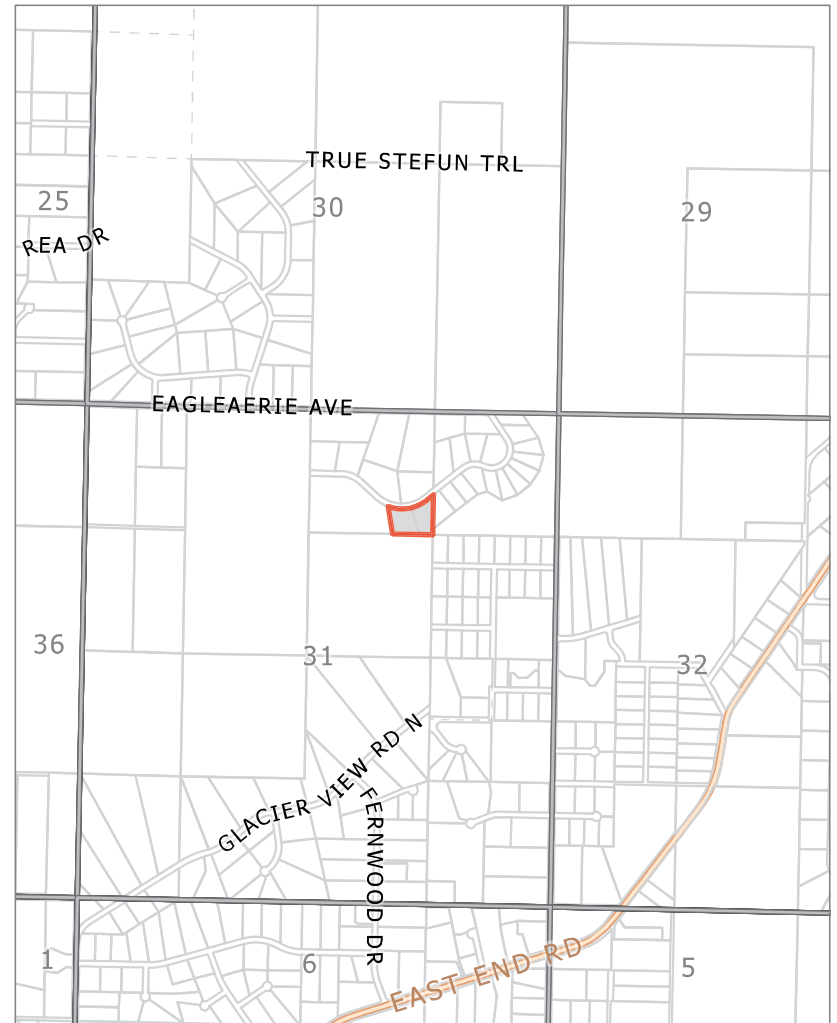
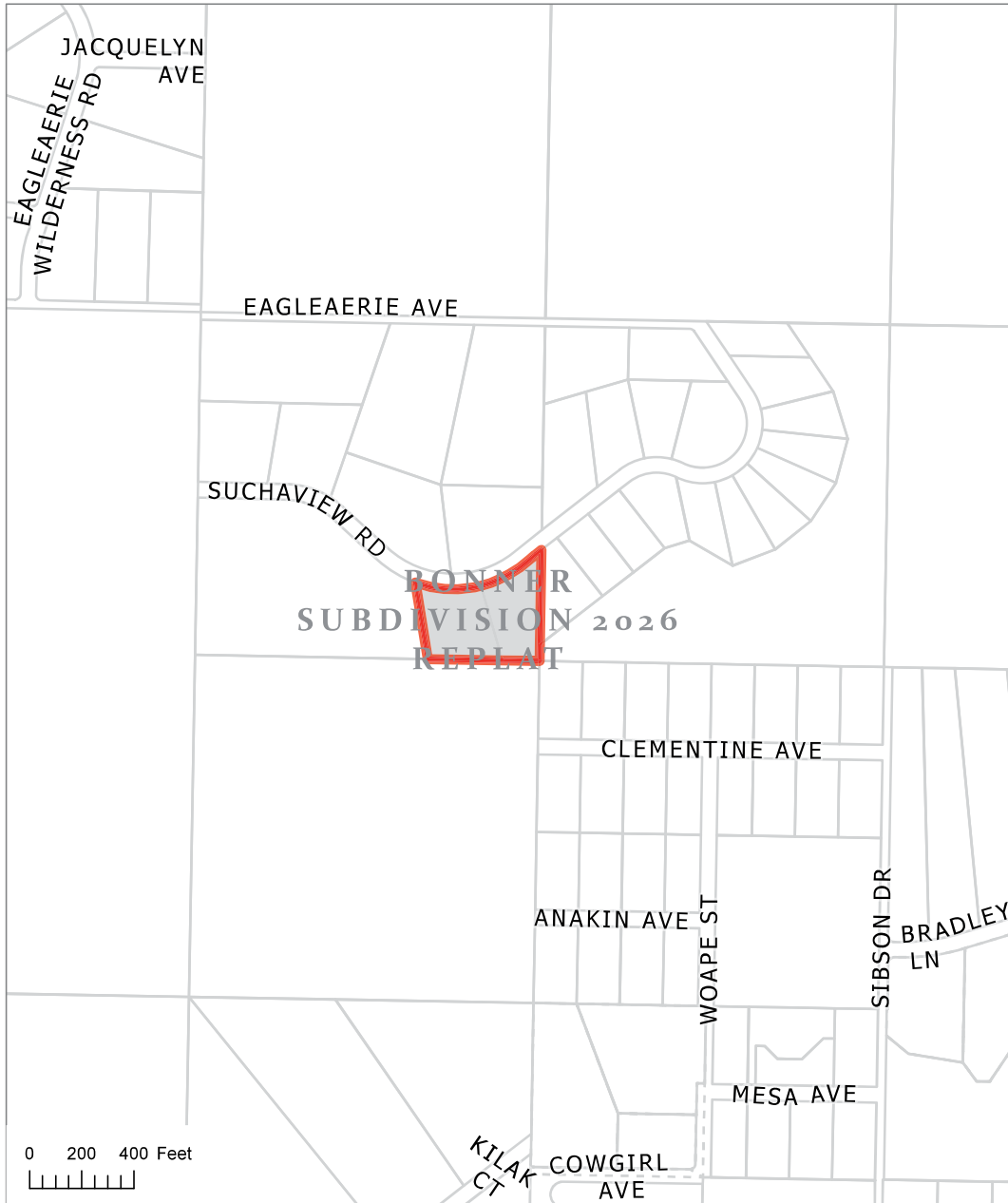


