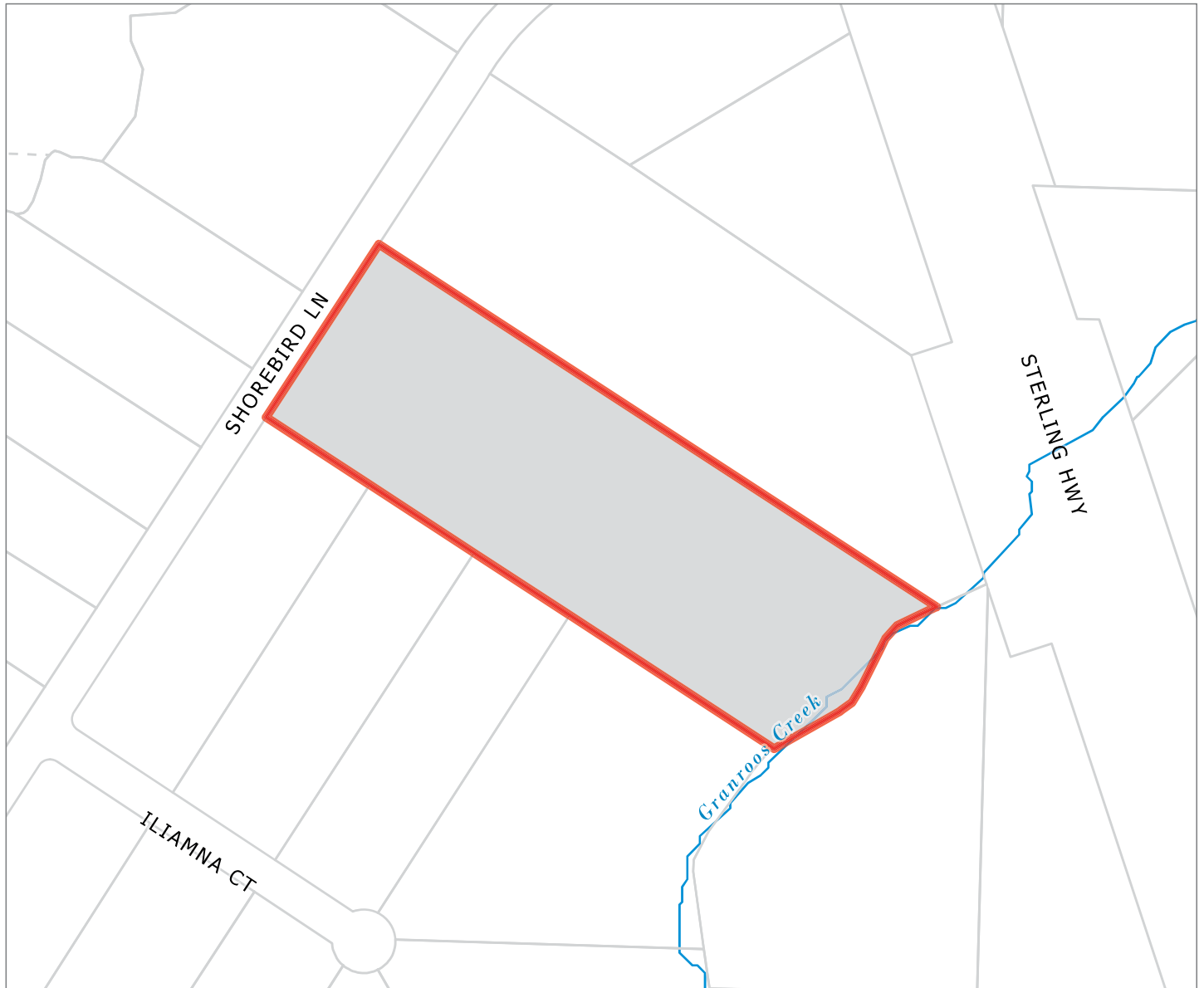


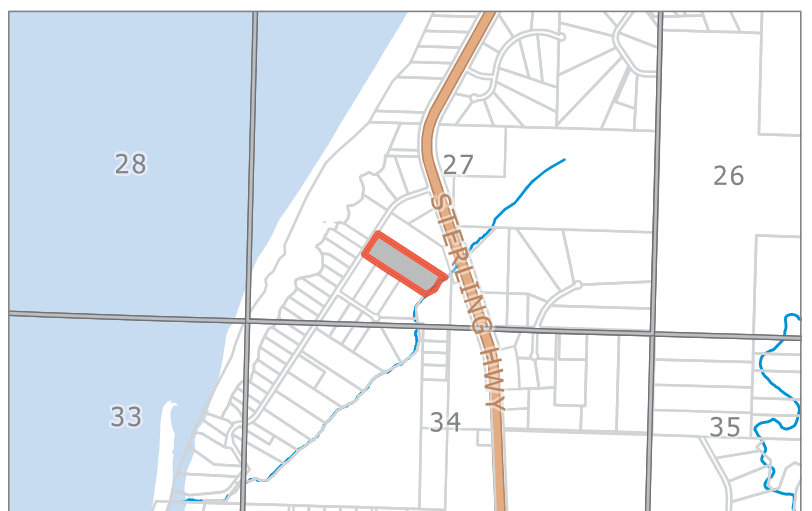
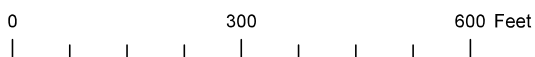
## **E. NEW BUSINESS**

- 4. Anchor View Estates-Stalcup Addition  
KPB File 2024-074  
Fineline Surveys, Inc. / Stalcup  
Location: Shorebird Lane  
Anchor Point Area / Anchor Point APC**



KPB File 2024-074  
T 04S R 15W SEC 27  
Anchor Point

7/12/2024





Aerial View



The information depicted herein 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. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. THE ACREAGE REPORTED ON THIS PLAT REFERS TO THAT REPORTED ON THE ORIGINAL SUBDIVISION PLAT. LOCATION OF THE CENTER OF GRANROSS CREEK AS SHOWN ON PLAT IS APPROXIMATE, ACCORDING TO ORIGINAL PLAT.
4. THE FOLLOWING BLANKET EASEMENTS HAVE BEEN GRANTED TO HOMER ELECTRIC ASSOCIATION (BK. 17, PG. 14 6/30/1959).
5. THERE ARE RESTRICTIVE COVENANTS THAT AFFECT THIS SUBDIVISION. (BK 87, PGS 332)
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170
7. 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.

**CERTIFICATE OF OWNERSHIP:**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

SHAWN STALCUP  
PO BOX 115  
ANCHOR POINT, AK 99556

**NOTARY'S ACKNOWLEDGEMENT:**

FOR: SHAWN STALCUP

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ 20 \_\_\_\_  
DAY OF \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLAT APPROVAL:**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, / /2024

