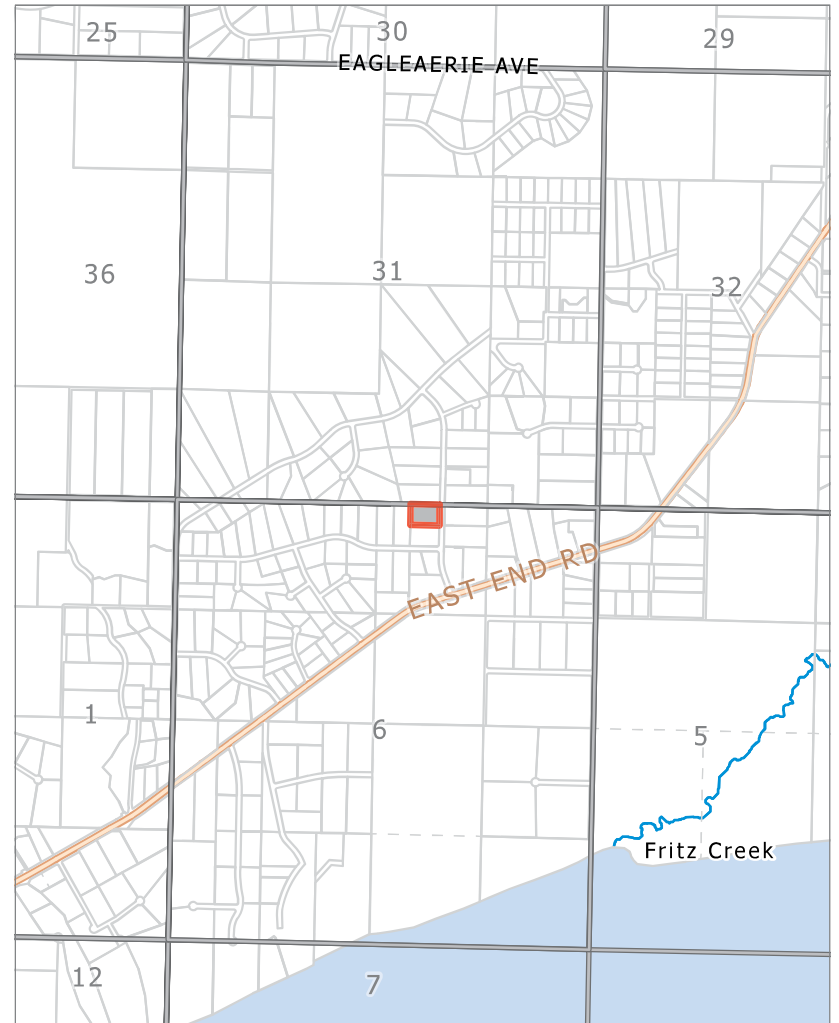


E. NEW BUSINESS

- 3. Fernwood Subdivision 2024; KPB File 2024-033
Geovera, LLC / Duncan
Location: Fernwood Drive
Fritz Creek Area / Kachemak Bay APC**



KPB File 2024-033
T 06S R 12W SEC 06
Fritz Creek

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.

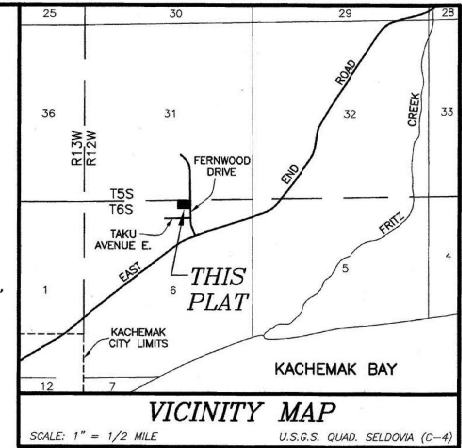
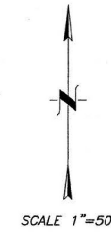
NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PARENT PLAT OF FERNWOOD SUBDIVISION UNIT 1 (74-937 HRD).
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT 10 FEET OF THE BUILDING SETBACK IS 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.
5. 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.
6. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK49, PG 28 HRD).
7. THE ENTIRE SUBDIVISION CONTAINS POSSIBLE LOW WET AREAS (WETLAND/UPLAND COMPLEX) PER THE KENAI WATERSHED FORUM WETLANDS ASSESSMENT.
8. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT AND THERE COULD BE POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DOROTHY DUNCAN
 PO BOX 2253
 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR DOROTHY DUNCAN
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE No. 2024-???