E. NEW BUSINESS

- 5. Bonner Subdivision 2026 Replat (*Consent Agenda*)**
KPB File 2026-037
Seabright Survey & Design / Aurand, Jirsa
Location: Suchaview Road
Fritz Creek Area



KPB File 2026-037
T05S R12W SEC31
Fritz Creek

0 200 400 Feet
[Scale bar]

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. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF THE 20' 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. BEARINGS AND DISTANCES ARE RECORD PER HM 2008-60.
4. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT IN A FEMA FLOOD HAZARD AREA.
5. THERE ARE NO ANADROMOUS WATERS PER KP8 GIS.

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR THE LOT RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 8/27/2007.

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. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM 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.

LEGEND

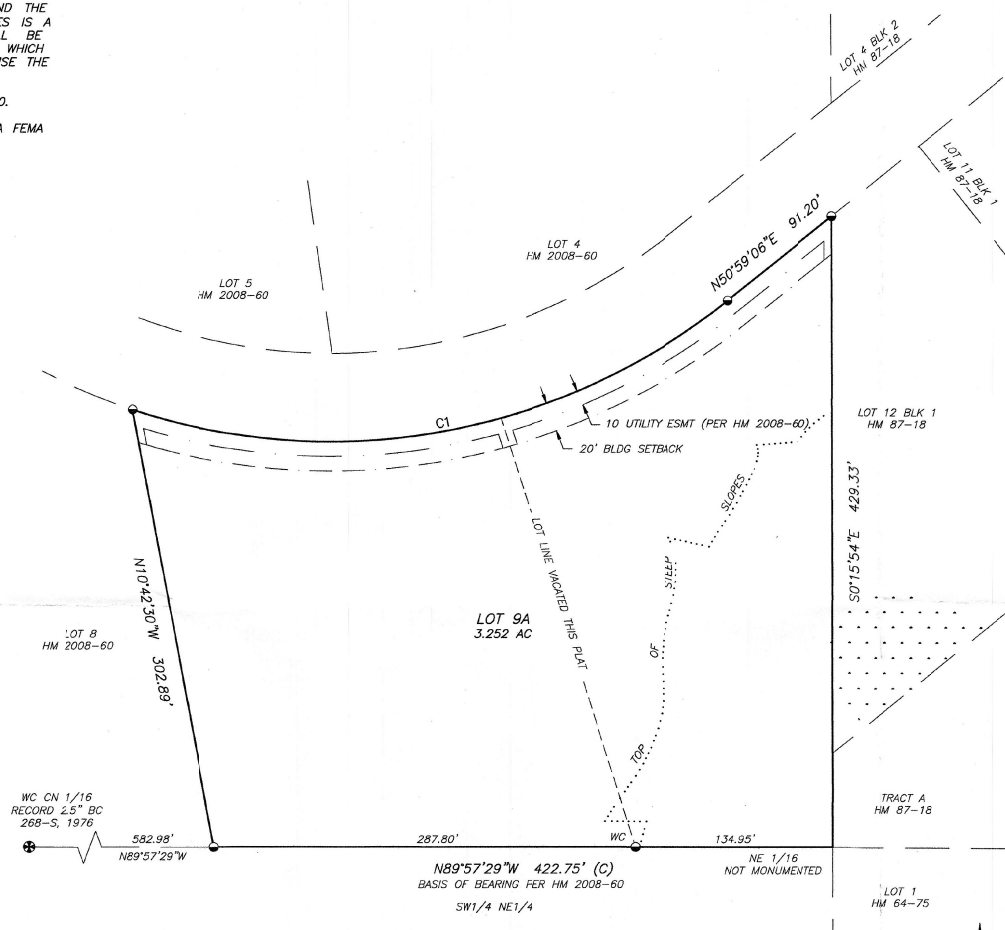
- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
- ⊙ RECORD 2" AC 4469-S 2008
- (C) COMPUTED DATA PER RECORD PLAT
- APPROX. AREA RIVERINE
- (KWF WETLANDS ASSESSMENT, KP8 GIS)

PLAT APPROVAL

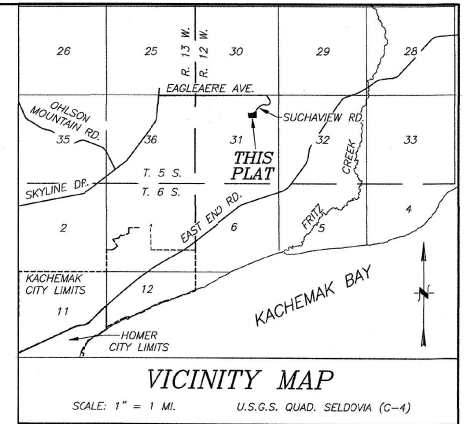
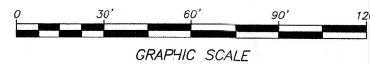
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	430.64'	430.00'	57°22'52"	N79°40'35"E	412.87'
C1(C)	430.64'	430.00'	57°22'53"	N79°40'33"E	412.87'



CERTIFICATE OF OWNERSHIP

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 HEREON.

WILLIAM JIRSA
BOX 362
HOMER, AK 99603

JULIE AURAND
BOX 362
