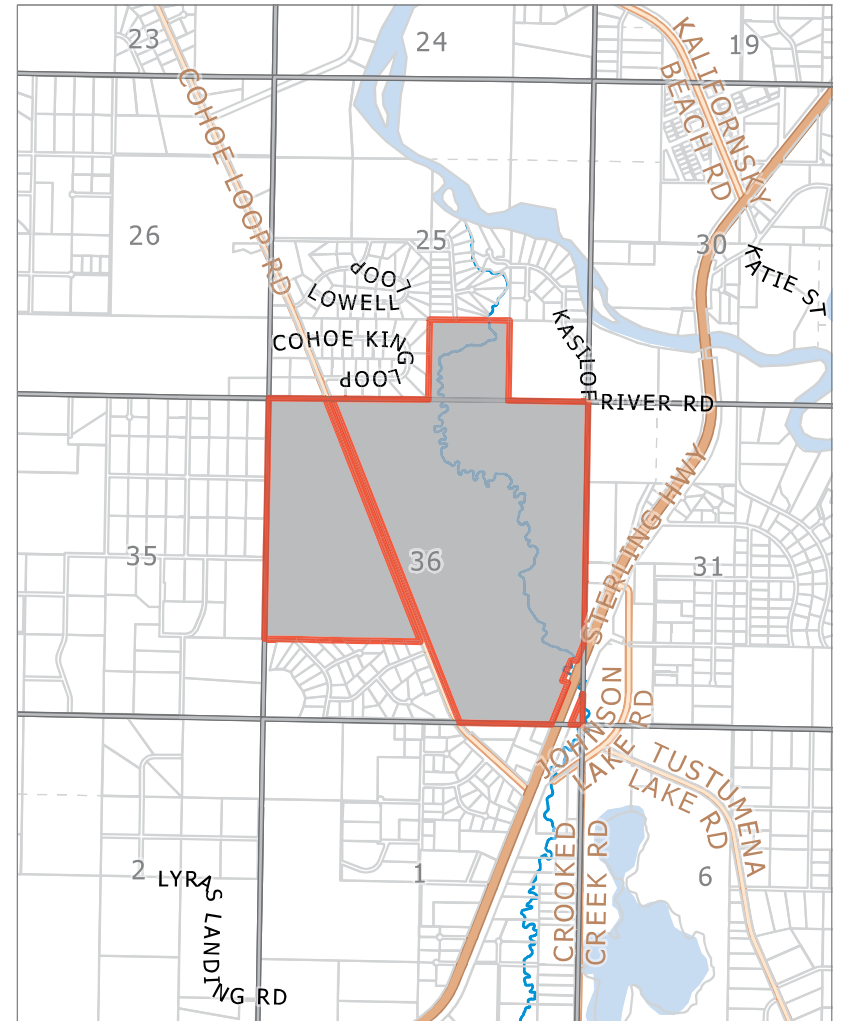
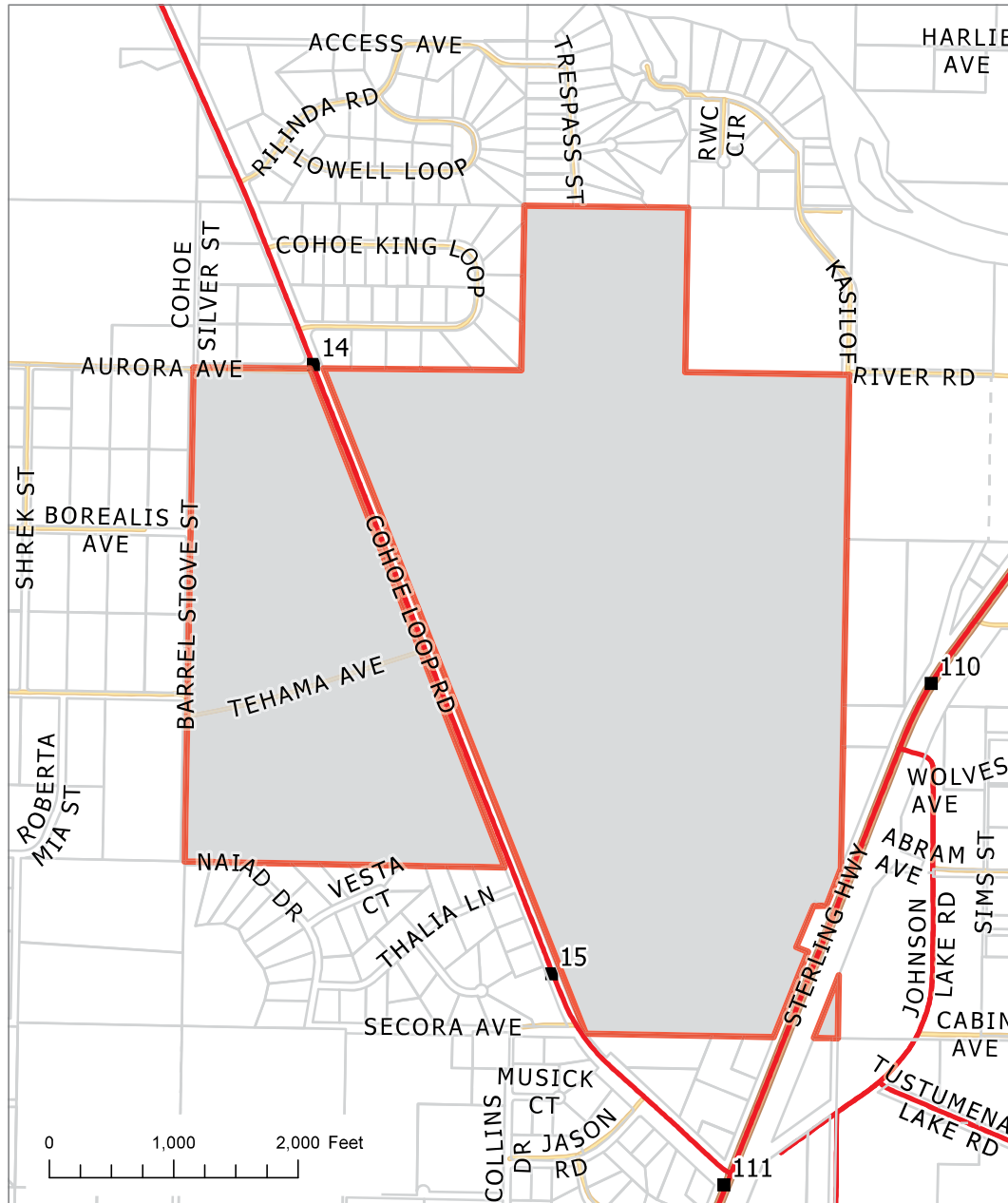


