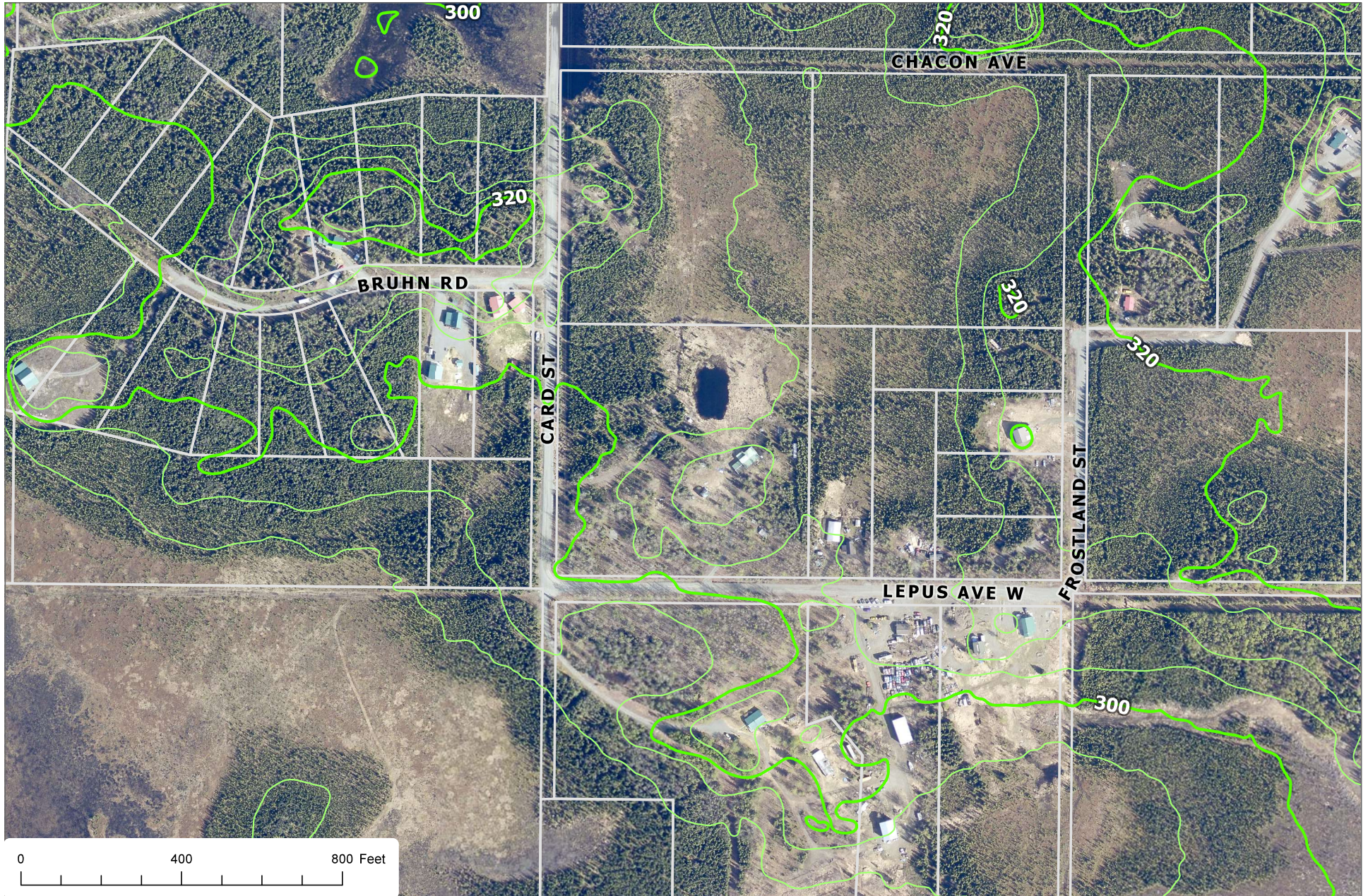
END OF STAFF REPORT



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UNSUBDIVIDED

S 1/16, NOT SET

EAST 1320* CHACON AVENUE

SW 1/16, NOT SET

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME FOR PUBLIC USE. DATE 12-10-76 E. J. GALLIHER BOX 712 SEWARD, ALASKA

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF Dec 1976. Notary Public for AK My Commission Expires

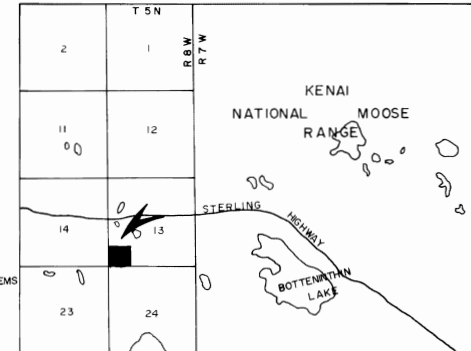
SURVEYORS CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS BASED UPON THE MOST RECENT PLATS OF THE PROPERTIES SHOWN, AND THAT NO FIELD SURVEY WAS PERFORMED. DATE SURVEYOR

PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS DAY OF FEB 1976. DATE BOROUGH MAYOR

VICINITY MAP



- NOTES: 1. NO SURVEY WAS MADE NOR WERE ANY STAKES OR MON. SET. 2. A 20' SETBACK LINE EXISTS ALONG ALL ROAD RIGHTS OF WAY. 3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS.

DATE: FEB. 1976 SCALE: 1" = 100' DESIGNED BY: J.A. CHECKED BY: S.W. DRAWN BY: S.W.



GALLIHER SUBDIVISION AN ALIQUOT PARTS SUBDIVISION SITUATED WITHIN THE SW 1/4 SW 1/4, S 13, T 5 N, R 7 W, S 4 CONTAINING 40+ ACRES

ABILITY SURVEYS JERRY ANDERSON, L.S. BOX 1263, HOMER, ALASKA

TRACT 1 10 AC. * (INCLUDING ROADS)

TRACT 2 10 AC. * (INCLUDING ROADS)

TRACT 3 10 AC. * (INCLUDING ROADS)

TRACT 4 10 AC. * (INCLUDING ROADS)

NW 1/4 SW 1/4 SW 1/4

NE 1/4 SW 1/4 SW 1/4

SW 1/4 SW 1/4 SW 1/4

SE 1/4 SW 1/4 SW 1/4

UNSUBDIVIDED

KAREN LANE

NORTH

1320*

FROSTLAND STREET

NORTH

UNSUBDIVIDED

EAST 1320* LEPUS STREET

UNSUBDIVIDED

W 1/16, NOT SET

SEC. COR., NOT FND.