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: WILLIAM JIRSA & JULIE AURAND
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

**BONNER SUBDIVISION
2026 REPLAT**

A REPLAT OF LOTS 9 & 10, BONNER SUBDIVISION (HM 2008-60), LOCATED WITHIN THE NW1/4 NE1/4 SECTION 31, T. 5 S., R. 12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 3.252 ACRES

**SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.**

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 289-1580

CLIENTS: WILLIAM JIRSA P.O. BOX 362 HOMER, AK 99603	JULIE AURAND P.O. BOX 362 HOMER, AK 99603
DRAWN BY: BT	CHKD BY: KK
DATE: 04/2026	SCALE: 1"=60'
	SHEET #1 OF 1

KPB 2026-037

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
BONNER SUBDIVISION 2026 REPLAT**

KPB File No.	2026-037
Plat Committee Meeting:	May 11, 226
Applicant / Owner:	Willia Jirsa & Julie Aurand / Homer, AK
Surveyor:	Katie Kirsis / Seabright Survey + Design
General Location:	East Skyline / Eagleaerie Ave, near Homer

Parent Parcel No.:	172-031-37 & 172-031-38
Legal Description:	T 5S R 12W SEC 31 SEWARD MERIDIAN HM 2008060 BONNER SUB LOT 9 & 10
Assessing Use:	Vacant & Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will two lots of size 1.746 acres and 1.506 acres to create a single lot of size 3.252 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is on Suchaview Rd, a 60' dedication, currently privately maintained. To get to Suchaview Rd, you go to the end of Skyline Dr a 100' state-maintained dedication, and turn right on Eagleaerie Ave a 60' Borough maintained dedication. Take Eagleaerie Ave to Suchaview Rd.