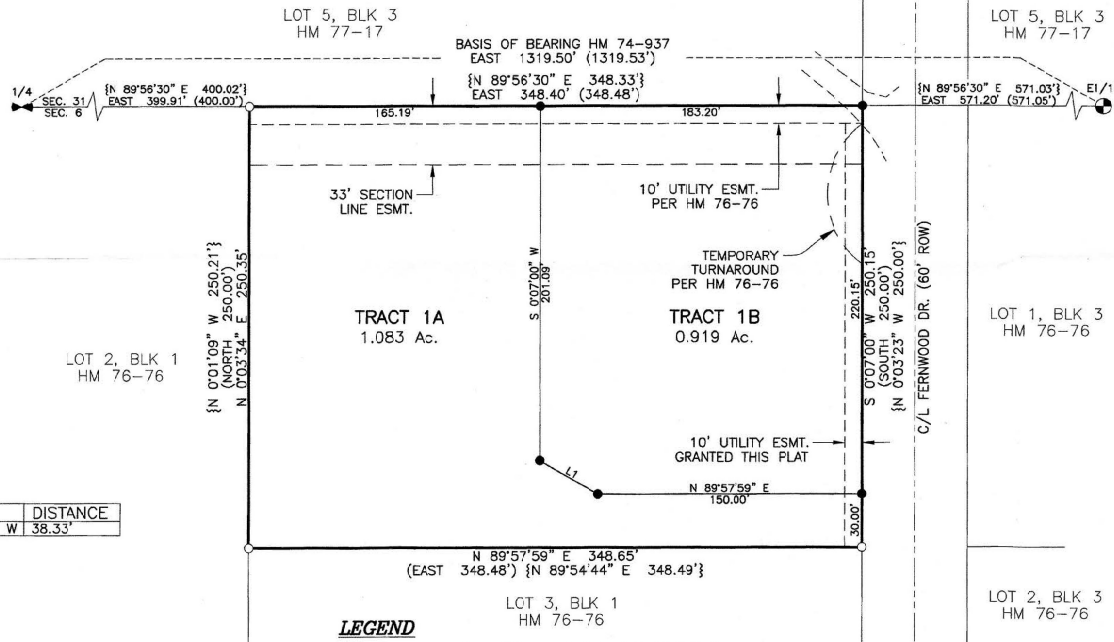
FERNWOOD SUBDIVISION 2024

THE SUBDIVISION OF TRACT 1,
 FERNWOOD SUBDIVISION UNIT 1 (74-937 HRD)
 INTO TRACTS 1A AND 1B
 LOCATED WITHIN THE NW1/4 NE1/4, SEC 6,
 T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
 THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 2.002 ACRES
 OWNER:
 DOROTHY DUNCAN
 PO BOX 2253 HOMER, ALASKA 99603

GEOVERA, LLC

PO BOX 3235
 HOMER ALASKA 99603
 (907) 399-4345
 EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: MARCH 2024 SCALE: 1" = 50'
 CHK BY: SCS JOB #2024-09 SHEET 1 OF 1



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°02'01" W	38.33'

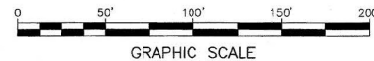
LEGEND

- ⊗ INDICATES 2-1/2" BRASS CAP MON (GLO 1917) RECOVERED THIS SURVEY
- ⊙ INDICATES 2-1/2" BRASS CAP MON (130--S 1973) RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR (REC. HM 76-76) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY
- () INDICATES RECORD DATA PER HM 74-937
- { } INDICATES RECORD DATA PER HM 76-76

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____



KPB 2024-033

**ITEM #3 - PRELIMINARY PLAT
SUBDIVISION NAME**

KPB File No.	2024-033
Plat Committee Meeting:	April 22, 2024
Applicant / Owner:	Dorothy Duncan of Homer, AK
Surveyor:	Stephan C. Smith / Geovera, LLC
General Location:	Mile 6 East End Road, Fritz Creek Area / Kachemak APC

Parent Parcel No.:	174-380-01
Legal Description:	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0740937 FERNWOOD SUB UNIT 1 TRACT 1
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	Onsite / Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 2.002 acre parcel into 2 lots ranging in size from 0.919 to 1.083 acres.