E. NEW BUSINESS

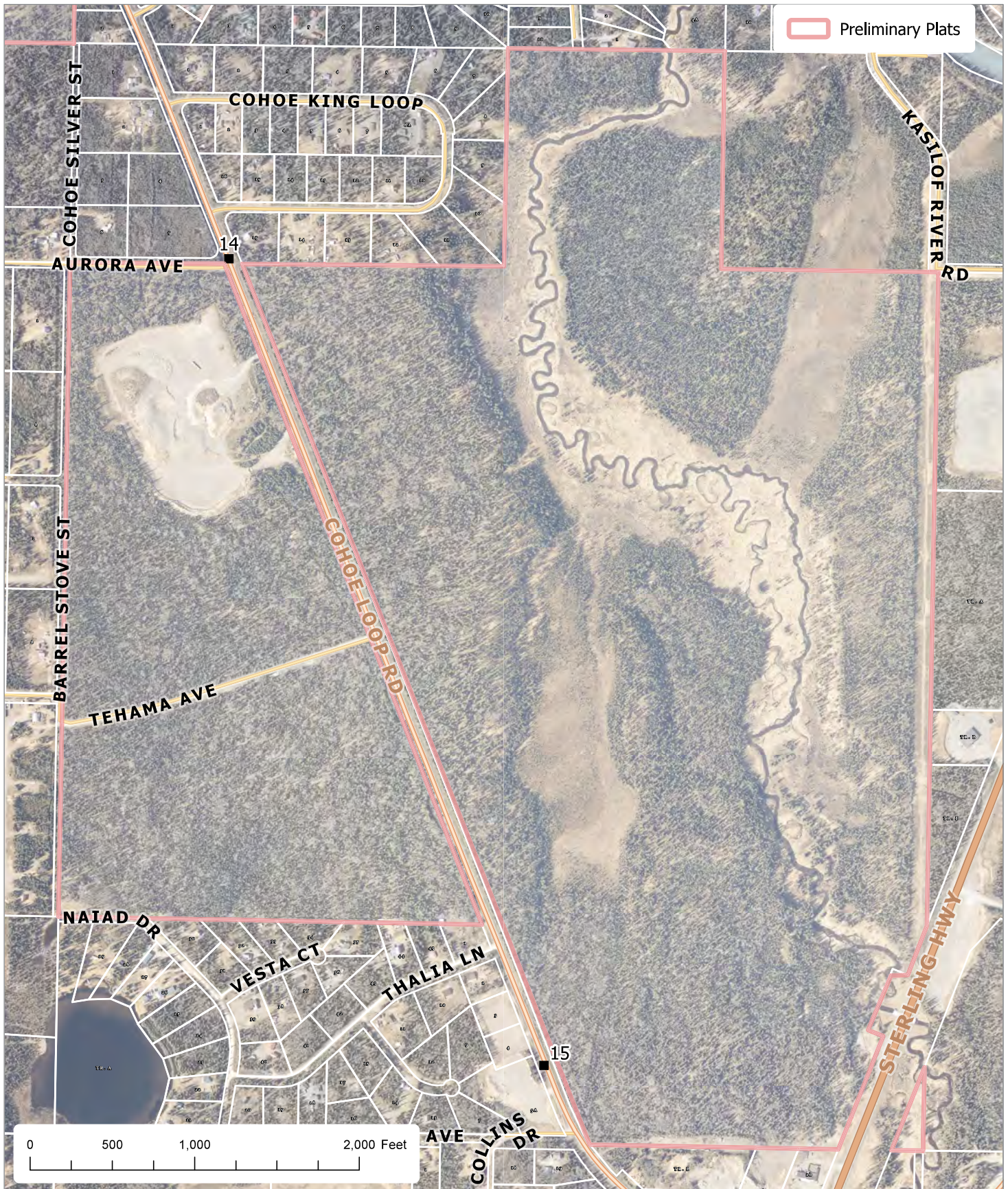
- 4. ASLS No. 2021-25 Tip Levarg Subdivision; KPB File 2022-072
McLane Consulting Group / State of Alaska DNR
Location: Cohoe Loop Rd., Barrel Stove St., Aurora Ave.,
Tehama Ave. & Sterling Hwy.
Cohoe Area**



KPB File # 2022-072
S36 T03N R12W
Cohoe



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.

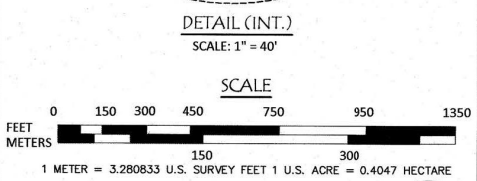
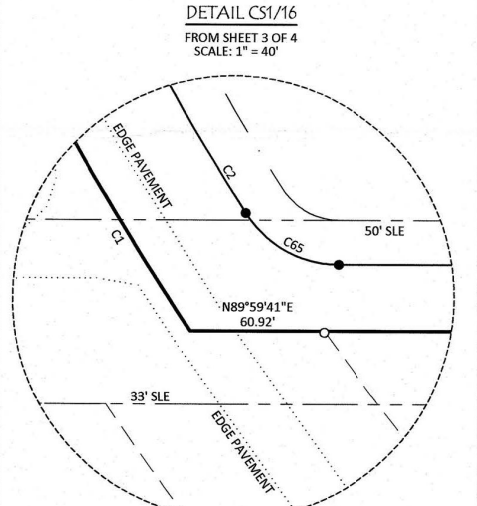
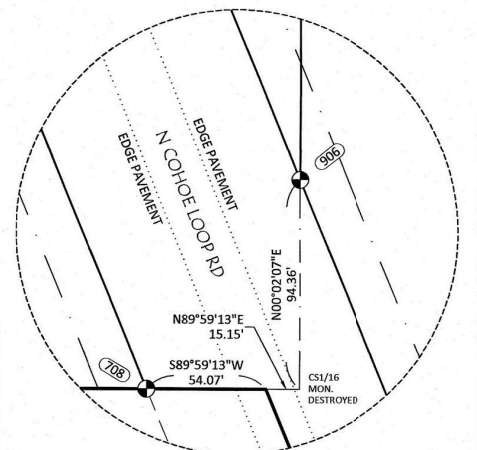
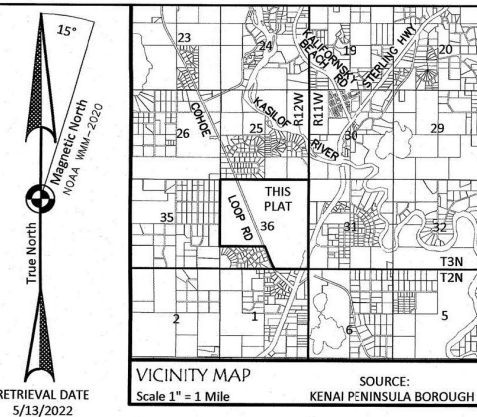
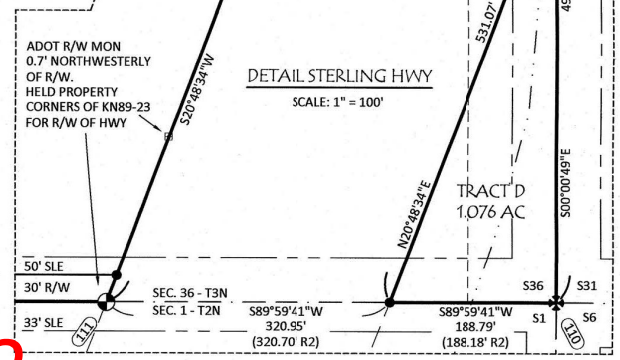


LEGEND			
	FOUND GLO/BLM MONUMENT		(R1) RECORD PER PLAT KN90-32
	FOUND PRIMARY MONUMENT AS DESCRIBED		(R2) RECORD PER PLAT KN2021-2
	SET PRIMARY MONUMENT: SEE TYPICAL ON SHEET 4		(R3) RECORD PER PLAT KN86-205
	FOUND SECONDARY MONUMENT AS DESCRIBED		(R4) RECORD PER PLAT KN78-103
	SET SECONDARY MONUMENT 5/8\"x30\" REBAR W/ 1-1/2\" ALCPAC 85032-S		(R5) RECORD PER PLAT KN85-139
	ADOT 6x6 R/W MONUMENT		(R6) RECORD PER PLAT KN89-23
			SLE SECTION LINE EASEMENT PER AS19.10.010
			CONTOUR INTERVAL = 4'