This plat is not dedication a right-of-way or finalizing a vacation of right-of-way.

The plat is not affected by a section line easement either.

According to the parent plat there is a 4x4 Trail crossing this lot. **Staff recommends** the surveyor show this trail on the final drawing.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT& PF comments	No comments

Site Investigation:

There is a steep area in the southeast corner of the plat occupying a large section of the corner. The top of the steep slope is identified on the plat. **Staff recommends** this line remain on the final plat and the surveyor add a line or arrow indicating the direction of drop of the slope. The slope is 100% meaning it is at a 45 degree angle in the southeast corner.

Per the KPB GIS information there appear to be a small structure near the line between the two lots proposed to be combined.

There are no wetlands on the area of this plat. Per the KWF Wetland Assessment, there is a small area of Riverine to the east and southeast of the plat.

Per the River Center reviewers the plat is not located in a flood hazard area or a habitat protection district.

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

The plat was originally part of the NE1/4 of Section 31, Township 5 South, Range 12 West S.M. Homer Recording District, Kenai Peninsula Borough, Alaska. Bonner Subdivision HM2008-60 platted the NW1/4 NE 1/4 of said Section 31 into 10 lots and two dedications.

A soils report will not be required as the is combining two lots making fewer lots. Per KPB 20.40.020 wastewater system review will not be needed. The wastewater note in KPB 20.40.020.B.1 shall be shown on the drawing. **Staff recommends** the wastewater disposal note be review to match that as noted above.

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

Plat HM2008-60 granted a 10' utility easement along the front of the 20' building setback and to the entire setback within 5' of side lot lines has been carried forward to this plat and is drawn and noted on the plat accordingly.

The plat is not vacating any easements.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No new easement is being provided on the plat.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 39318 Suchaview Rd</p>
------------	---

	<p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: Suchaview Rd should be labeled</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: 39318 Suchaview Rd will remain</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: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comments</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

In the Plat Approval change the date to May 11, 2026.

In the Certificate of Ownership, add to both lines name including middle initials.

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:

Modify the KPB File No to 2026-037

The two lots are titled differently, one has the owners using the middle initials one within middle initials. Please add both names of both owners to the title block and the Certificate of Ownership as an AKA for one.

- 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 name and ROW width to Suchaview Dr on the north.
- 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:
Show 4x4 trail from parent plat
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Show the area of Riverine continuing southeast to give idea of direction.
- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
Staff recommendation:
Show direction of the downslope from the top of the steep slopes

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:

STAFF RECOMMENDS:

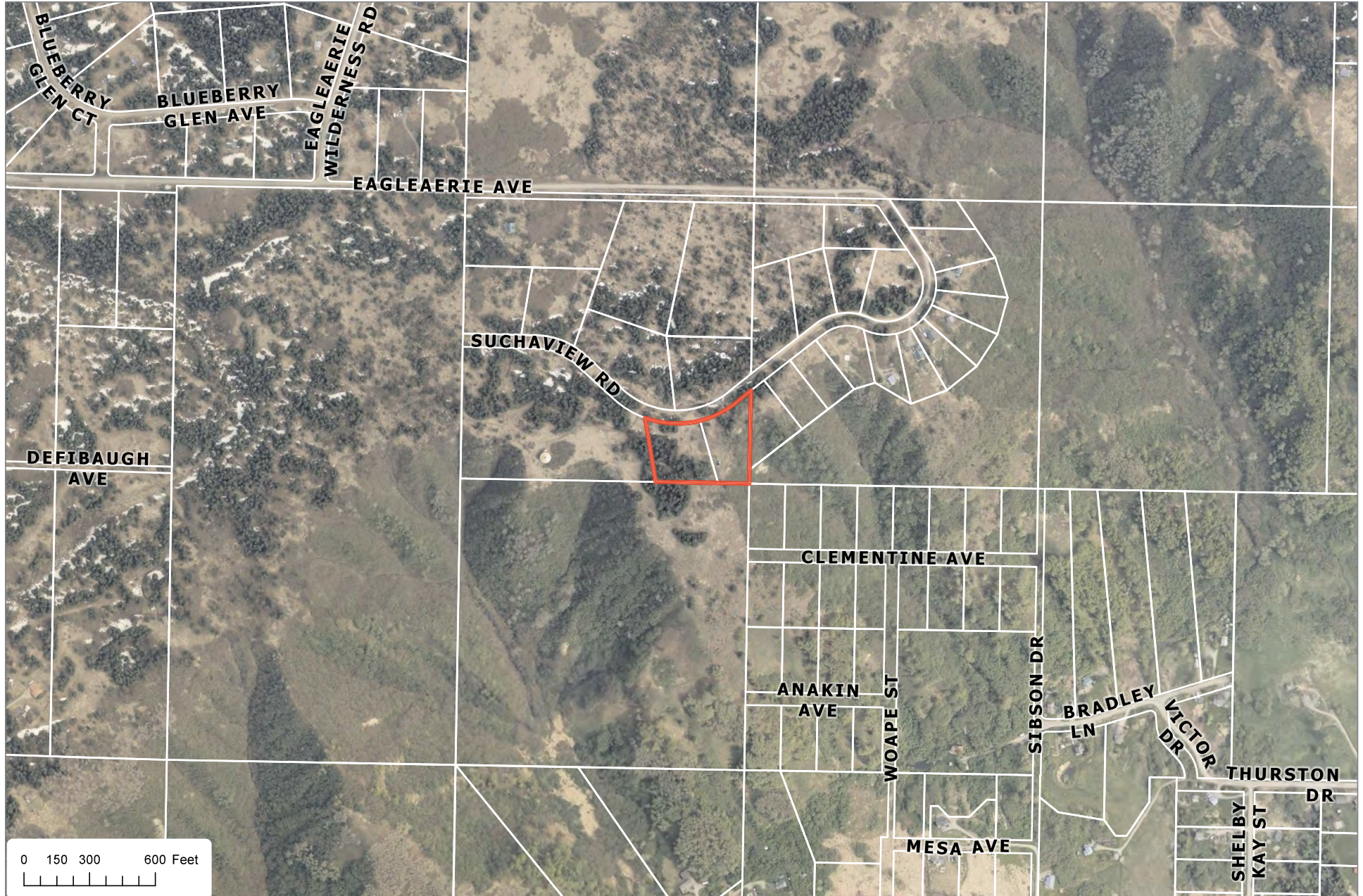
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