KENAI PENINSULA BOROUGH

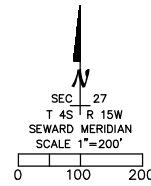
BY: \_\_\_\_\_

AUTHORIZED OFFICIAL: \_\_\_\_\_

**WASTEWATER DISPOSAL:**

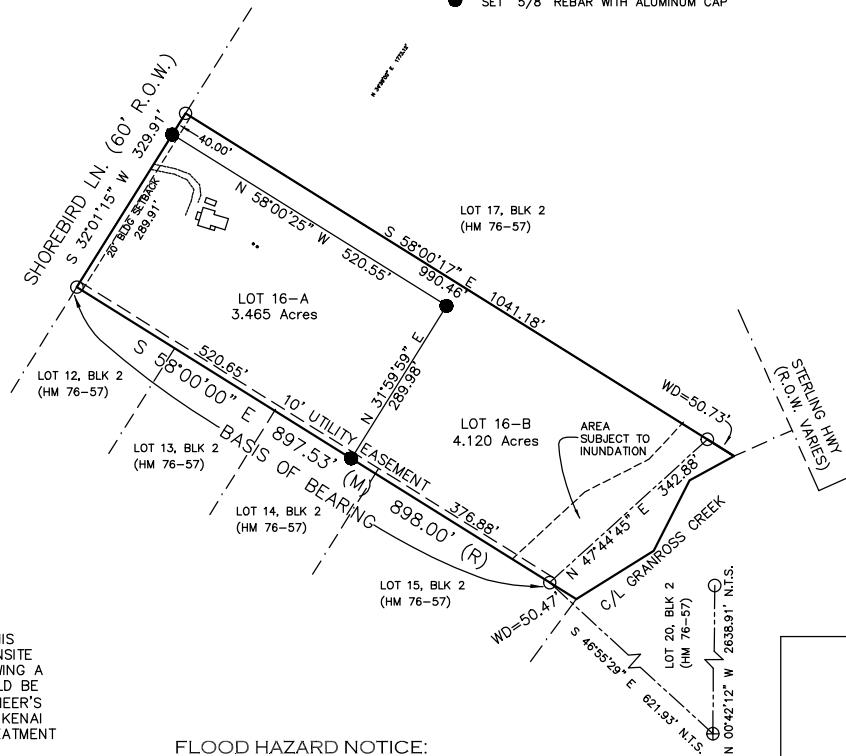
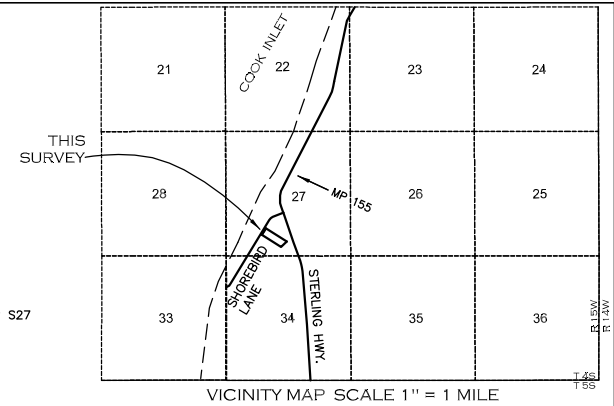
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE # DATE



**LEGEND:**

- FOUND 5/8" REBAR
- BRASS CAP MONUMENT 268 1962 C1/4 CORNER S27
- ⊕ GLO MONUMENT 1918 S1/4 CORNER S27
- SET 5/8" REBAR WITH ALUMINUM CAP



**FLOOD HAZARD NOTICE:**

SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DAQT AREA AS A FLOOD HAZARD AREA DISTRICTS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.

**CERTIFICATE OF OWNERSHIP:**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

JOSHUA STALCUP  
PO BOX 115  
ANCHOR POINT, AK 99556

**NOTARY'S ACKNOWLEDGEMENT:**

FOR: JOSHUA STALCUP

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ 20 \_\_\_\_  
DAY OF \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANCHOR VIEW ESTATES - STALCUP ADDITION,  
K.P.B. FILE # 2024-  
A SUBDIVISION OF LOT 16, BLOCK 2,  
ANCHOR VIEW ESTATES, SECTION 27, TOWNSHIP 4 SOUTH, RANGE 15 WEST,  
SEWARD MERIDIAN (HM 76-57),  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27  
KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.  
containing 7.585 acres.  
OWNERS: SHAWN STALCUP AND JOSHUA STALCUP  
P.O. BOX 115 ANCHOR POINT, AK 99556

FINELINE SURVEYS  
P.O. Box 774  
ANCHOR POINT, ALASKA 99556  
DMITRI D. KIMBRELL, RLS (807) 360 6382

SCALE: 1"=200' DATE: 6/17/2024

**KPB 2024-074**

**ITEM #4 - PRELIMINARY PLAT  
ANCHOR VIEW ESTATES – STALCUP ADDITION**

<b>KPB File No.</b>	2024-074
<b>Plat Committee Meeting:</b>	August 12, 2024
<b>Applicant / Owner:</b>	Shawn & Joshua Stalcup / Anchor Point, AK
<b>Surveyor:</b>	Dmitri Kimbrell / Fine Line Surveys
<b>General Location:</b>	Shorebird Lane, Anchor Point / Anchor Point APC

<b>Parent Parcel No.:</b>	165-450-40
<b>Legal Description:</b>	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 16 BLK 2
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.190

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 7.585 acre parcel into two lots ranging in size from 3.465 acres to 4.120 acres.

**Location and Legal Access (existing and proposed):**

Legal access to the subdivision is on Shorebird Ln, which both lots front. Shorebird Ln is a Borough maintained 60 foot wide dedicated road that exits off of Sterling Highway at approximately mile 155.3.

The plat is not completing a dedication or vacation as it is only dividing one lot into two.

The plat is not affected by a section line easement or a patent easement.