Location and Legal Access (existing and proposed): The proposed plat is located on Fernwood Drive. Fernwood Drive is a 60 foot wide dedicated right-of-way that is developed being maintained by the Kenai Peninsula Borough. There is one route to Fernwood Drive originating near mile 6 of state maintained East End Road.

There is no vacation or dedication being proposed by this plat. There is a temporary turnaround easement in the northeast corner of the plat from an adjacent platting which created Fernwood Drive as a dead end at the time, this easement will remain on the plat.

The Plat Fernwood Subdivision Unit 1 HM 74-937 originally labeled the north 33 feet of the plat as Gregory Rd. Resolution 87-17 remove the name and designation as a road.

There is a 33' section line easement located on the north line of this plat that will remain.

Block length is not compliant and this subdivision is unable to create compliance due to location of the structures and size of the lot. **Staff recommends:** the Plat Committee concur that an exception is required.

If working in the right-of-way of Fernwood Dr is going to be done for the newly created tract, a permit will need to be applied for with the KPB Roads Department.

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

Site Investigation: There are structures located on the property being a house and a garage. When the plat is complete these will be located on Tract 1A and the drive following down the flag lot portion of tract 1A to get to them. The proper flag lot note is present.

There are no steep areas on the plat and the terrain of the plat is relatively flat, sloping from the northwest to the southeast at 10 percent.

The plat is in a low wetland area identified as wetlands / upland complex by KPW wetland assessment. The appropriate note is on the plat. it is not within a FEMA Flood Zone.

<p>KPB River Center review</p>	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
<p>State of Alaska Fish and Game</p>	

Staff Analysis The land was originally an aliquot part of the NW1/4 of Section 6, Township 6 South, Range 12 West SM, Homer Recording District, Alaska. Fernwood Subdivision Unit 1 HM 74-937 subdivided the NE1/4 of the NE1/4 of said Section 6 and created three tracts including Tract 1, being subdivided by this platting action.

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on April 11, 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.

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

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

There is a driveway encroachment shown in the northeast corner of the plat. The owner plans to use this access point as the access point for Tract 1B.

The 20' building setback is noted in the plat notes, it should also be shown on the drawing.

Utility Easements

There is a 10' utility easement on the north granted from HM 7-76. This plat is granting a 10' utility easement on the East along the right-of-way.

The plat notes identify a blanket easement at plat note 6. The certificate to plat on page one labels it as Volume/page 49/28 but the actual page on the document in the CTP is 284. HEA made the same notation in the comment they sent. Please correct the page in the plat note.

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	Page change on plat
ENSTAR	No comments
ACS	No objections
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 40035 FERNWOOD DR Existing Street Names are Correct: Yes List of Correct Street Names: FERNWOOD DR Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 40035 FERNWOOD DR WILL REMAIN WITH LOT 1A
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add to the Plat Approval the date of April 22, 2024

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:

Township to be amended to 6 in the legal description.

Change KPB No to 2024-033

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

RECOMMENDATION:

SUBJECT TO 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.