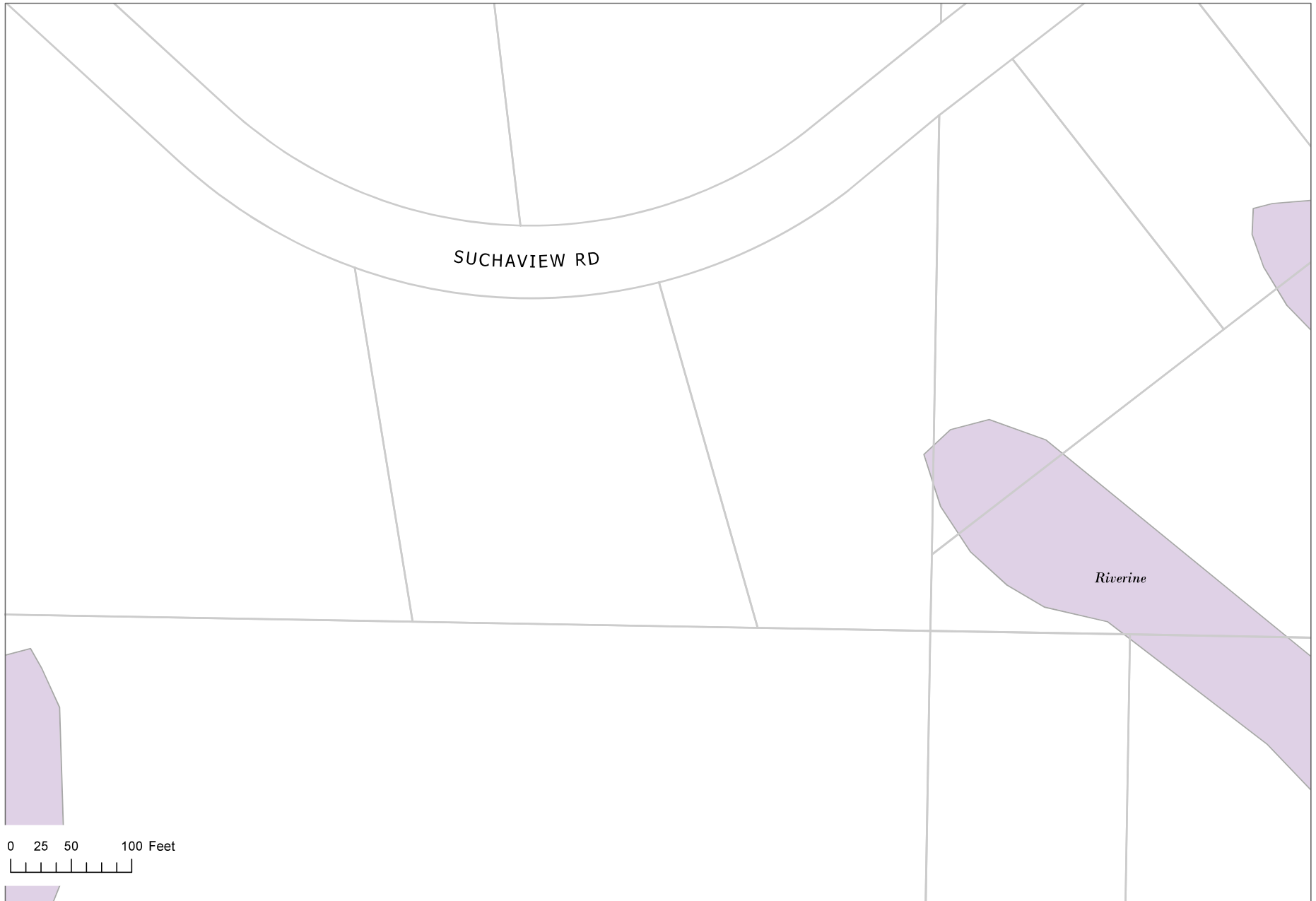
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

