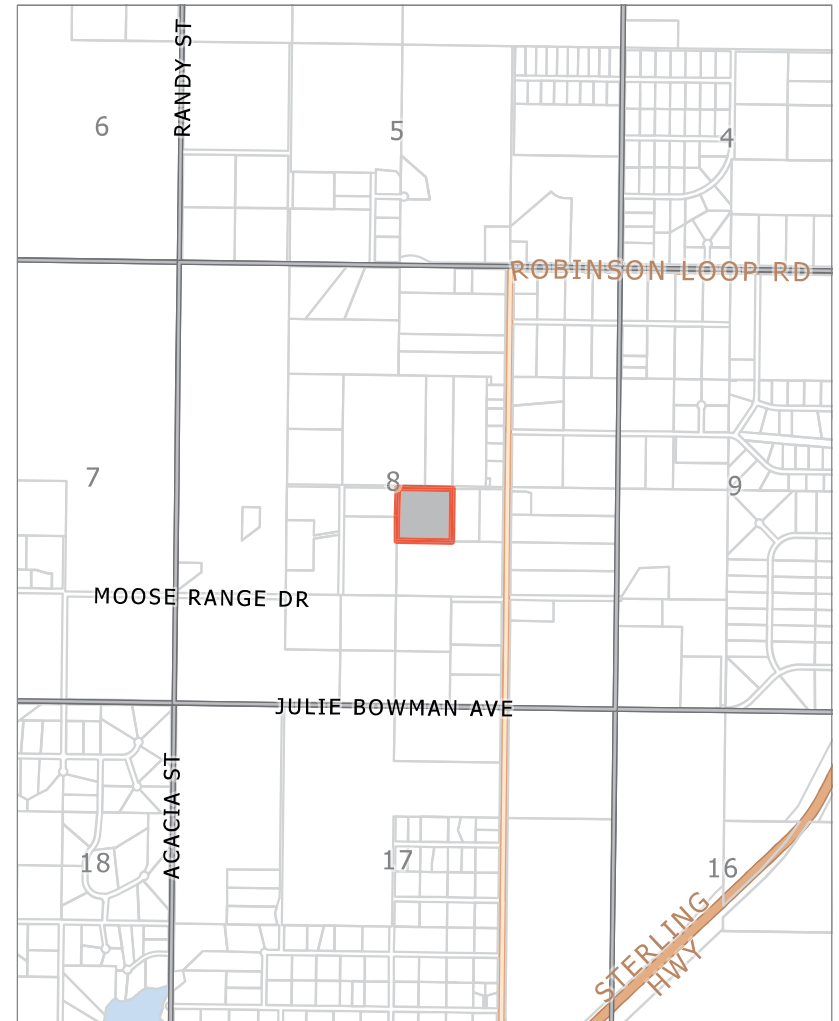
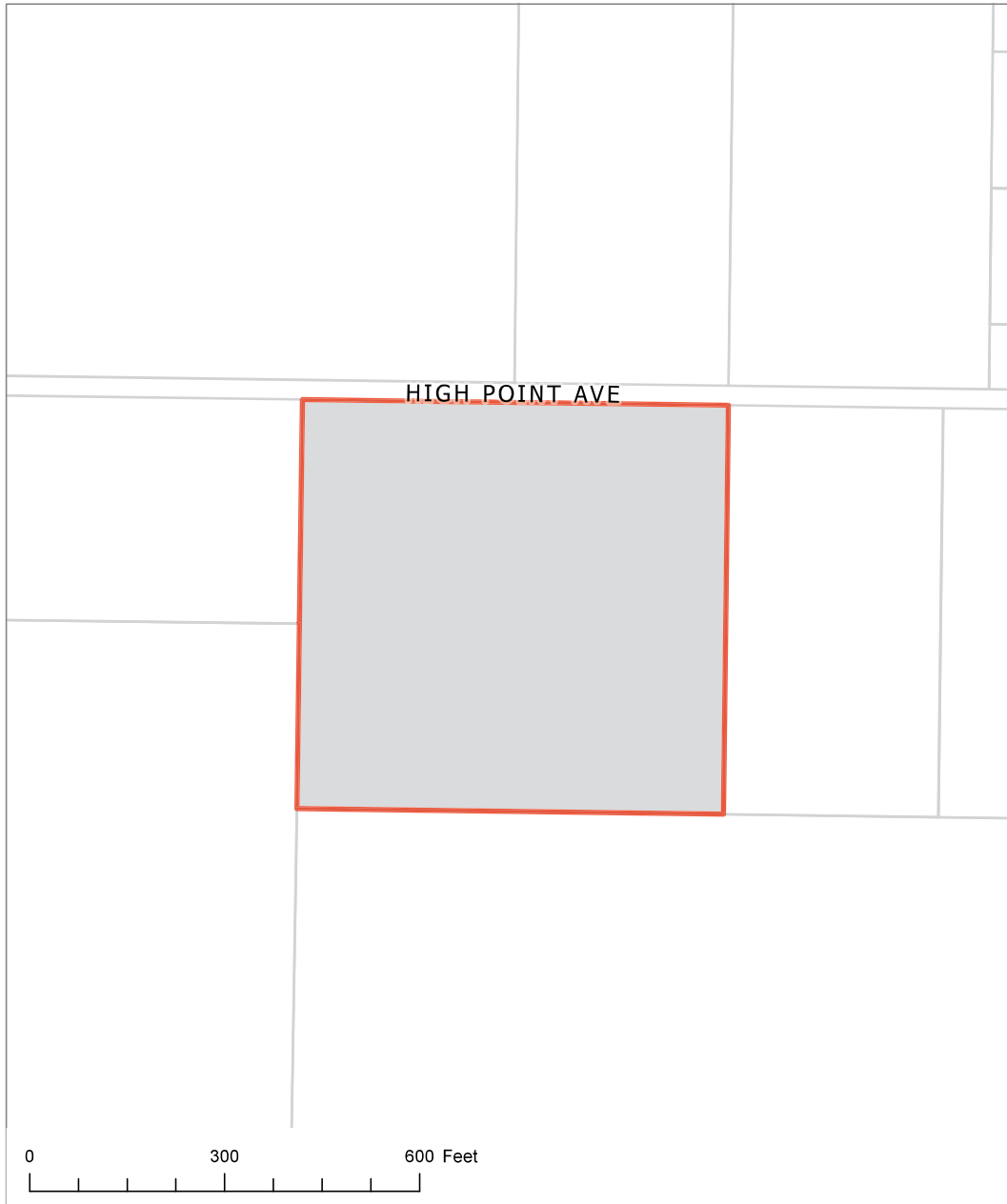