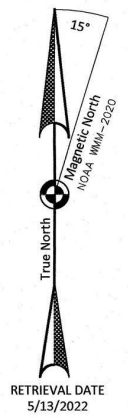
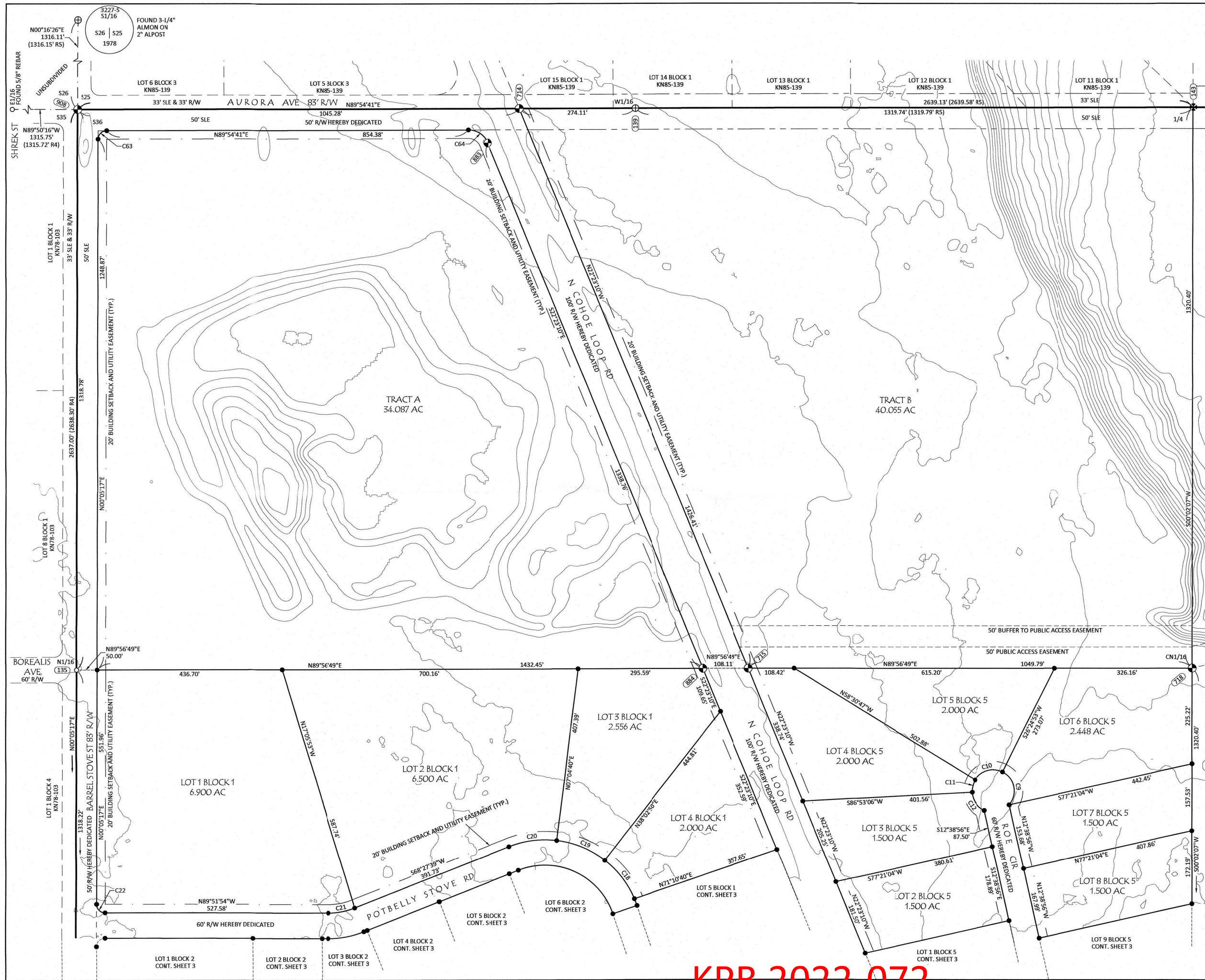
- NOTES:
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 852, AND SSI ASLS No. 2021-25.
 - THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000 AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - THE BASIS OF BEARINGS: (50°00'00\"W KN90-32) FOR THIS PLAT IS BETWEEN THE FOUND 1/4 AND 3/4 CORNERS ON THE EAST PROPERTY BOUNDARY AND COMMON TO S36-T3N-R12W-SM AND S31-T3N-R11W-SM, ALASKA AS SHOWN HEREON.
 - THE COORDINATES USED ARE BASED ON AVERAGE NGS OPUS SOLUTIONS AND ARE CONstrained TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS STATIONS \"ACS1\", \"AC309\" & \"MCE5\".
 - WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 - BUILDING SETBACK- A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE 20 FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT.
 - NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 - 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.
 - PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
 - ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50.00 FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
 - THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - ADL 209352; A 60 FOOT PUBLIC ACCESS EASEMENT OVERLAYING TEHAMA AVENUE AND DEDICATED PER THIS PLAT.
 - ADL 228162; A 35 FOOT PIPELINE EASEMENT FOR KENAI KACHEMAK PIPELINE SHOWN ON RECORD OF SURVEY KN2007-17
 - ADL 34494; A 100 FOOT UTILITY EASEMENT TO HOMER ELECTRIC ASSOCIATION SHOWN PER DOCUMENT No. 2019-000154-0 KENAI RECORDING DISTRICT.

BASIS OF COORDINATES
NAD83(2011)(EPOCH2010-0000)
TIP #1
ADOT GPS No. 29 KN2016-35
NGS OPUS SOLUTION
ASP NAD83, ZONE 4
N: 2306.25571
E: 1410.64386
NAD83, GEOGRAPHIC
LAT: N 60°18'24.69670\"
LONG: W 151°16'01.32697\"

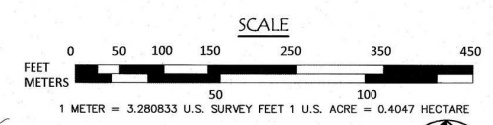


DATE OF SURVEY: BEGINNING 3/2022 ENDING 9/2022	SURVEYOR: 907-283-4118 McLANE CONSULTING INC. 38240 KENAI SPUR HWY SOLDOTNA, AK 99569 LICENSE # AEC0981
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY No. 2021-25 TIP LEVARG SUBDIVISION	
A SUBDIVISION OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING RHODES ESTATES AMENDED (KN86-205)	
CREATING LOTS 1-7 BLOCK 1, LOTS 1-13 BLOCK 2, LOTS 1-19 BLOCK 3, LOTS 1-17 BLOCK 4, LOTS 1-14 BLOCK 5 AND TRACTS A, B & C CONTAINING 544.704 ACRES MORE OR LESS	
KENAI RECORDING DISTRICT	
SHEET 1 OF 4 DRAWN BY: JAH DATE: MAR. 2022	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE: _____ CHECKED: CRM KPB FILE NO. 2022-xxx DNR FILE NO. ASLS 20210025