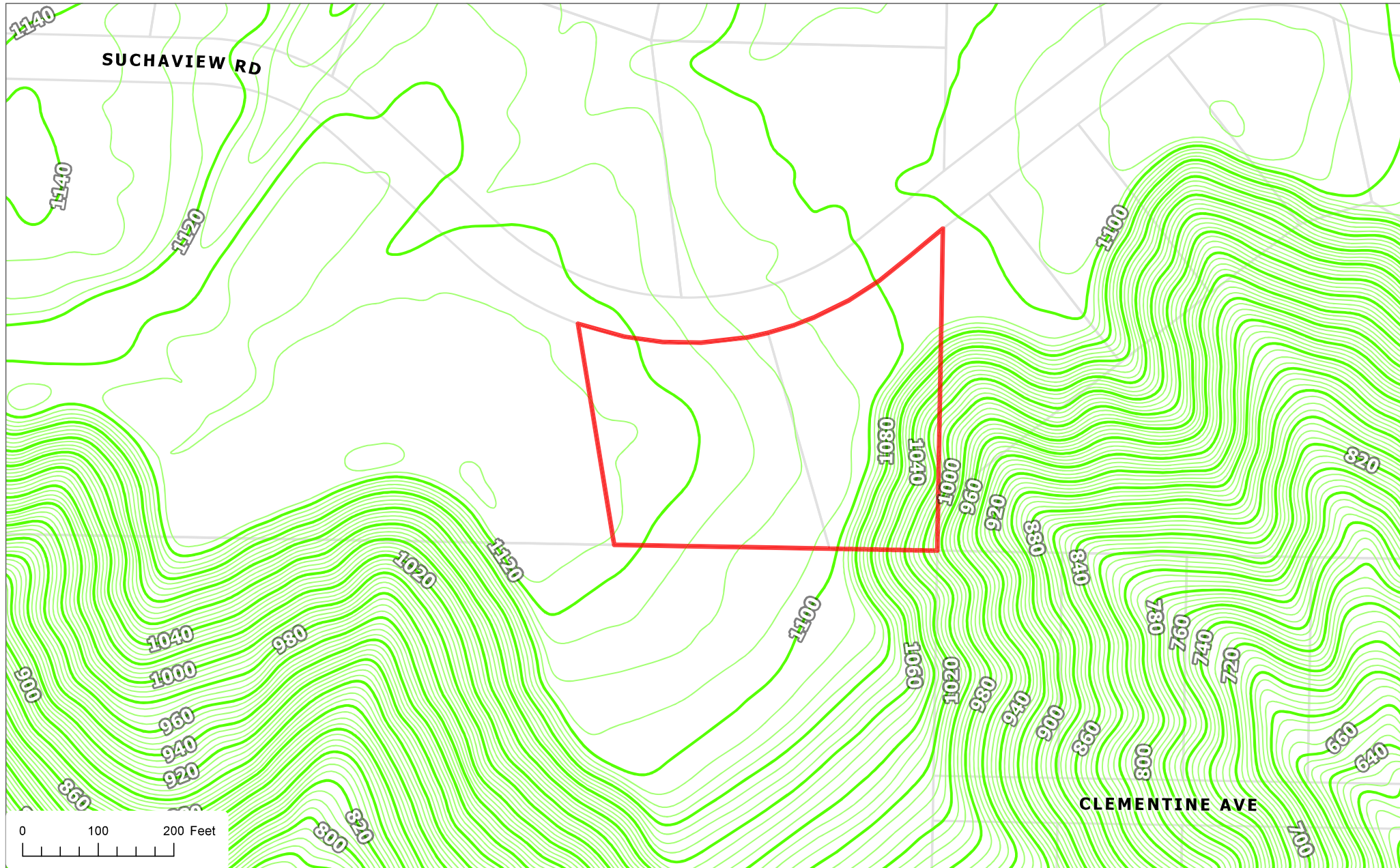
END OF STAFF REPORT



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MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603
(907) 835-8975

- NOTES:**
- The purpose of this plat is to subdivide the NW1/4, NE1/4, Section 31, T5S, R12W, into 10 lots.
 - BASIS OF BEARING.** The basis of bearing was determined by Global Positioning System using high precision differentially corrected Real Time Kinematic methods and using Tripod Data Systems GPS Survey Pro version 3.8.3 software with Javad Legacy and Legacy-E receivers. A local grid was established oriented to true geographic north at Lat 65°42'13.83"N and Long 151°23'05.08"W, NAD 83 (approximately 100' West of SE corner Lot 8).