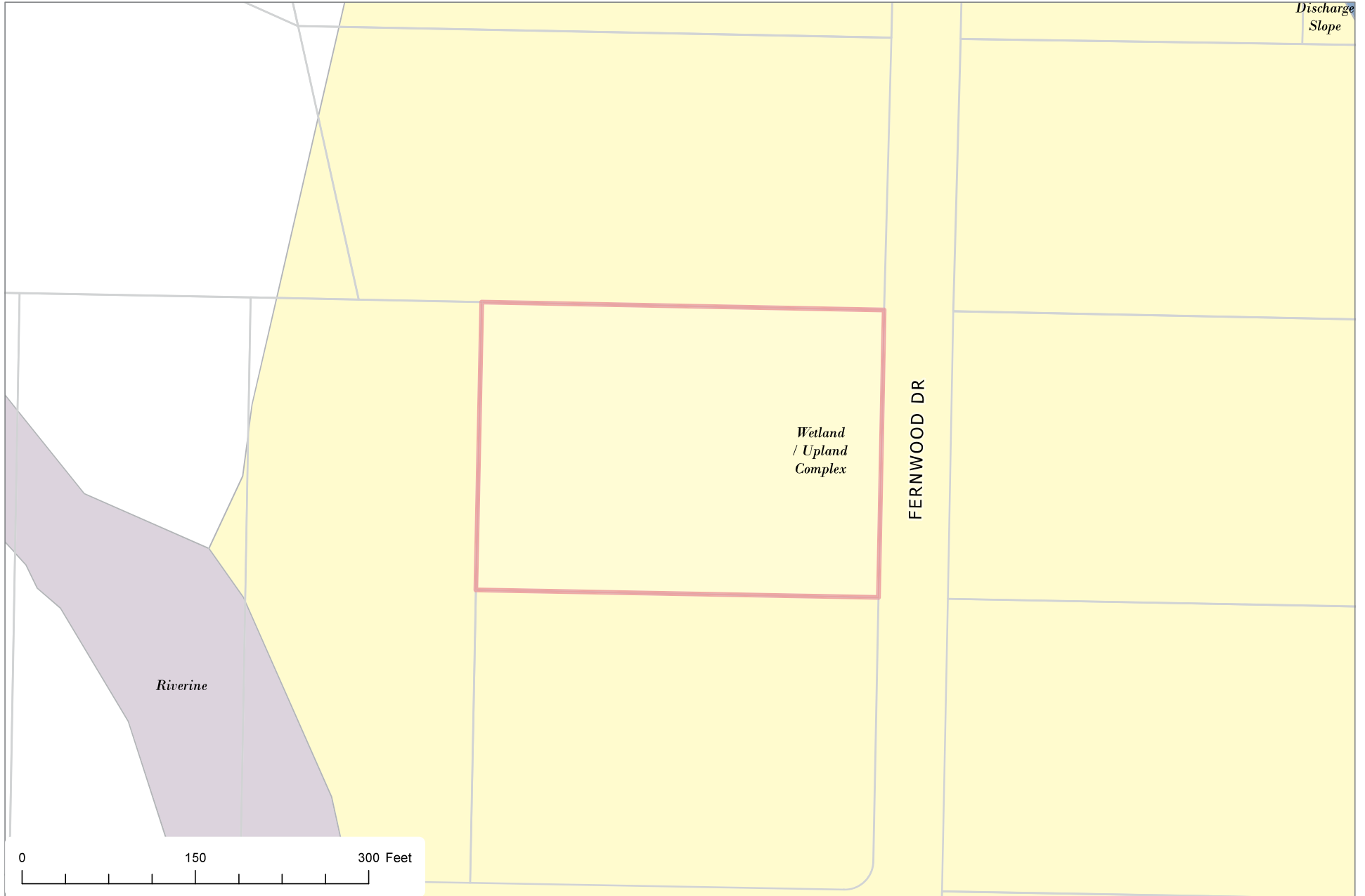
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