## **E. NEW BUSINESS**

- 7. Marvel Manor Subdivision Phase 6; KPB File 2024-035  
Segesser Surveys / Stone, Hanson, Moline  
Location: High Point Avenue off Robinson Loop Road  
Sterling Area**



KPB File 2024-035  
T 05N R 09W SEC 08  
Sterling





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:

- 2 1/2" ERASS. CAP MON. FOUND
- 3 1/4" ALUM. CAP MONUMENT FOUND
- 2 1/2" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- RECORD DATUM PLAT 2015-17 KRD

## NOTES:

- 1) Basis of bearing taken from Marvel Manor Subdivision Phase 4, Plat 2015-17, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines 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.
- 4) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional on-site 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 on-site 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.

Engineer License No. Date

## PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

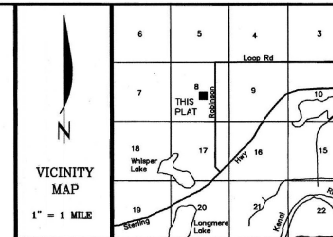
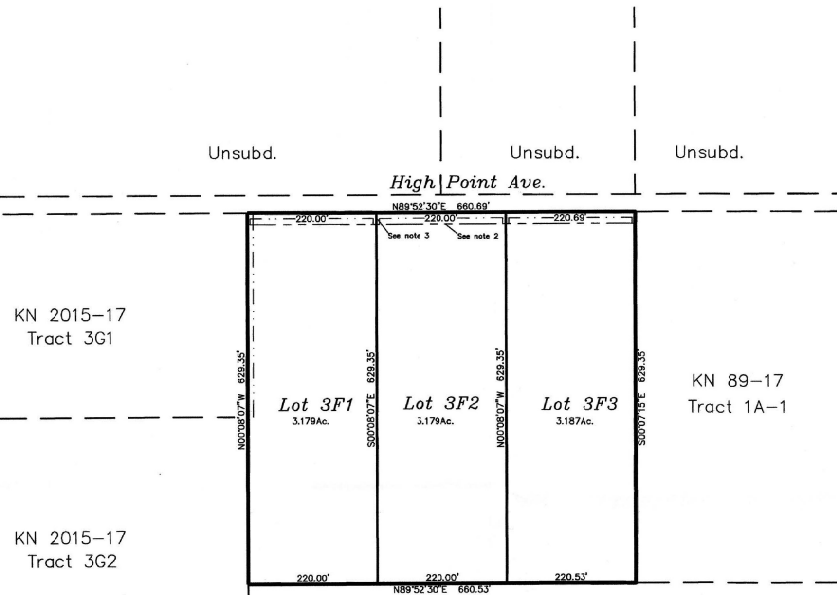