KPB 2022-072
E4-3

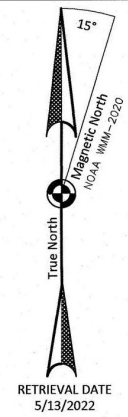
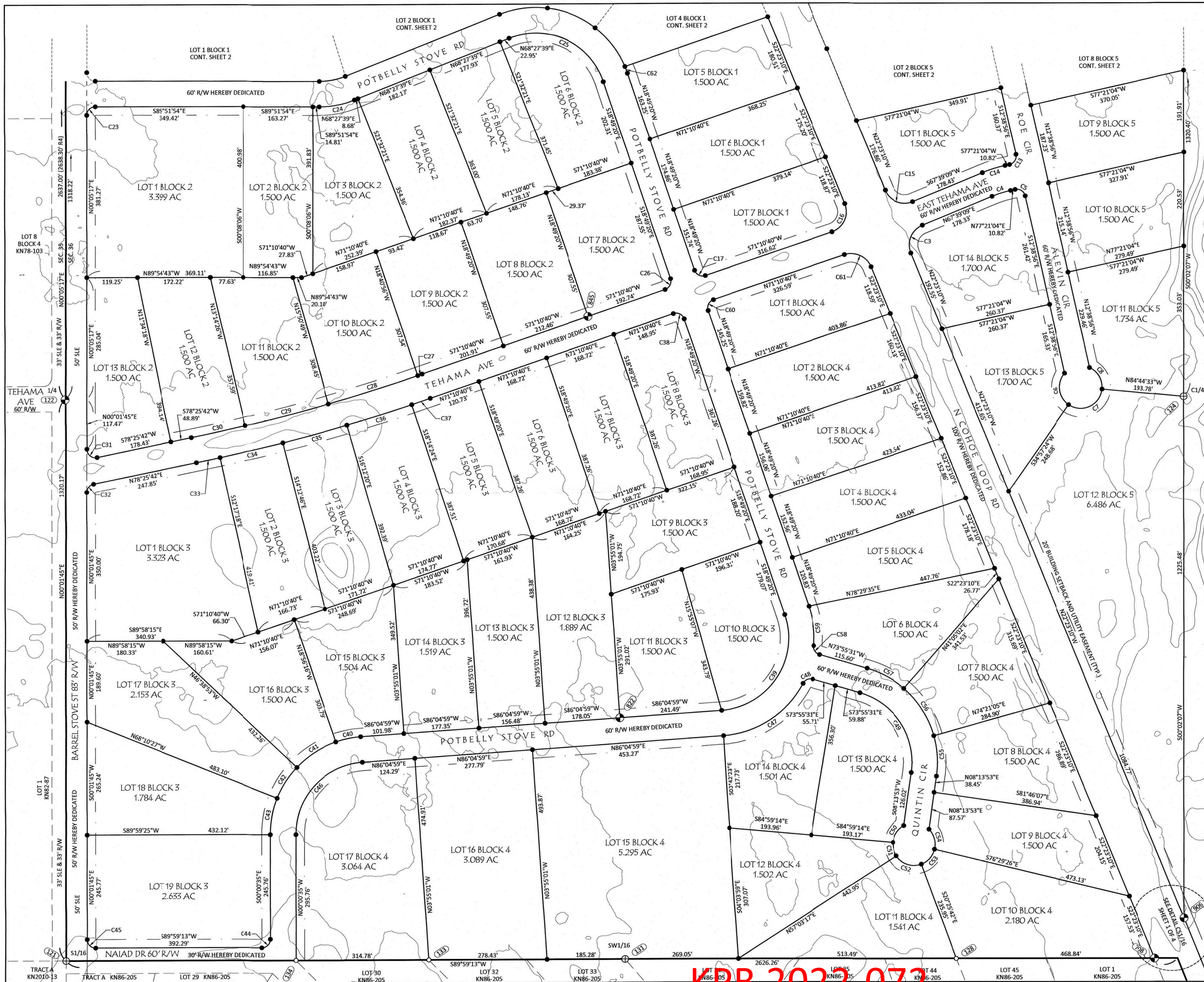


- LEGEND**
- FOUND GLO/BLM MONUMENT
 - FOUND PRIMARY MONUMENT AS DESCRIBED
 - SET PRIMARY MONUMENT: SEE TYPICAL ON SHEET 4
 - FOUND SECONDARY MONUMENT AS DESCRIBED
 - SET SECONDARY MONUMENT: 5/8"x30" REBAR w/ 1-1/2" ALCAP 85032-S
 - ADOT 6x6 R/W MONUMENT
 - SURVEYED
 - UNSURVEYED
 - SECTION LINE EASEMENT PER AS19.10.010
 - UTILITY EASEMENT AS NOTED
 - SECTIONAL LINE
 - BUILDING SETBACK AND UTILITY EASEMENT
 - MONUMENT IDENTIFIER
 - (R1) RECORD PER PLAT KN90-32
 - (R2) RECORD PER PLAT KN2021-2
 - (R3) RECORD PER PLAT KN86-205
 - (R4) RECORD PER PLAT KN78-103
 - (R5) RECORD PER PLAT KN85-139
 - (R6) RECORD PER PLAT KN89-23
 - SLE SECTION LINE EASEMENT PER AS19.10.010
 - AREA SUBJECT TO INUNDATION
 - CONTOUR INTERVAL = 4'

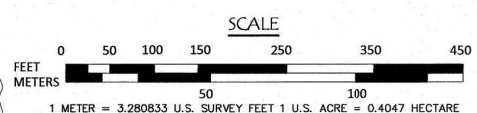


DATE OF SURVEY: BEGINNING 3/2022 ENDING 9/2022		SURVEYOR: 907-283-4218 McLANE CONSULTING INC. 38240 KENAI SPUR HWY SOLDOTNA, AK 99669 LICENSE # AECC981	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY No. 2021-25 TIP LEVARG SUBDIVISION			
A SUBDIVISION OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING RHODES ESTATES AMENDED (KN86-205)			
CREATING LOTS 1 - 7 BLOCK 1, LOTS 1 - 13 BLOCK 2, LOTS 1 - 19 BLOCK 3, LOTS 1 - 17 BLOCK 4, LOTS 1 - 14 BLOCK 5 AND TRACTS A, B & C CONTAINING 544.704 ACRES MORE OR LESS			
KENAI RECORDING DISTRICT			
SHEET 2 OF 4 DRAWN BY: JAH DATE: MAR. 2022		APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE	
SCALE: 1" = 100'		CHECKED CRM	KPB FILE NO. 2022-KXX
		DNR FILE NO. ASLS 20210025	

KPB 2022-072



- LEGEND**
- FOUND GLO/BLM MONUMENT
 - FOUND PRIMARY MONUMENT AS DESCRIBED
 - SET PRIMARY MONUMENT: SEE TYPICAL ON SHEET 4
 - FOUND SECONDARY MONUMENT AS DESCRIBED
 - SET SECONDARY MONUMENT 5/8"x30" REBAR w/ 1-1/2" ALCAP #5032-S
 - ADOT 6x6 R/W MONUMENT
 - SURVEYED
 - UNSURVEYED
 - SECTION LINE EASEMENT PER AS19.10.010
 - UTILITY EASEMENT AS NOTED
 - SECTIONAL LINE
 - BUILDING SETBACK AND UTILITY EASEMENT
 - MONUMENT IDENTIFIER
 - (R1) RECORD PER PLAT KN90-32
 - (R2) RECORD PER PLAT KN2021-2
 - (R3) RECORD PER PLAT KN86-205
 - (R4) RECORD PER PLAT KN78-103
 - (R5) RECORD PER PLAT KN85-139
 - (R6) RECORD PER PLAT KN89-23
 - SLE SECTION LINE EASEMENT PER AS19.10.010
 - AREA SUBJECT TO INUNDATION
 - CONTOUR INTERVAL = 4'



DATE OF SURVEY: BEGINNING 3/2022 ENDING 9/2022		SURVEYOR: 307-283-4218 McLANE CONSULTING INC. 38240 KENAI SPUR HWY SOLDOTNA, AK 99669 LICENSE # AECC981	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY No. 2021-25 TIP LEVARG SUBDIVISION			
A SUBDIVISION OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING RHODES ESTATES AMENDED (KN86-205)			
CREATING LOTS 1 - 7 BLOCK 1, LOTS 1 - 13 BLOCK 2, LOTS 1 - 19 BLOCK 3, LOTS 1 - 17 BLOCK 4, LOTS 1 - 14 BLOCK 5 AND TRACTS A, B & C CONTAINING 544.704 ACRES MORE OR LESS			
KENAI RECORDING DISTRICT			
SHEET 3 OF 4		APPROVAL RECOMMENDED	
DRAWN BY: JAH DATE: MAR. 2022		SEE SHEET 1 STATEWIDE PLATTING SUPERVISOR DATE:	
SCALE: 1" = 100'		CHECKED: CRM KPB FILE NO. 2022-XXXX DNR FILE NO. ASLS 20210025	

KPB 2022-072
E4-5

REFERENCE TABLE - SET PRIMARY MONUMENTS THIS SURVEY				
MON #		DESC	BEARING TO	DISTANCE
(111)		FOUND 1/2" REBAR RE-SET w/ PRIMARY MONUMENT	MON # 110 N 89° 59' 41" E	509.73'
(707)		FOUND 1/2" REBAR RE-SET w/ PRIMARY MONUMENT	ADOT R/W MON N 20° 37' E	198.7'
(708)		FOUND 1/2" DISTURBED REBAR RE-SET w/ PRIMARY MONUMENT	MON # 906 N 36° 17' E	117.1'
(714)		SET PRIMARY MONUMENT	POWER POLE N 72° 58' E	6.9'
(715)		SET PRIMARY MONUMENT	POWER POLE S 24° 52' E	166.3'
(718)		SET PRIMARY MONUMENT	FOUND 1-1/2" ALCAP LS-5152 1985	182.1'
(724)		SET PRIMARY MONUMENT	MON # 883 S 42° 39' W	110.3'
(822)		SET PRIMARY MONUMENT	MON # 884 S 89° 57' W	108.1'
(845)		SET PRIMARY MONUMENT	SET SECONDARY MONUMENT N 89° 57' E	108.4'
(883)		SET PRIMARY MONUMENT	SET SECONDARY MONUMENT S 89° 57' W	326.2'
(884)		SET PRIMARY MONUMENT	SET SECONDARY MONUMENT S 00° 02' W	225.2'
(906)		SET PRIMARY MONUMENT	MON # 111 N 89° 59' 41" E	811.9'
(907)		SET PRIMARY MONUMENT	MON # 113 S 89° 59' 41" W	704.6'
(908)		SET PRIMARY MONUMENT	SET SECONDARY MONUMENT S 86° 05' W	178.1'
(107)		FOUND 1/2" REBAR RE-SET w/ PRIMARY MONUMENT	SET SECONDARY MONUMENT N 86° 05' E	241.5'
(122)		SET PRIMARY MONUMENT	SET SECONDARY MONUMENT S 54° 57' E	74.3'
(143)		SET PRIMARY MONUMENT	SET SECONDARY MONUMENT S 45° 31' W	138.6'
(145)		FOUND 3" AL MON. ON 2" AL PIPE FLUSH w/ GROUND	MON # 714 N 42° 39' E	110.3'
(146)		FOUND 3-1/4" AL MON. ON 2" AL PIPE FLUSH w/ GROUND	SET SECONDARY MONUMENT N 56° 14' W	55.7'
(151)		FOUND 2-1/2" BRASS CAP ON 2" IRON PIPE FLUSH w/ GROUND	MON # 715 N 89° 57' E	108.1'
(121)		FOUND 3-1/4" AL MON ON 2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	SET SECONDARY MONUMENT S 22° 23' E	109.7'
(124)		FOUND 3-1/4" AL MON ON 2-1/2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	MON # 708 S 36° 17' W	117.1'
(131)		FOUND 3-1/4" AL MON ON 2-1/2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	SET SECONDARY MONUMENT N 68° 22' W	139.1'
(139)		FOUND 3-1/4" AL MON ON 2-1/2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	FOUND 5/8" REBAR N 58° 01' E	62.6'
(135)		FOUND 1-1/2" ALCAP ON 5/8" REBAR	FOUND 1/2" REBAR S 32° 14' W	62.2'
(128, 133, 134)		FOUND 1" YELLOW PLASTIC CAP C 263	FOUND 5/8" REBAR N 58° 01' E	62.6'
(107) (122) (143)	SEE FOUND PRIMARY MONUMENT TABLE			

REFERENCE TABLE - FOUND PRIMARY MONUMENTS THIS SURVEY						
MON #		DESC	BEARING TO	DISTANCE	SOURCE	STATUS
(107)		FOUND 1" IRON PIPE MON. DISTURBED RE-SET w/ PRIMARY MONUMENT	7" BIRCH N 2° E	309 LINKS	GLO	NOT FOUND
(108)		FOUND 3-1/4" AL MON. ON 2" AL PIPE FLUSH w/ GROUND	8" COTTONWOOD N 74° 15' W	135 LINKS	GLO	NOT FOUND
(110)		FOUND 3-1/4" BRASS CAP ON 3" IRON PIPE FLUSH w/ GROUND	8" DOUBLE SPRUCE N 43° 40' E	36.96'	KN90-32	NOT FOUND
(114)		FOUND 3-1/4" AL MON. ON 2" AL PIPE FLUSH w/ GROUND	5" SPRUCE S 75° 23' E	25.33'	KN90-32	NOT FOUND
(118)		FOUND 2-1/2" BRASS CAP ON 2" IRON PIPE FLUSH w/ GROUND	7" SPRUCE S 37° 20' E	41.38'	KN90-32	FOUND
(122)		FOUND 1" IRON PIPE MON. DISTURBED RE-SET w/ PRIMARY MONUMENT	8" SPRUCE S 37° 49' E	41.31'	THIS SURVEY	NOT FOUND
(143)		FOUND 2-1/2" BRASS CAP ON 2" IRON PIPE FLUSH w/ GROUND	11" SPRUCE N 22° 20' E	29.19'	KN90-32	NOT FOUND
(145)		FOUND 3" AL MON. ON 2" AL PIPE FLUSH w/ GROUND	1-1/2" ALCAP WEST	10.51'	KN90-32	NOT FOUND
(146)		FOUND 3-1/4" AL MON. ON 2" AL PIPE FLUSH w/ GROUND	5" WILLOW N 62° E	45 LINKS	GLO	NOT FOUND
(151)		FOUND 2-1/2" BRASS CAP ON 2" IRON PIPE FLUSH w/ GROUND	6" WILLOW S 54° 30' E	81 LINKS	GLO	NOT FOUND
(121)		FOUND 3-1/4" AL MON ON 2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	5" WILLOW S 11° 45' W	115 LINKS	GLO	NOT FOUND
(124)		FOUND 3-1/4" AL MON ON 2-1/2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	5" BIRCH N 15° 15' W	62 LINKS	GLO	NOT FOUND
(131)		FOUND 3-1/4" AL MON ON 2-1/2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	16" SPRUCE N 00° 17' W	51.0'	THIS SURVEY	FOUND
(139)		FOUND 3-1/4" AL MON ON 2-1/2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	POWER POLE S 69° 55' W	56.4'	THIS SURVEY	SET NEW
(135)		FOUND 1-1/2" ALCAP ON 5/8" REBAR	9" SPRUCE N 63° 30' W	566 LINKS	GLO	NOT FOUND
(128, 133, 134)		FOUND 1" YELLOW PLASTIC CAP C 263	DIG PITS 18x18x12 N.&S.	3'	GLO	NOT FOUND
(107) (122) (143)	SEE FOUND PRIMARY MONUMENT TABLE					

SURVEYOR'S CERTIFICATE

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

DATE _____ JAMES A. HALL 85032-S
REGISTERED LAND SURVEYOR



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF THE REAL PROPERTY ASLS No. 2021-25 SHOWN AND DESCRIBED HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS AND RIGHTS-OF-WAY SHOWN AND DESCRIBED HEREON.

DIRECTOR, DIVISION OF MINING, LAND & WATER DATE _____

NOTARY'S ACKNOWLEDGEMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (AURORA AVE, BARREL STOVE ST, COHOE LOOP RD, POTBELLY STOVE RD, ROE CIR, TEHAMA AVE, ALEVIN CIR, QUINTIN CIR & NAIA DR), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OF ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL DATE _____

WASTEWATER DISPOSAL - LOTS

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CODY R. McLANE C.E. 11510 AK DATE _____

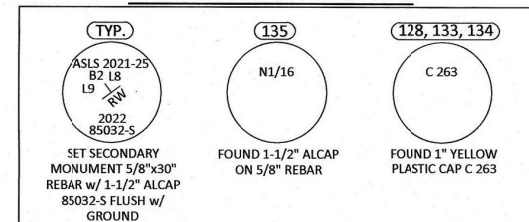
WASTEWATER DISPOSAL - TRACTS A, B & C

THESE TRACTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL - TRACT D

CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THIS TRACT AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

FOUND SECONDARY MONUMENTS

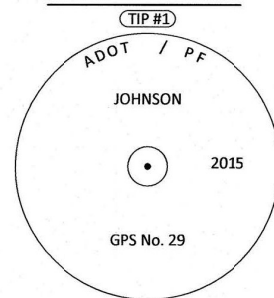


TYPICAL PRIMARY MONUMENT



SET 3-1/4" ALUMINUM CAP w/ PRE-INSTALLED
MAGNET UNDER CAP
ON 2-3/8" x 30" FLANGED ALUMINUM PIPE
SET CAP FLUSH WITH GROUND
3" PINK CASED MAGNET SET BELOW BASE OF MON.
3" x 6" CARSONITE POST w/ SURVEY MARKER LABEL
SET 2' IN GROUND AS WITNESS POST

BASIS OF COORDINATES



FOUND 2-1/2" BRASS CAP ON
5/8"x12" DRIVE ROD IN METAL
CASING FLUSH WITH GROUND

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°37'37"	1206.22'	244.78'	122.81'	N 28° 11' 59" W	244.36'
C2	10°08'09"	1156.22'	204.54'	102.54'	N 27° 27' 15" W	204.28'
C3	90°02'19"	50.00'	78.57'	50.03'	N 22° 38' 00" E	70.73'
C4	9°41'55"	270.00'	45.70'	22.91'	N 72° 30' 07" E	45.65'
C5	90°00'00"	20.00'	31.42'	20.00'	S 57° 38' 56" E	28.28'
C6	95°31'28"	50.00'	83.36'	55.07'	S 07° 16' 52" E	74.04'
C7	119°41'57"	50.00'	104.46'	86.08'	N 65° 06' 25" E	86.47'
C8	71°02'11"	50.00'	61.99'	35.69'	N 30° 15' 39" W	58.10'
C9	104°04'00"	50.00'	90.82'	64.07'	N 11° 33' 07" W	78.84'
C10	84°55'40"	50.00'	74.11'	45.76'	S 73° 57' 03" W	67.51'
C11	34°36'06"	50.00'	30.20'	15.57'	S 14° 11' 10" W	29.74'
C12	62°39'51"	50.00'	54.68'	30.44'	S 34° 26' 49" E	52.00'
C13	90°00'00"	20.00'	31.42'	20.00'	S 32° 21' 04" W	28.28'
C14	9°41'55"	330.00'	55.86'	28.00'	S 72° 30' 07" W	55.79'
C15	89°57'41"	50.00'	78.51'	49.97'	N 67° 22' 00" W	70.69'
C16	93°33'50"	50.00'	81.65'	53.21'	S 24° 23' 45" W	72.88'
C17	90°00'00"	20.00'	31.42'	20.00'	N 63° 49' 20" W	28.28'
C18	28°54'52"	230.00'	116.07'	59.30'	N 37° 29' 44" W	114.84'
C19	30°58'09"	230.00'	124.32'	63.72'	N 67° 26' 15" W	122.81'
C20	28°37'01"	230.00'	114.88'	58.66'	S 82° 46' 10" W	113.69'
C21	21°40'27"	170.00'	64.31'	32.54'	S 79° 17' 53" W	63.93'
C22	89°57'11"	20.00'	31.40'	19.98'	N 44° 53' 18" W	28.27'
C23	90°02'49"	20.00'	31.43'	20.02'	N 45° 06' 42" E	28.30'
C24	21°40'27"	230.00'	87.01'	44.03'	N 79° 17' 53" E	86.49'
C25	92°43'01"	170.00'	75.10'	178.26'	S 65° 10' 50" E	246.05'
C26	90°00'00"	20.00'	31.42'	20.00'	S 26° 10' 40" W	28.28'
C27	0°08'24"	4470.00'	10.93'	5.46'	S 71° 14' 52" W	10.93'
C28	2°50'06"	4470.00'	221.18'	110.61'	S 72° 44' 08" W	221.16'
C29	2°36'23"	4470.00'	203.34'	101.69'	S 75° 27' 22" W	203.32'
C30	1°40'08"	4470.00'	130.21'	65.11'	S 77° 35' 38" W	130.21'
C31	101°36'03"	20.00'	35.47'	24.52'	N 50° 46' 16" W	31.00'
C32	78°23'57"	20.00'	27.37'	16.31'	N 39° 13' 44" E	25.28'
C33	0°43'01"	4530.00'	56.88'	28.34'	N 78° 04' 12" E	56.68'
C34	1°55'27"	4530.00'	152.14'	76.08'	N 76° 44' 58" E	152.13'
C35	1°59'34"	4530.00'	157.55'	78.78'	N 74° 47' 27" E	157.54'
C36	2°02'05"	4530.00'	160.87'	80.44'	N 72° 46' 38" E	160.86'
C37	0°34'55"	4530.00'	46.02'	23.01'	N 71° 28' 08" E	46.02'
C38	90°00'00"	20.00'	31.42'	20.00'	S 63° 49' 20" E	28.28'
C39	104°54'19"	170.00'	131.26'	221.17'	N 33° 37' 50" E	269.57'
C40	15°01'15"	230.00'	60.30'	30.32'	N 78° 34' 22" E	60.12'
C41	27°42'37"	230.00'	111.24'	56.73'	S 57° 12' 26" W	110.16'
C42	21°31'34"	230.00'	86.41'	43.72'	S 32° 35' 20" W	85.90'
C43	21°50'08"	230.00'	87.65'	44.37'	N 10° 54' 29" E	87.12'
C44	89°59'48"	20.00'	31.41'	20.00'	S 44° 59' 19" W	28.28'
C45	90°02'32"	20.00'	31.43'	20.01'	N 44° 59' 31" W	28.29'
C46	86°05'34"	170.00'	255.44'	158.79'	S 43° 02' 12" W	232.08'
C47	58°28'17"	230.00'	234.72'	128.73'	N 56° 50' 50" E	224.67'
C48	78°27'47"	20.00'	27.39'	16.33'	S 66° 50' 36" W	25.30'
C49	82°09'23"	170.00'	248.76'	148.19'	N 32° 50' 49" W	223.41'
C50	56°19'50"	50.00'	49.16'	26.77'	N 33° 11' 46" E	47.20'
C51	87°58'53"	50.00'	33.14'	17.20'	N 13° 57' 26" W	3

AGENDA ITEM E. NEW BUSINESS

ITEM 4 - ALASKA STATE LAND SURVEY NO 2021-25 TIG LEVARG SUBDIVISION

KPB File No.	2022-072
Plat Committee Meeting:	June 13, 2022
Applicant / Owner:	State of Alaska Department of Natural Resources Division of Mining, Land and Water
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Cohoe Loop Road, Cohoe Area

Parent Parcel No.:	133-110-88
Legal Description:	All of Section 36 excluding Rhodes Estates Amended and Excluding Cohoe Road
Assessing Use:	Industrial Mining
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide 544 acres seventy lots and four tracts. The lots will range in size from 1.5 acres to 6.9 acres. The tracts will be 1.076, 34.087, 40.055, and 298.134 acres. Numerous rights-of-way are proposed within the subdivision as well as dedications to bring existing rights-of-way into compliance and to dedication atop some of the section line easements.