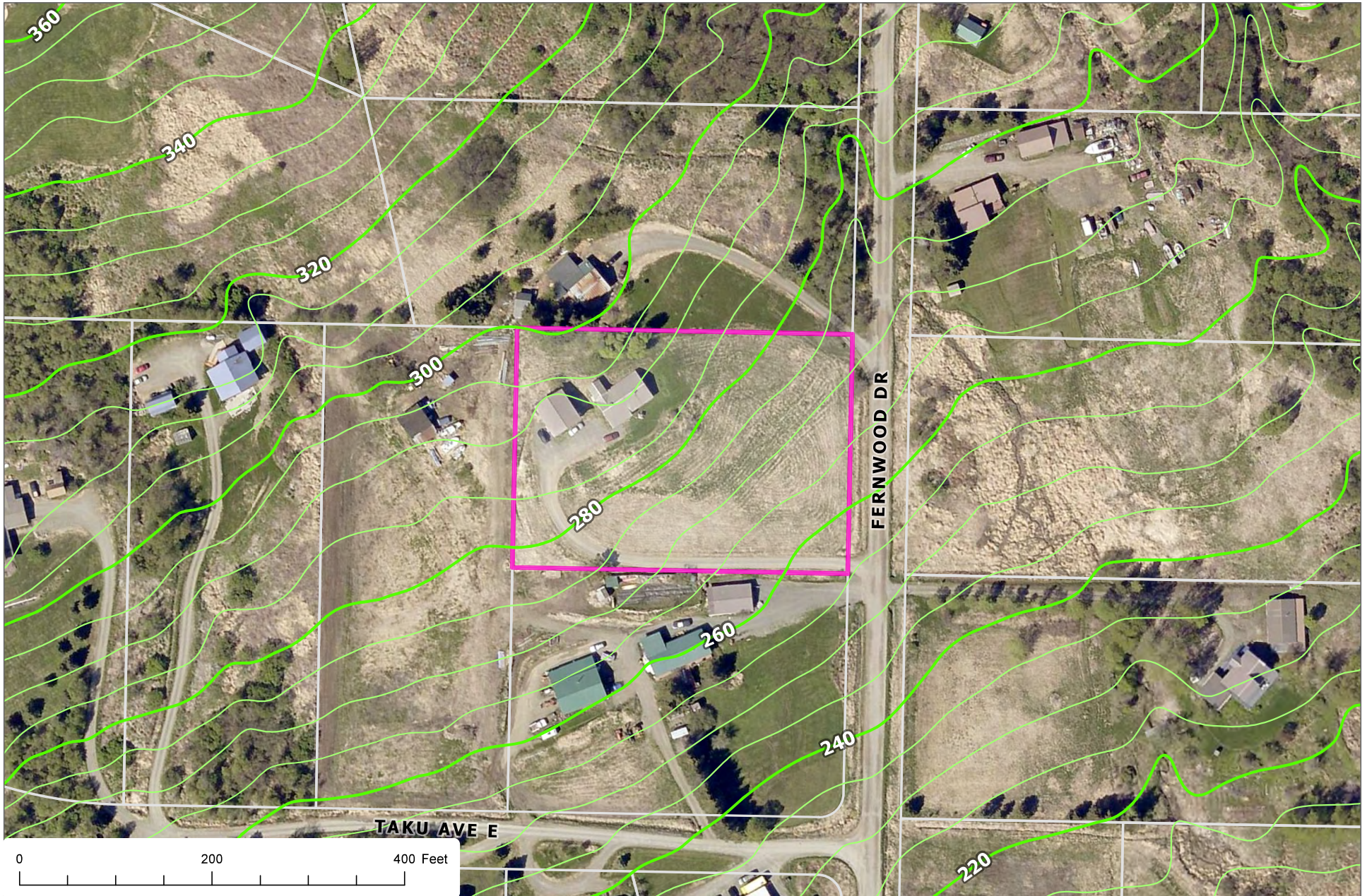
END OF STAFF REPORT



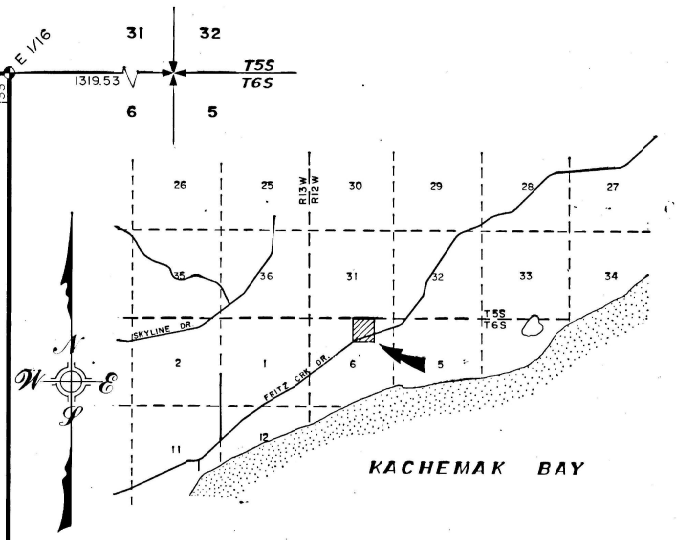
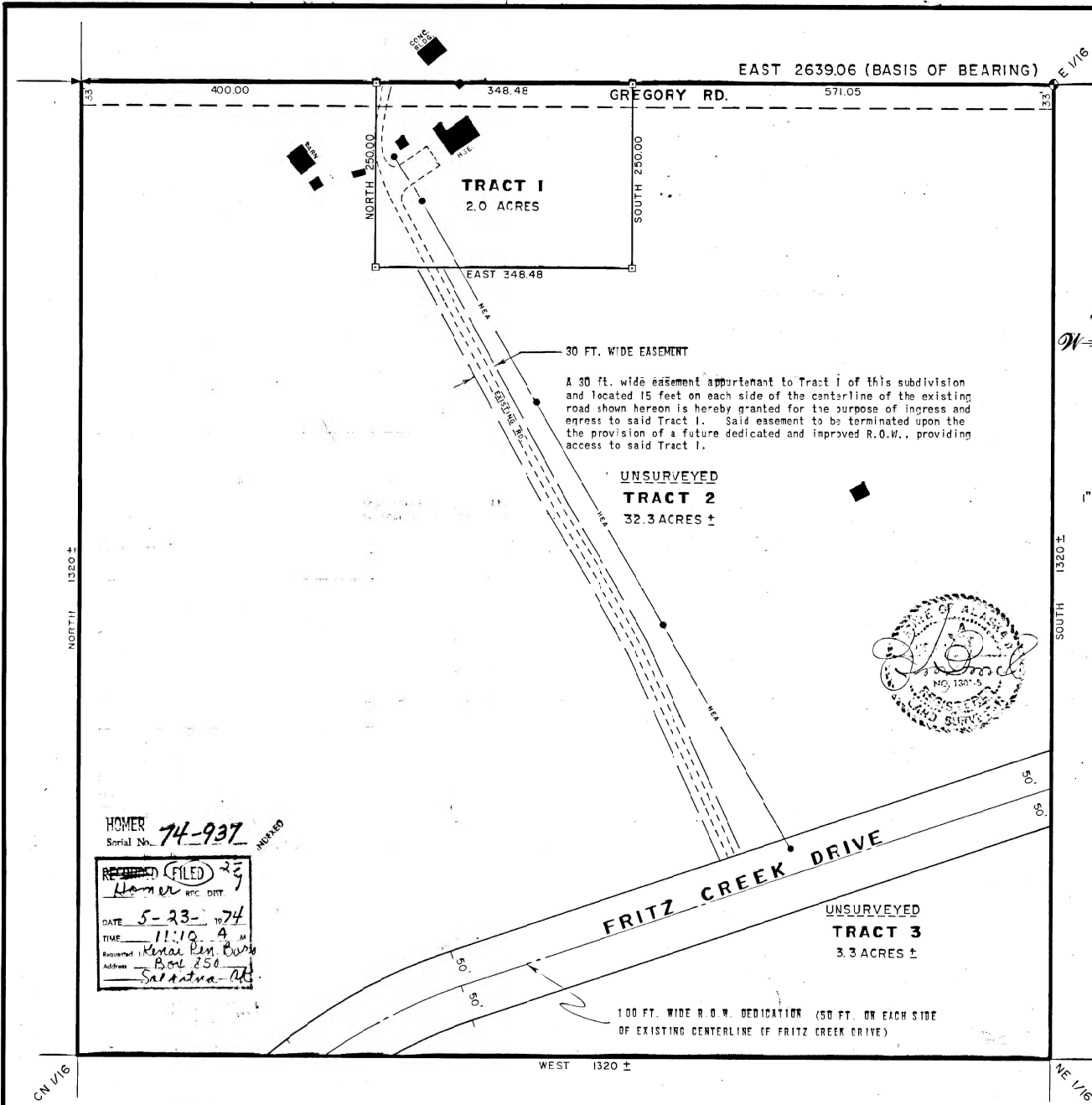
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CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC USE.

DATE March 1974
Philip White, Daniel Thompson, Willie K. Hartig, Dorothy C. Thompson

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF MAY, 1973: 1974
Henry Larsen
 Notary in and for the State of Alaska
 My Commission expires 5/21/77

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT MONUMENTS ACTUALLY EXIST AS LOCATED AND THAT DIMENSIONAL AND OTHER DETAILS ARE CORRECT. (SEE NOTE 1.)
 DATE 1/25/74
Sam D. Brock
 K. G. Branch, R.L.S.