## SURVEYOR'S CERTIFICATE

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

Date

KPB 2024-035



## CERTIFICATE of OWNERSHIP and DEDICATION

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

MARK HANSON  
P.O. BOX 1877  
SOLDOTNA, ALASKA 99669

LORI J. STONE  
354 WEST BERING  
SOLDOTNA, ALASKA 99669

SUE E. MOINE  
P.O. BOX 1803  
SOLDOTNA, ALASKA 99669

LINDA C. ROBINSON  
2520 121st DRIVE NE  
LAKE STEVENS, WASHINGTON 98258

## NOTARY'S ACKNOWLEDGEMENT

FOR  
ACKNOWLEDGED BEFORE ME THIS DAY OF 20.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES

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NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES

<p>KPB FILE No.</p> <p>Marvel Manor Subdivision Phase 6</p> <p>A resubdivision of Tract 3F Marvel Manor Subdivision Phase 2 Plat 2000-27, Kenai Recording District.</p> <p>Located within the NW1/4 NW1/4 SE1/4 Section 8, T8N, R9W, S.M., Kenai Peninsula Borough, Alaska.</p> <p>Containing 9.545 Ac.</p>	
<p>Surveyor</p> <p>Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909</p>	<p>Owners</p> <p>Mark Hanson P.O. Box 1877 Soldotna, AK 99669</p> <p>Sue E. Moine P.O. Box 1803 Soldotna, AK 99669</p> <p>Lori J. Stone 354 W. Bering Soldotna, AK 99669</p> <p>Linda C. Robinson 2520 121st Dr. NE Lake Stevens, WA 98258</p>
<p>JOB NO. 23039</p> <p>SURVEYED:</p> <p>FIELD BOOK:</p>	<p>DRAWN 2-13-24</p> <p>SCALE: 1"=100'</p> <p>SHEET: 1 of 1</p>

AGENDA ITEM E. NEW BUSINESS

ITEM #7 - PRELIMINARY PLAT  
MARVEL MANOR SUBDIVISION PHASE 6

KPB File No.	2024-035
Plat Committee Meeting:	May 28, 2024
Applicant / Owner:	Mark Hansen, Richland WA / Lori Stone, Sterling AK / Sue Moline, Stanley ND
Surveyor:	John Segesser / Segesser Surveys
General Location:	High Point Ave / Sterling

Parent Parcel No.:	063-012-74
Legal Description:	PARENT PARCEL DESCRIPTION
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

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STAFF REPORT

THIS REQUEST WAS POSTPONED FROM THE MAY 13<sup>TH</sup> 2024 MEETING DATE TO THE MEETING OF MAY 28<sup>TH</sup>.

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 9.545 acres parcel into three lots ranging in size from 3.179 acres to 3.187 acres.

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

Existing access is from Sterling highway near mile 87.5 at Robinson Loop Rd to High Point Ave being on the north side of the proposed subdivision.

Currently, High Point Rd is a 30' dedication, developed and privately maintained. The 30' dedication was dedicated by the previous subdivision, Marvel Manor Phase 2 KN 2000-27.

The subdivision will not be completing a vacation nor a dedication. The plat is not affected by a section line easement either.

There is a non-exclusive easement for ingress and egress shown in the Quit Claim Deed in Book 290 Page 343 that no longer affects the parcel as the land described is within the dedicated right-of-way of High Point Ave.