 - A Building Setback of 20' is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - The front 10' of the 20' 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.
 - A 20' Slope Easement along Eaglelerie Ave., for the purpose of accommodating road out and fill slopes, is granted by this plat.
 - 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 (KPB 14.06).

WASTEWATER DISPOSAL NOTES:

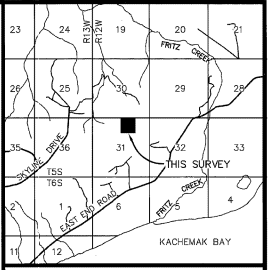
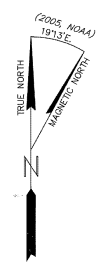
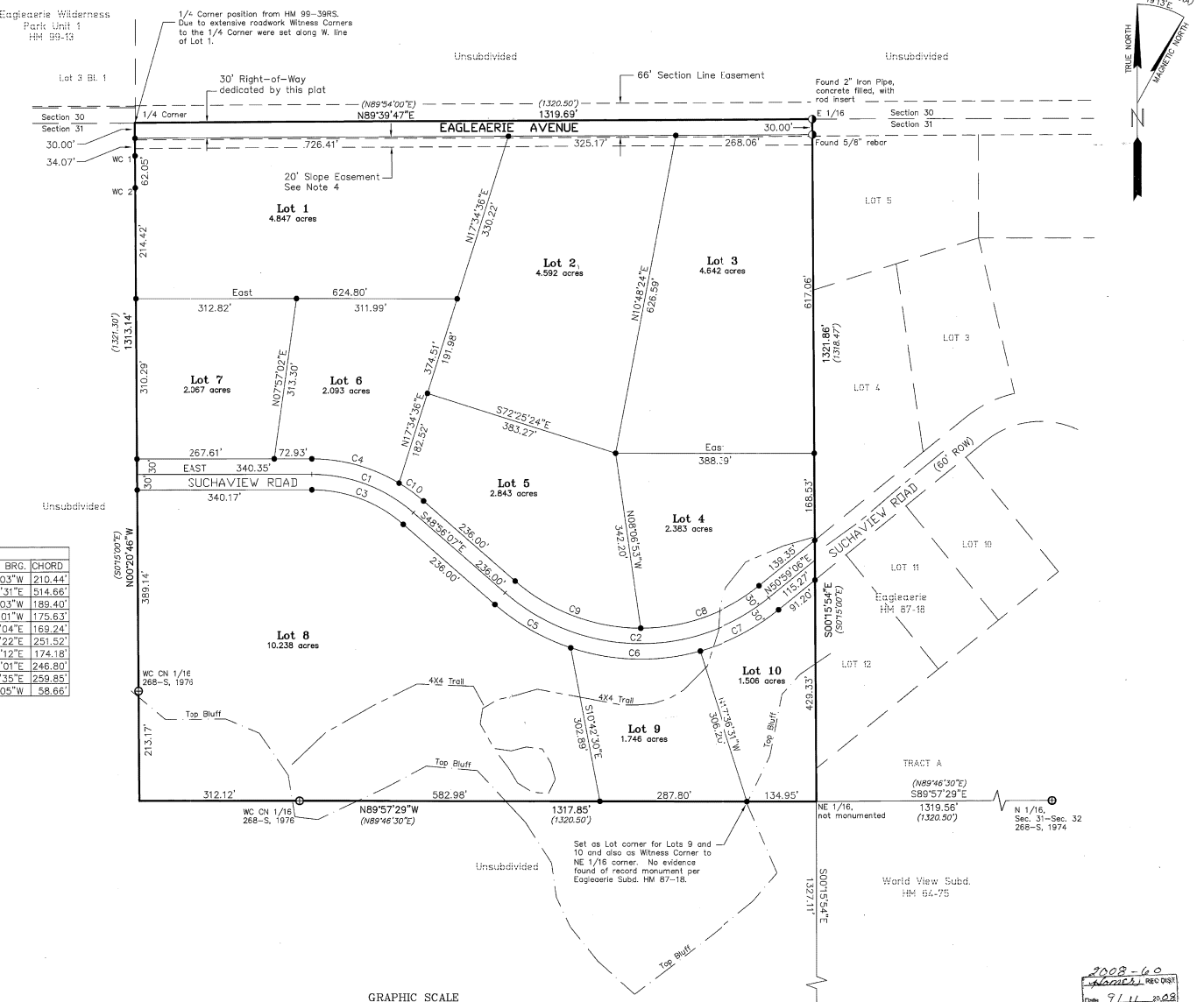
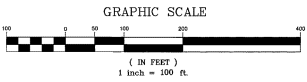
WASTEWATER DISPOSAL LOTS 4, 7, 9, and 10:
Soil conditions, water table levels, and soil slopes have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. 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 prior to construction.