KENAI PENINSULA BOROUGH

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KENAI PENINSULA BOROUGH AND THAT SAID PLAT HAS BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.
 DATE 12/10/73
Stanley F. Thompson
 Borough Mayor

HOMER 74-937 INDEXED
 Serial No. 74-937

RECORDED FILED 29
Homer REC. DIST.

DATE 5-23-74
 TIME 11:10 A.M.
 Recorder Kenai Pen. Bur.
 Address Box 250
Saladina AK



LEGEND

- ✕ INDICATES 1917 G.L.D. BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ⊙ INDICATES BRASS CAP MONUMENT SET THIS SURVEY
- ⊠ INDICATES 2' X 2' HUB AND TACK SET THIS SURVEY
- INDICATES 33 FT. WIDE SECTION LINE R.O.W.

NOTES

1. THIS SURVEY AND PLAT DOES NOT REPRESENT A LEGAL SUBDIVISION OF TRACTS 2 & 3. ONLY LOT CORNERS ON TRACT 1 SHOWN HEREON HAVE BEEN ESTABLISHED
2. THE AREAS OF TRACTS 2 & 3 ARE APPROXIMATE ONLY
3. THE ACRAGE SHOWN ON TRACTS 1 AND 2 OF THIS SUBDIVISION INCLUDES THE AREA OF THE REVERTED SECTION LINE R.O.W.

FERNWOOD SUBDIVISION
UNIT I

CONTAINING 40 ACRES MORE OR LESS

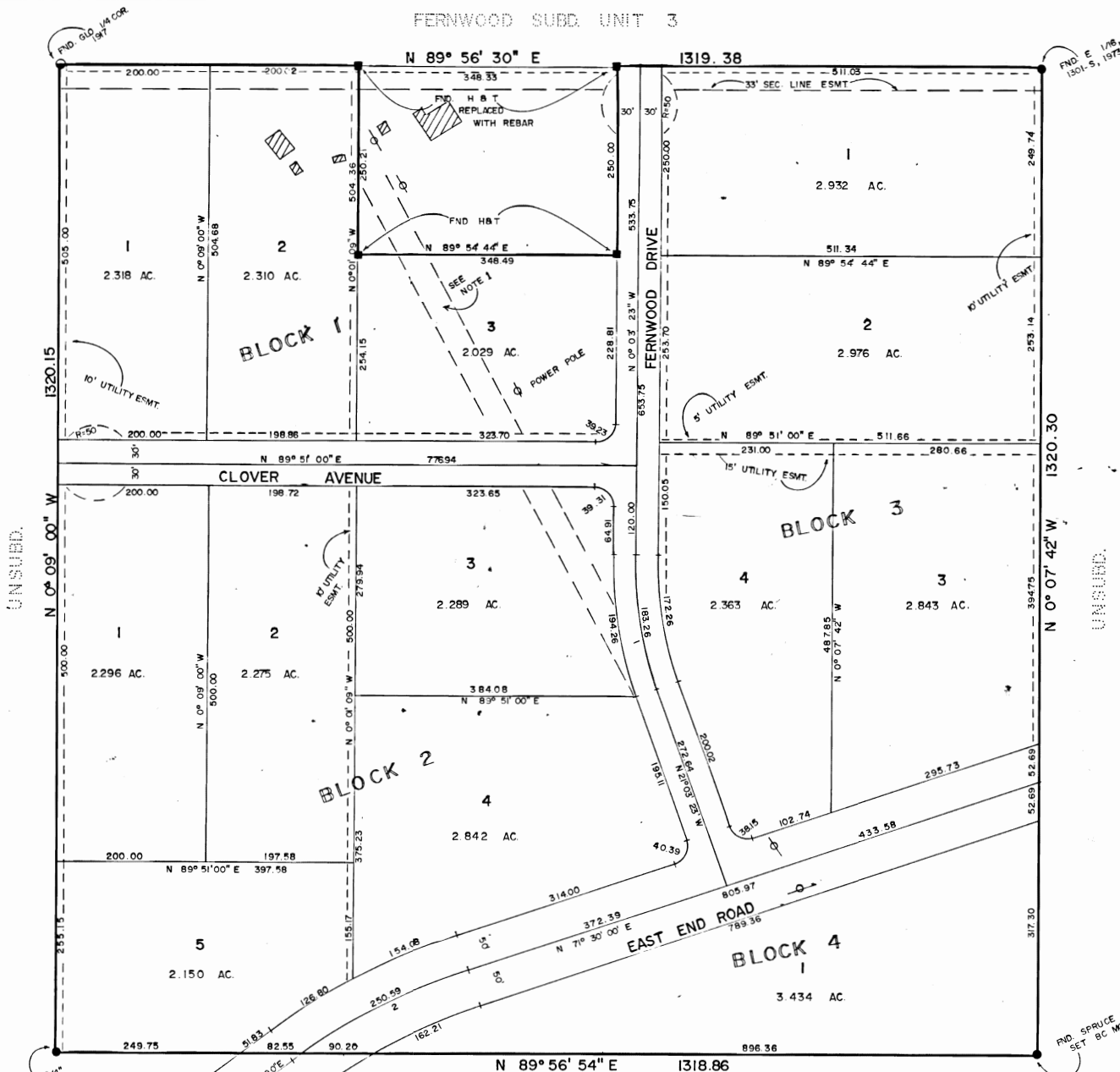
SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 6, T6S., R12W., S.M., HOMER RECORDING DISTRICT, ALASKA

Prepared For: FIRST METROPOLITAN LTD.
 523 WEST 8TH AVENUE
 ANCHORAGE, ALASKA

Prepared By: KEN BRANCH, R.L.S.
 P. O. BOX 1295
 HOMER, ALASKA

Date: 11/11/73
 Scale: 1" = 100'

FERNWOOD SUBD. UNIT 3



UNSUBD.

UNSUBD.

UNSUBD.

1. EXISTING 30' ESMT. TO BE TERMINATED UPON CONSTRUCTION OF FERNWOOD DR. TO AN EQUAL OR BETTER ROAD.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH APPLICABLE LAWS.
3. 1/2" X 2 1/4" REBAR SET AT ALL LOT CORNERS.
4. ALL BLOCK RETURNS ARE 25' R.
5. A 20' BLDG. SETBACK LINE EXISTS ALONG ALL R.O.W.

CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	TANGENT
1	21°00'00"	500.00	183.26	92.67
2	18°00'00"	800.00	264.36	133.40

BASIS OF BEARING IS THE TRUE BEARING S 69° 51' 15" E BETWEEN USC & GS GULL 1910, AND USC & GS HOMER EAST BASE 2, AND WAS CARRIED TO THIS SURVEY BY PREVIOUS SURVEYS IN THE AREA.

76-76

RECORDED FILED 3/4
Homer REC. DIST.
DATE 9-1-1976
FILE 8-58-A
Requested by KPB
Address Seldovia

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAY AND ALLEYS DEDICATED BY US FOR PUBLIC USE.

Jerry A. Anderson
FIRST METROPOLITAN LTD.
523 WEST 8TH AVE.
ANCHORAGE, ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF July 1976.

Jerry A. Anderson 7-15-80
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

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 CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

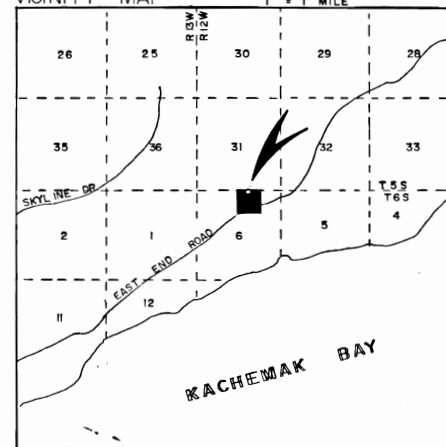
Jerry A. Anderson 6-30-76
JERRY ANDERSON, 3686-S

PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 21ST DAY OF JULY 1976.

Jerry A. Anderson
BOROUGH MAYOR Planning Director

VICINITY MAP



DATE: JUNE, 1976

SCALE: 1" = 100'

DESIGNED BY: KPB

DRAWN BY: SW

CHECKED BY: JJ

FLD. BK. NO.: 6



FERNWOOD SUBDIVISION

UNIT 2
SITUATED IN THE NW 1/4 NE 1/4, S 6, T 6 S, R 12 W, 5M, H.R.D.

CONTAINING 37.980 ACRES

ABILITY SURVEYS

JERRY ANDERSON BOX 1263 HOMER, ALASKA