Location and Legal Access (existing and proposed): The subdivision is located between miles 14 and 15 of Cohoe Loop Road, a state maintained right-of-way. The majority of the right-of-way has a 100 foot width. The property within this proposed plat is on both sides of Cohoe Loop Road and will be formally dedicating right-of-way to bring the adjacent portions into compliance of 100 feet dedications. The proposed plat is located on the northern loop portion of Cohoe Loop Road near mile 111 of the Sterling Highway.

This plat has existing section line easements along the eastern, northern, western, and southern boundaries. A 30 foot dedication is proposed along the eastern boundary atop the 50 foot wide section line easement. A 50 foot wide dedication is proposed along the northern boundary west of Cohoe Loop Road that will bring the dedication of Aurora Avenue to an 83 foot wide dedication atop existing section line easements. Along the western boundary a 50 foot wide dedication of Barrel Stove Street is proposed to create an 83 foot wide right-of-way that coincides with existing section line easements. Along the southwestern boundary, west of Cohoe Loop Road, a partial 30 foot wide dedication to match the existing dedication of Naiad Drive to bring it into compliance. Along the southeastern boundary, east of Cohoe Loop Road, a 30 foot wide dedication is proposed for East Secora Avenue. This dedication will provide another connection between Cohoe Loop Road and the Sterling Highway and also coincides with a 50 foot section line easement. A 33 foot section line easement is to the south.

There are no dedications proposed along the northern boundary located east of Cohoe Loop Road or adjacent to Tract D located to the east of the Sterling Highway. Exceptions for block length and street requirements have been requested.

KPB GIS imagery indicates possible encroachments within the area proposed to be dedicated as East Secora Avenue. Per KPB Code 20.10.110, a statement indicating how the encroachments will be resolved prior to final approval must be submitted. The Kenai Peninsula Borough will not accept a new right-of-way dedication with known encroachments. **Staff recommends the surveyor provide in writing if no encroachments were found during the field survey, if encroachments are found a declaration of how they will be resolved followed by an as-built showing resolution shall be submitted.**

Some of the block lengths are compliant, closed or improving. An exception has been requested for those not compliant.

Additional 50 foot public access easements are being granted along the southern boundary of proposed Tract B and into Tract C to provide access to Crooked Creek. A 50 foot buffer is also being put into place within Tract B along the public access easement. If this is every dedicated in the future that could provide a possible compliant right-of-way with setbacks.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	The 100' ROW width shown for Cohoe Loop appears to be shown correctly, with the exception that the portion adjacent to Rhodes Estates (Plat 86-57/86-205) was previously dedicated and isn't shown as such on this plat. I would also request removing "Cohoe Loop Road" from the language in the Certificate of Acceptance note, as Cohoe Loop Road is a State road rather than a KPB road.

Site Investigation: Steep terrain is present within portions of the proposed plat. The steeper grades are mostly found within proposed Tract B and Tract C. Some slopes are also present within proposed Tract A. **Staff recommends the top or toe of bluff be depicted or shade only those areas with 20 percent or steeper grades.**

Wet lands are present and will mostly be contained within proposed Tract C. Tract C will be a large acreage tract that contains the low wet areas as well as the anadromous stream, Crooked Creek. **Staff recommends wet lands and creek location remain on the final plat.**

Portions of the proposed plat are within a floodplain zone. **Staff recommends required plat notes be added and depict the boundary of any regulated flood zones within the subdivision.**

Crooked Creek is an anadromous stream that will run through proposed Tract C, crosses the Sterling Highway, and runs through a portion of proposed Tract D. The correct depiction and notes are present on the plat.

Per KPB Code 20.30.090, streets-maximum grades allowed, any proposed rights-of-way may require submittal of centerline profiles and cross-section to demonstrate compliant construction of the right-of-way. There are a few areas that appear to be steep within the proposed eastern dedication and the dedication of East Secora Avenue. Due to the proposed remaining size of Tract C and that the dedications coinciding with existing section line easements, **staff recommends the plat committee concur that centerline profiles and cross-sections are not required at this time.** If Tract C is subdivided in the future centerline profiles and cross-sections may be required to determine if additional width or easements are required.

Prior existing use and a conditional land use permit are present within the boundary of this subdivision. These areas appear to be within what is proposed as Tract A and Tract B. The KPB Planner will be in contact with the owners/permittees to discuss how this subdivision may impact their permits and what may be required. Additional plat notes may be required.

KPB River Center review	Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area Comments: Flood Zone: A,AE,C,D,X (shaded) Map Panel: 02122C-0860E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: KPB\maldrige
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	C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	No objections

Staff Analysis This is a subdivision of aliquot lands owned by the State of Alaska. KPB data has the land within this subdivision combined with some aliquot lands to the north. That portion is not part of this subdivision and not required to be included.

A soils report will be required for the lots being created. The tracts are all larger than 200,000 square feet and will not require a soils report. The correct notes are present and an engineer will be required to sign the plat for the lots.

Tract D is an unusual tract as it is located on the eastern side of the Sterling Highway. When highways go through large parcels of land they sometimes create remnant parcels. This would be the case with proposed Tract D that is still considered a portion of the parcel being subdivided. Tract D is proposed to be 1.076 acres. The Tract will be limited due to following:

- 50 foot wide section line easements that run along the western and southern boundary.
- Crooked Creek meanders through portions of the lot.
- A 100 foot ADL for the benefit of HEA
- A 20 foot building setback from the Sterling Highway

Taking into consideration all of the above, except for the habitat protection district that further reduces useable space, there is about 2,880 square feet available.

Sheet four indicates that there is no intent to allow a wastewater disposal system on the property based on the wastewater disposal note. **Staff recommends the plat committee concur that a soils analysis report is not required and that the correct plat note is present.**

If the plat committee does not concur, Tract D will be required to be included in the soils analysis report and the plat notes will require updating.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

Utility Easements There are no existing plated easements. The plat is proposing to grant 20 foot utility easements along the dedicated rights-of-way.

There are a few easements granted by the state with an issuance of an ADL. These are noted and depicted on the plat.

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	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: None</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: TAHEMA AVE BARREL STOVE ST NAIAD DR VESTA CT THALIA LN AURORA AVE COHOE KING LOOP BOREALIS AVE STERLING HWY SECORA AVE</p> <p>Existing Street Name Corrections Needed: N COHOE LOOP RD should be COHOE LOOP RD</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names: E SECORA AVE POTBELLY STOVE RD E TAHAMA AVE ROE CIR ALEVIN CIR QUINTIN CIR</p> <p>List of Street Names Denied:</p> <p>Comments: N COHOE LOOP RD should be COHOE LOOP RD</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: on a portion of the parcel is a Pre-existing Use (PEU) gravel pit that may be affected by the change of the plat</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 3/12/2003 Conditional Land Use Permit CLUP Resolution Number: 2018-16 CLUP Approval Date: 5/29/2018 Material Site Comments: An expired material site is located adjacent to 133-110-88, PID number 133-114-15, Weiss Casey E. Planning Commission Resolution 2009-36. An active material CLUP is located on the East Side of N Cohoe Loop Rd labeled Tract B on KPB 2022-072. CLUP is registered to Silver Truck Division, Planning Commission Resolution 2018-16. Material site has not been developed yet.</p>

	<p>An existing PEU is located on the West Side of N Cohoe Loop Rd labeled Tract A on KPB 2022-072. PEU was recognized on 3/12/2003. For a subdivision of a PEU the applicant should follow the process set forth in 21.29.120(C):</p> <ul style="list-style-type: none"> • After the Parcel has been subdivided, notice will be sent stating that the PEU is considered abandoned; • The parcel owner may protest the termination of the PEU by filing a written notice with the planning director on a form provided by the planning department; • Notice will be sent out to property owners within ½ mile for written comment; • The Planning Director/Department will issue a written determination based on gathered relevant information.
Assessing	<p>Reviewer: Wilcox, Adeena Comments: no comment</p>

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

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:** Title block should include the address for Division of Mining, Land and Water.
- 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 all labels of N. Cohoe Loop Road to "Cohoe Loop Road". An approved street name is needed for the dedication along the eastern boundary of Tract C.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
- Staff recommendation:** Try to provide some street width labels on sheet 1 for all previously dedicated rights-of-way.