Block length is compliant with Sterling Highway, Shorebird Ln and Iliamna Ct breaking the length to a manageable distance between intersections.

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

**Site Investigation:**

There are several structures located on the property. This platting action will put the structures onto proposed Lot 16-A. Lot 16-B has the flag lot portion at 40' wide, trying to maintain distance from the structure on Lot 16-A according to the surveyor for future addition to the house. An exception to KPB 20.30.190 has been requested.

**Staff recommends** the surveyor add the following plat notes: 'No structures are permitted within the panhandle portion of the flag lot.'; 'A flag lot with the access portion less than 60 feet wide may be subject to possible limitations on further subdivision based on access issues, development trends in the area, or topography.'

There are steep areas located in the back of the plat that are not shown. Steep areas over 20% should be added to the final.

There is an area of inundation indicated on the plat that should be verified. This line is also identified as the edge of riverine wetlands according to the KWF Wetlands Assessment. **Staff recommends** the wetlands designation be added to the final plat submittal

The River Center review has identified the plat to be in a FEMA flood hazard area of Zone X with no depiction needed, but the required plat notes from 20.30.280.D should be added including the FEMA map panel listed. The plat is not in a habitat protection district.

<p>KPB River Center review</p>	<p>See attachments</p> <p>A. Floodplain            Reviewer: Hindman, Julie            Floodplain Status: IS in flood hazard area            Comments: The property falls within a mapped X Zone. This zone is non-regulatory and has been determined to have minimal flood risk. As it is mapped, the required flood hazard notes should be present on the plat with reference to the map panel. No depictions are required.</p> <p>Flood Zone: X (shaded)            Map Panel: 02122C-1890E            In Floodway: False            Floodway Panel:</p> <p>B. Habitat Protection            Reviewer: Aldridge, Morgan            Habitat Protection District Status: Is NOT within HPD            Comments: waterbody near parcel is not a KPB regulated anadromous stream</p>
<p>State of Alaska Fish and Game</p>	

**Staff Analysis**

Anchor View Estates HM76-57 was the first division of the property for this area. Lot 16 block 2 is now being resubdivided with this platting action into two new lots.

A soils report will be required 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 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Anchor Point Advisory Planning Commission minutes for the August 8, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

**Utility Easements**

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process, comments received are of no comment or no objection so far. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Plat note #7 is duplicating the note within plat note #2, either remove note #7 or that portion of #2.

**Utility provider review:**

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

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: 32840 SHOREBIRD LN</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: SHOREBIRD LN</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: 32840 SHOREBIRD LN WILL REMAIN WITH LOT 16A</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:</p> <p>There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

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

Adjust KPB file # to 2024-074.  
 Add the date of August 12 to the Plat Approval  
 To the north of the plat there is some small text that can be removed.  
 Add and label the lots across the road from the plat.  
 Add Block 2 to the lot labels of this plat.

**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.

**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.

*Plating 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.

20.60.070. Plat specifications. The final subdivision plat shall be clearly and legibly drawn to a scale of 1 inch equal to 10, 20, 30, 40, 50, 60, 150 feet or a multiple of 100 feet. The drawing shall be plotted on good quality polyester film at least 3 mm in thickness. All lines, letters, figures, certifications, acknowledgements and signatures shall be clear, legible, and in black ink. The minimum text size should be 10-point (0.1”) font or the equivalent. Where necessary, 8 point (0.08”) capitalized font or the equivalent can be used to label features. The plat shall be so made, and shall be in such condition when filed, that legible prints and negatives can be made therefrom. Colors, grayscale or shading is not acceptable as it does not show when the drawing is reproduced. Sheets shall be one of these sizes: 11" x 17"; 18" x 24"; and 24" or 30" x 36". When more than one sheet is required, an index map shall be provided on the first sheet showing the entire subdivision and indicating the portion contained on each sheet. Each sheet shall show the total number (e.g., sheet 1 of 3). When more than one sheet is submitted, all sheets shall be the same size. Indelible ink or sealant shall be used to insure permanency.

**Staff recommendation:** comply with 20.60.070.

Check scale of drawing, when putting a scale to it, it is short of a 200 scale measurement.

**EXCEPTIONS REQUESTED:**

**A. KPB 20.30.190 Lot - Dimensions**

Surveyor’s Discussion:

There is an existing house on the property, and the 60’ requirement (plus 20’ setback) would make things tight for planned improvements on the existing structure.