Block length is not compliant; however, the size of the parcel may not allow for a road to try to gain compliance. With Robinson Loop Rd, High Point Ave, Pointless St, and Moose Range Dr, there is a complete loop for a block being larger than the required 1320 feet in the east and west. **Staff recommends:** The Plat committee concur that an exception is not needed as the block is complete, even though not compliant.

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

**Site Investigation:**

There does not appear to be any improvements on the parcel. No structures are shown on the parcel per KPB GIS information.

There are steep slopes in the southeast corner of the property that are not shown. According to KPB GIS information, there is a slope of approximately 20% in the southeast corner that should be identified with a top and toe or steep slope indication.

There are no wetlands or FEMA Designated Hazard Zones located on the plat.

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>
State of Alaska Fish and Game	

### **Staff Analysis**

Originally the plat was an aliquot part of Section 8, Township 5 North, Range 9 West, SM, Alaska, Kenai Recording District. Marvel Manor Subdivision Phase 2 KN 2000-27 created four tracts and four dedications in a portion of the aliquot part. Marvel Manor Subdivision Phase 6 is subdividing Tract 3F of KN 2000-27.

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.

The property is not within an advisory planning commission.

A public comment has been received from a gentleman that was in attendance of the may 13<sup>th</sup> meeting. His comment s in the packet for viewing.

Exception to KPB 20.60.200 was not requested for this subdivision. **Staff recommends:** the Plat Committee concur the plat note not be carried forward and a survey needs to be completed of this subdivision.

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

### **Utility Easements**

At item #4 in the certificate to plat is an electric line or system easement that its location should be verified and if located on the property should be shown and noted on the plat. There is a transmission line easement list in the certificate to plat at item #5 that needs to be included in a plat note if verified to affect the subject property.

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	No comment
-----	------------

ENSTAR	
ACS	
GCI	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  HIGH POINT AVE</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:  No other comments</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>

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

*PLAT NOTES?*

Plat note needs to be added to address the Road Use Maintenance Agreements noted in the Certificate to Plat at book 594 page 370.

Add the date of May 28, 2024 to the Plat Approval.

Correct the address under the Certificate of Ownership to information in Gifting Quitclaim Deed

Remove Linda Robinson from list of owners under Certificate of Ownership

**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:**

Add KPB No 2024-035

Remove Linda Robinson as owner, no longer owner.

Correct owner's address to those listed in Gifting Quitclaim Deed.

- 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 the right -of-way width of High Point Ave

- 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:**

Add High Point Ave to vicinity map

label the lakes on the map

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**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.

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**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.

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**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.

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**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**

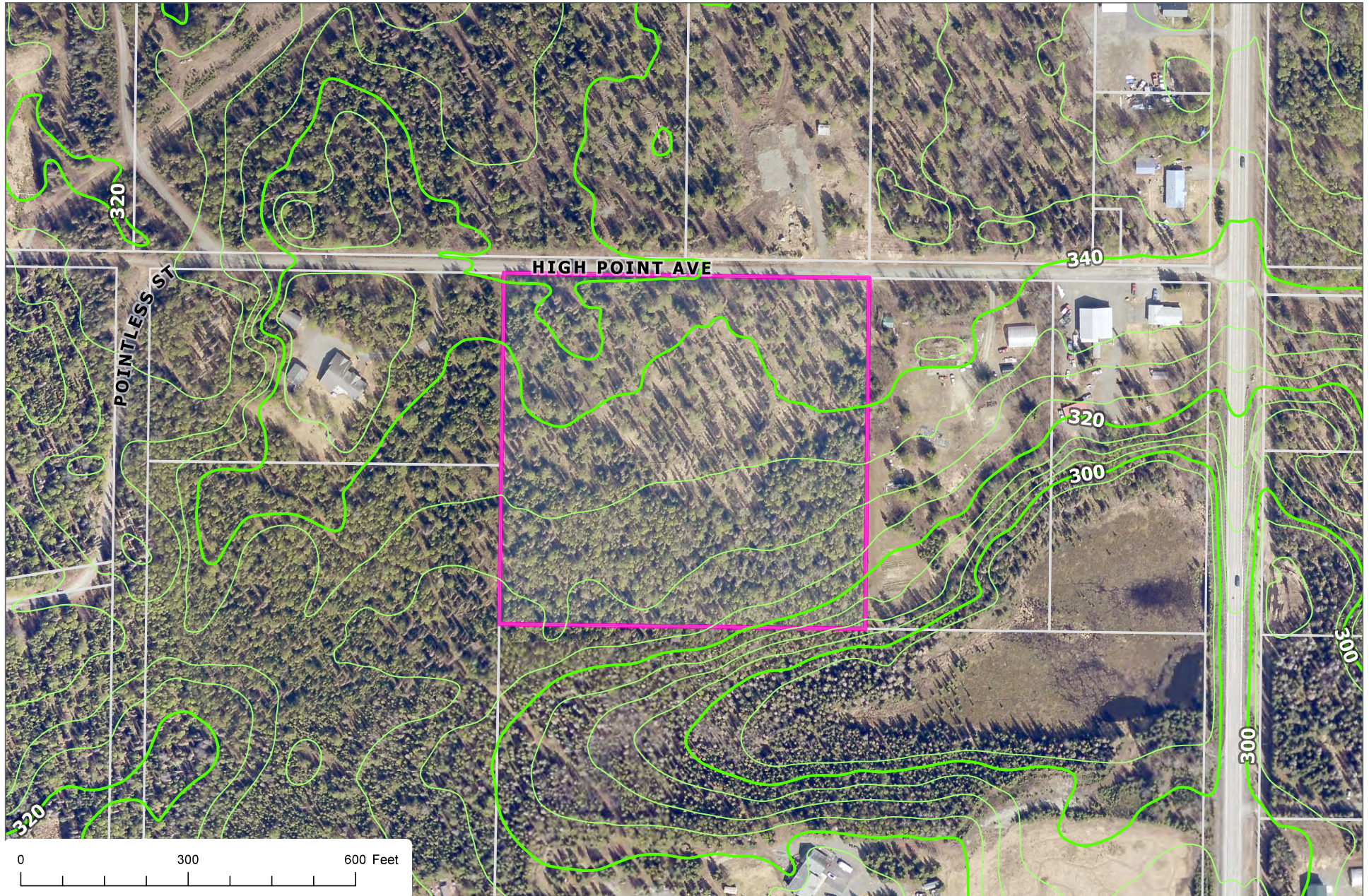
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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**From:** [Jerry Rombach](#)  
**To:** [Planning Dept.](#)  
**Subject:** <EXTERNAL-SENDER>Public Comment - Marvel Manor Subdivision - Agenda Item #4, E7  
**Date:** Tuesday, May 14, 2024 10:14:17 AM

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**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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Good day. My name is Jerry Rombach. I reside at 38539 High Point Avenue, Sterling, AK 99672. My phone is 907-398-6210.

I attended the Borough Plat Commission meeting last evening, seeking to provide comment on the above-referenced plat subdivision. Technical difficulties delayed the meeting by over an hour, past my ability to remain at the meeting. I'm not aware if the meeting was held, or was formally suspended. As I was unable to personally address the Commission last night, I am providing the following written testimony, in the event I am unable to attend the next meeting. I can attest I speak for my wife Cindy as well.

- We are not opposed to the requested subdivision/re-platting, understanding there may or may not be subsequent development on the individual lots. Our only concerns specific to the proposal are that if approved, the tree cover not be clear-cut for no reason (as often seems to happen in the area), and that should development occur - by the Petitioners or subsequent owners - regulations covering the placement of septic systems be adhered to or exceeded.
- We join our neighbors in voicing concerns regarding future impacts on the now privately-maintained High Point Avenue. That model is currently at its breaking point, even with only a handful of homes. Should even limited development-related activities occur, the roadway will continue to degrade, and snow removal and grading efforts will prove increasingly inadequate.
- Prior to the meeting, Planning Director Ruffner provided a neighbor and me with an outline for pursuing the goal of having the Borough improve and maintain High Point Avenue. I thank him for that; it appears there is consensus 'on the street' to pursue this as quickly as possible.
- It is further our hope that should this process be successful, Homer Electric Association might improve the easement protecting the power service line, which is threatened by a high number of dead or dying trees.

Thank you for this opportunity to provide comment. I hope this is acceptable. Please don't hesitate to contact me should there be any questions or comments.

Jerry Rombach  
38539 High Point Avenue  
Sterling, AK 99672  
907-398-6210  
jerry.rkenai@hotmail.com