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.

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

Staff recommendation: All names are approved by the KPB Addressing Officer. Change “N Cohoe Loop Road” to “Cohoe Loop Road.”

20.30.240. Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:
Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

Staff recommendation: Setbacks need to be depicted and labeled along the Sterling Highway within Tract C and D and along Cohoe Loop Road within Tract A, B, and C.

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: Soils report will be required for the lots. Tracts A, B, and C will not require a soils analysis report based on size. Tract D will need to be reviewed by the Plat Committee to determine if a soils analysis report will be required.

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.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: The borough acceptance for rights-of-way being dedicated should have Cohoe Loop Road removed and add E Tehama Avenue and E Secora Avenue. A name is needed along the eastern boundary of Tract C. Add the approved street name to the acceptance.

An additional acceptance will be required to be signed by Alaska DOT for the acceptance of the Cohoe Loop Road dedication.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

- Provide a note for any exceptions granted.
- Plat notes will be required for any approved continuation of material sites on any of the property within this subdivision.
- FLOOD HAZARD NOTICE:
Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's 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. Map Panel 02122C-0860E.

Update plat note 15.3 to have the serial number 2019-000671-0.

Within plat note 15.1 include the serial number 2019-000679-0.

EXCEPTIONS REQUESTED:

KPB 20.30.170 – Blocks-Length requirements and KPB 20.30.030 – Proposed street layout-requirements

Staff Discussion: Staff has combined the exceptions requested as the denial of one will require the other to be met. If the Plat Committee elects to discuss separately, two motions may be made.

In regards to block length requirements, the size of Tract C and the ability to comply with block length requirements cannot be met. Additional dedications within Tract C would be required. Additionally the size along Tracts A and B exceed allowable limits. The design of Potbelly Stove Road also creates an unusual shaped block that would exceed limits. A closed block is also not present around Block 5.

To comply with street layout requirements, dedications would be required along the northern boundary of the proposed subdivision. Additionally, a dedication along the southern boundary of Block 4 would provide a continuation of Naiad Drive.

Surveyor's Findings:

1. Tract A and B are large Tracts with intent of current and future use as material extraction sites.
2. Tract C is a large tract with Crooked Creek meandering through. The intent for the large tract is to remain in state ownership.
3. All adjoining adjacent parcel front a dedicated R/W and/or Section Line Easement.
4. Individual blocks provide access to lots with 1.5 acre minimum state requirements for this ADL.

Staff's Findings:

5. Public access easements are being granted for access to Crooked Creek.
6. The blocks west of Cohoe Loop Road have closed blocks.
7. A subdivision is present south of Block 4 that limits the ability to continue Naiad Drive.
8. Some of the area within Tract C contain wetlands and steep contours.
9. Additional dedications can occur within Tract C if subdivided in the future.
10. Lots and roads are designed to limit direct access to Cohoe Loop Road.
11. Rights-of-way can be dedicated through Tracts A and B if ever subdivided and they are no longer being used for material extraction sites.

If the exceptions are denied, additional dedications will be required to bring the preliminary plat into compliance with KPB Code.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (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 1-11 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 1-11 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 1-11 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.

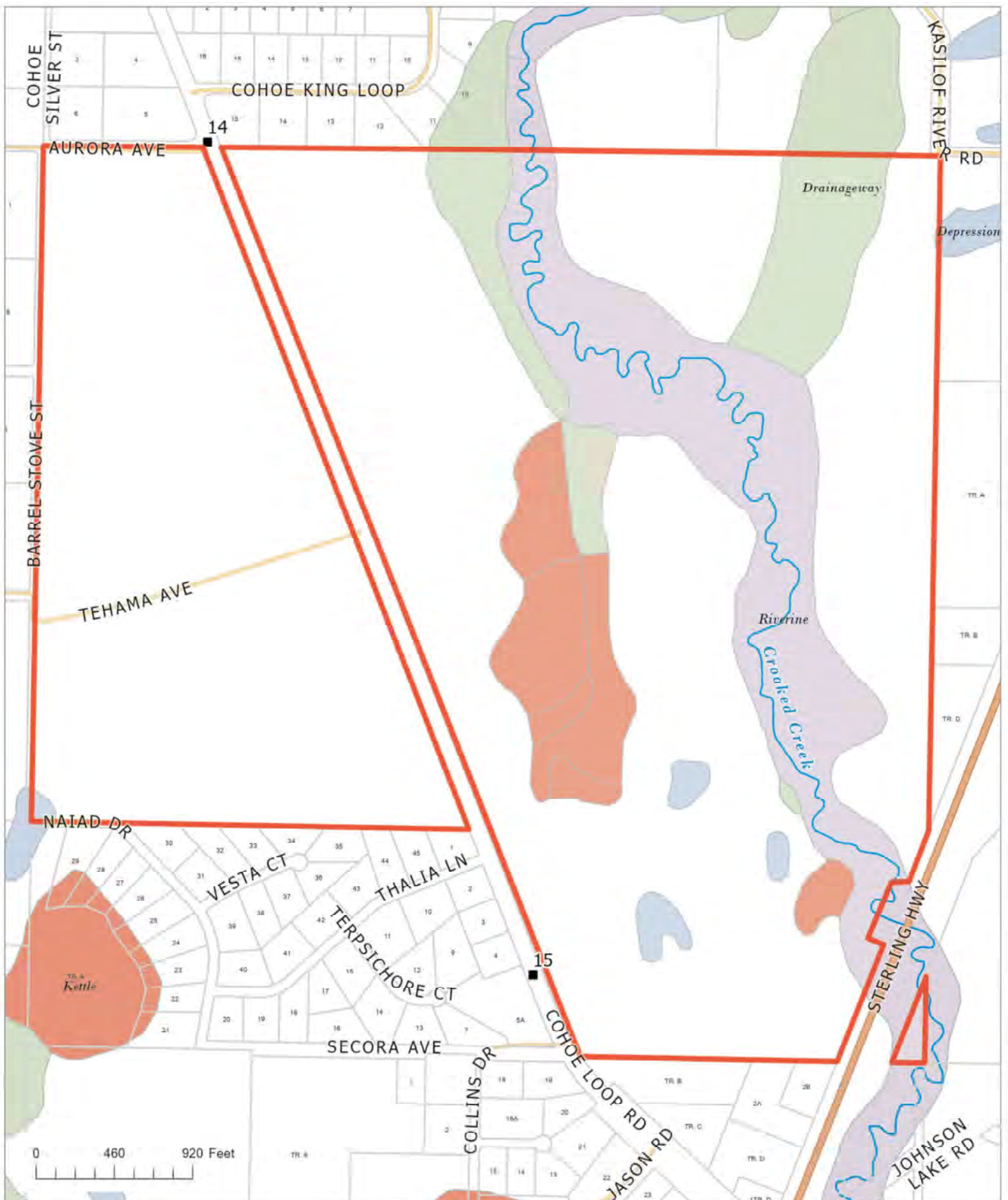
NOTE: 20.25.120. - REVIEW AND APPEAL.

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





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.



5-foot Contours