**Findings:**

1. The property owner is planning on adding a garage along the north side of the house.
2. The owner wishes to make improvements to the property that will create more housing.
3. There is a constructed right-of-way on the west side of the property and Granross Creek on the east side. This, in addition to the depth of the property, will naturally limit future subdivision actions and limit the effects of the exception.

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

**Findings:**

4. Room is available to have the flag lot as shown and the house situated away from the lot line.
5. No property will be denied access with the granting of this exception.
6. This division is creating one that is dividing the parent lot in 45 / 55 split.



7. To create a split into two lots, the flag portion is needed to be more than 150'.

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 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 1 & 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 2,4 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 3 & 5 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**

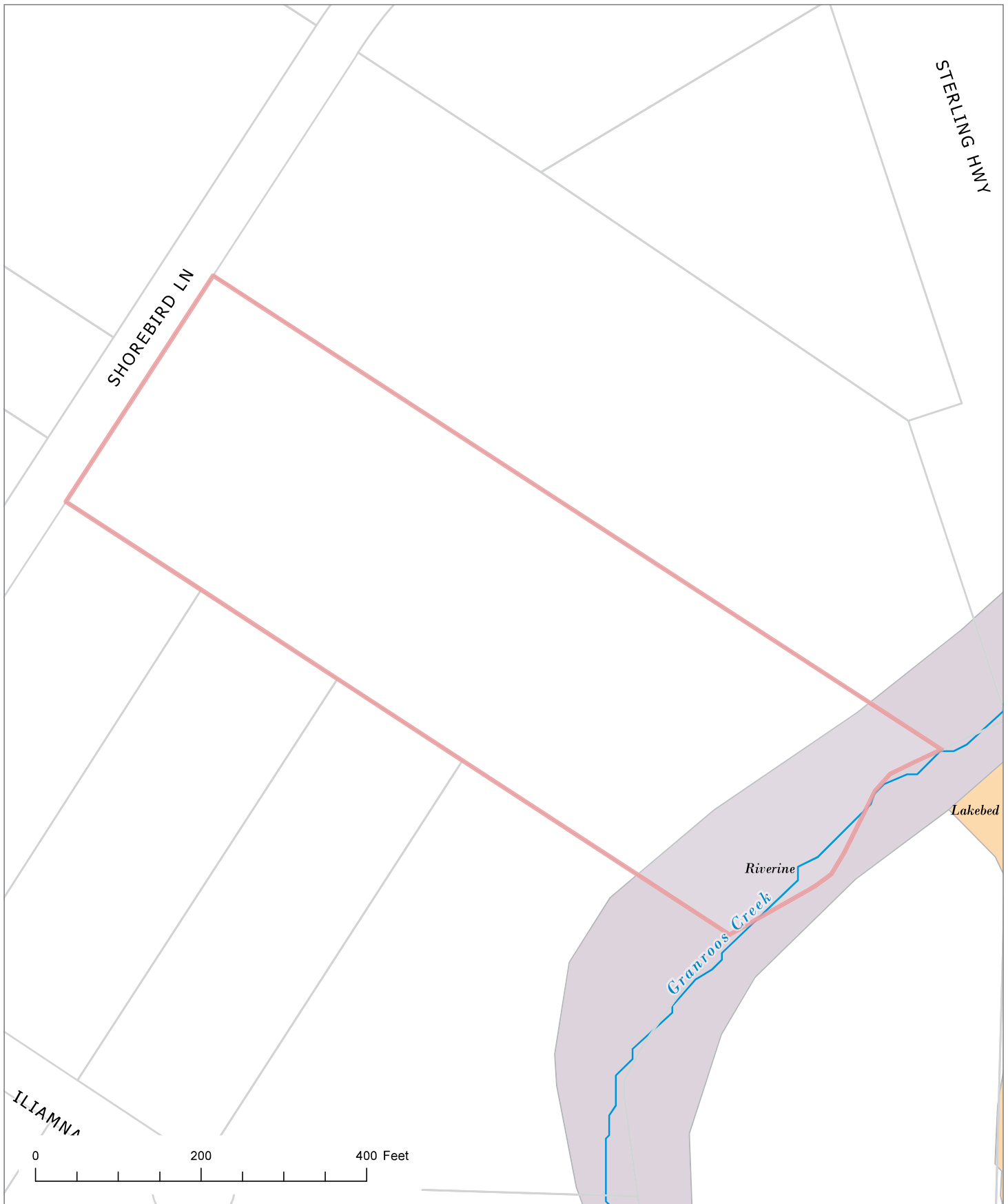
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Aerial View



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.



KPB Parcel ID(s):

**16545040**

Selected Parcel Boundary or Boundaries



Tax Parcels



Regulatory Floodplain

Floodplain



D

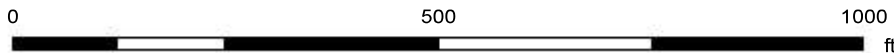


X

**Community Flood Insurance Rate Map (FIRM) Panel(s):**

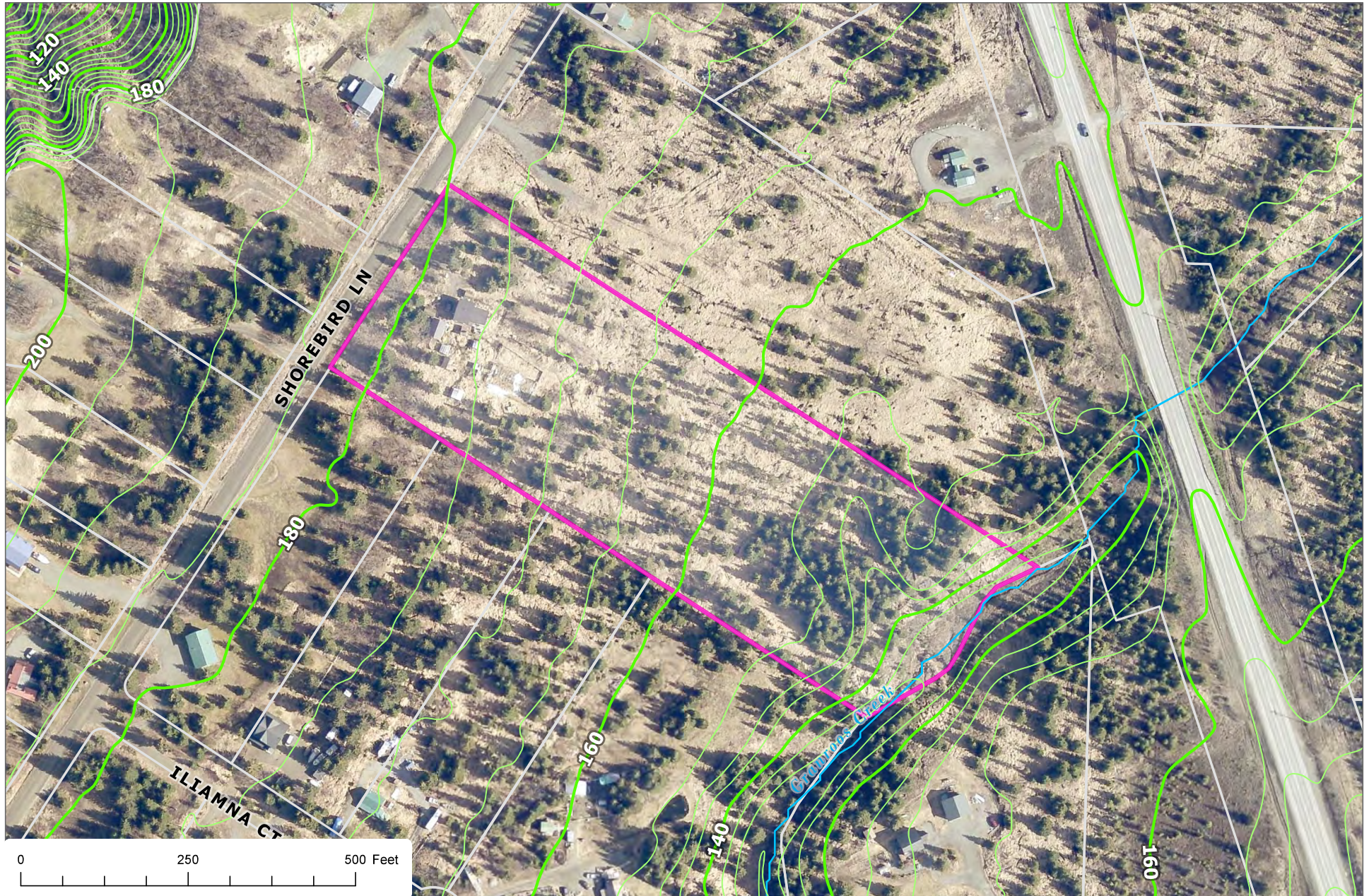
DFIRM\_02122C1890E

*For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.*





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.



- 1/4\" CONCRETE ROW MARK
- 1/4\" 10\" REBAR
- ▲ WIRELESS COG AT 51'

CLARE DATA

LOT	AREA	1/4000	1/40000	1/400000
1	347.0744'	100.00	80.45	172.88
2	277.8737'	80.00	60.35	135.00
3	107.1647'	30.74	22.51	46.94

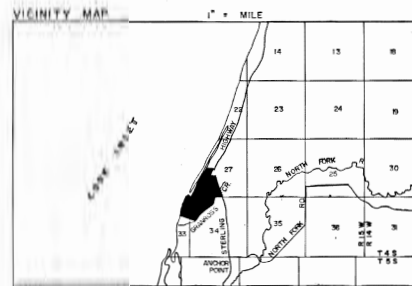
- NOTES
- 1/4\" 10\" REBAR 8\" AT ALL LOT CORNERS
  - A 1/4\" 10\" REBAR 10\" LONG ALONG ALL ROAD ROW
  - ALL WATERWAY CHANNELS SHOWN SHALL COMPLY WITH APPLICABLE LAWS
  - BOUNDARIES IN THIS SUBDIVISION WERE DETERMINED BY THE 1/4\" 10\" REBAR IN POSITION 25.0' AND WERE CORRECT TO THE SURVEY TECHNIQUE PREVALENT AT THE TIME
  - ALL LOT CORNERS SHALL BE MARKED TO THE BOUNDARY LINE ON THE WEST, AND TO THE E OF BOUNDARY CORNER ON THE EAST
  - THERE IS A UTILITY EASEMENT ON EITHER SIDE OF EXISTING ROADS
  - THIS SUBDIVISION WAS APPROVED BY THE ANCHORAGE BOARD OF SUPERVISORS FOR THE CITY OF ANCHORAGE
  - ALL BLOCK BOUNDS ARE 1/4\" RADIUS

**CERTIFICATE OF OWNERSHIP**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND REQUEST APPROVAL OF THIS PLAT SHOWING THE EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED BY US FOR PUBLIC USE.  
 Signed: *James V. Carroll, Vice President*  
 XOLONA PARK, INC.  
 254 FAIRBANKS DRIVE  
 ANCHORAGE, ALASKA

**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBER AND WITNESSES TO BEFORE ME THIS 7<sup>th</sup> DAY OF July, 1976  
 Signed: *Jerry Anderson*  
 NOTARY PUBLIC FOR ALASKA  
 My Commission Expires 5-28-78

**SURVEYOR'S CERTIFICATE**  
 I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT BOUNDARIES AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.  
 Signed: *Jerry Anderson*  
 DATE: 7/7/76  
 JERRY ANDERSON, 3686-S

**PLAT APPROVAL**  
 PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 7<sup>th</sup> DAY OF JULY, 1976.  
 Signed: *Donald E. Helman*  
 BOROUGH MAYOR



DATE:	MAY, 1976
PLAT NO.:	9 S 12
SCALE:	1" = 200'
DESIGNED BY:	J.W.
CHECKED BY:	G.W.
DRAWN BY:	S.W.



76-57  
 RECORDED, FILED &  
 INDEXED MAY 12 1976  
 BY *J.W.*  
 18 S 12  
 BY *K.F.B.*  
 dsl dsl

**ANCHOR VIEW ESTATES SUBDIVISION**  
 SITUATED IN SEC. 27, 33 & 34, T. 4 S., R. 15 W., S. 4, ALASKA  
 AND A PORTION OF SEC. 48  
 CONTAINING 2,007.8 ACRES  
 ABILITY SURVEYS  
 JERRY ANDERSON, 18 BOX 1082, HOMER, ALASKA, 99603