M. Mulikin 3380-E
(Signature of Engineer) License #

SSagOB
Date: These lots are at least 200,000 square feet or a nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BRG.	CHORD
C1	215.01	300.00	112.36'	41°03'53"	N89°28'03"W	210.44'
C2	559.06	400.00	336.12'	80°04'47"	S88°58'31"E	514.66'
C3	193.51	270.00	101.12'	41°03'53"	N89°28'03"W	188.40'
C4	177.78	330.00	91.10'	30°51'58"	N74°34'01"W	175.63'
C5	170.35	430.00	86.31'	22°41'55"	S60°17'04"E	169.24'
C6	255.25	430.00	131.51'	34°00'40"	S88°38'22"E	251.52'
C7	175.39	430.00	88.93'	23°22'13"	N62°40'12"E	174.18'
C8	251.62	370.00	130.89'	38°57'51"	N70°28'01"E	246.80'
C9	265.51	370.00	138.76'	41°06'57"	S89°29'35"E	259.85'
C10	58.74	330.00	29.45'	10°11'55"	N54°02'05"W	58.66'

- LEGEND:**
- Found Monument as noted
 - ⊙ Found 2 1/2" Brass Cap, as noted
 - Found 2" Alum. cap on 5/8" rebar
 - Set 2" Alum. cap on 30" rebar, 4489-S
 - (Rt) Record data per Eaglelerie Subd. HM 87-18



CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Lester K. Bonner
Lester K. Bonner, Trustee for Lester K. Bonner Living Trust c/o Virgil England
1340 Birchwood Street
Anchorage, AK 99508

NOTARY ACKNOWLEDGMENT
For: *Lester K. Bonner*
Subscribed and sworn before me this 5th day of August, 2008.
Quarsh Mullikin
Notary Public for Alaska
My Commission expires: 6-18-11

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 27, 2007.

KENAI PENINSULA BOROUGH
By: *Mary Hill*
Authorizing Official

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

Date: 8/1/08
Registration No.: 4489-S
Donald E. Mullikin,
Professional Land Surveyor



BONNER SUBDIVISION
Located within NW1/4 NE1/4 Section 31, T5S, R12W, Seward Meridian, Homer Recording District, Kenai Peninsula Borough Third Judicial District, Alaska, Containing 39.887 Acres, creating Lots 1 through 10

SURVEYOR	CLIENT
Mullikin Surveys P.O. Box 790 Homer, AK 99603	Lester K. Bonner c/o Virgil England 1340 Birchwood Street Anchorage, AK 99508
Date: July 21, 2008	File: BONNER 07.dwg
Drawn By: MPE/TAL	Scale: 1" = 100'
Checked By: DEM, JWM	Book No. 274
	K.P.B. File 2007-220

2008-60
MULLIKIN SURVEYS REC'D
Date: 9/11/08
Time: 2:11 P.M.
Prepared by: Mullikin
Address: