



Local Option Zoning District

Application

(KPB 21.44)

Kenai Peninsula Borough
Planning Department
144 N. Binkley St.
Soldotna, AK 99669
907-714-2206
1-800-478-4441 ext 2206
(Toll Free within Borough)

Please fill in the following information.

AGENT/APPLICANT	
Name <u>Jeremy + Jill Sorhus</u>	Mailing Address <u>38720 Conner Rd.</u>
Contact Phone (Day) _____ (Mobile) _____	<u>Soldotna AK 99669</u>
Email <u>dr.sorhus@gmail.com</u>	Date <u>8/30/2017</u>

INFORMATION DOCUMENTATION Check boxes to confirm items are included:

Include a street address and legal description for each property owner's signature.

What zone district is being applied for:

<input type="checkbox"/> R-1 Single-Family Residential District	<input type="checkbox"/> R-2 Small Lot Residential District
<input type="checkbox"/> R-R Rural Residential District	<input type="checkbox"/> R-W Residential Waterfront District
<input type="checkbox"/> R-M Residential Multi-Family District	<input type="checkbox"/> C-3 Mixed Use District

Include a map of the proposed Local Option Zoning District area.

CERTIFICATION STATEMENT

The information contained on this form and the attachments are true and complete to the best of my knowledge. I grant permission for borough staff to enter onto the property for the purpose of processing the permit request.

Jill Sorhus 38720 Conner Rd. Soldotna, AK 99669
Signature of Property Owner Street Address
McKinley Estates (Tract A + Lot 1 Lakeside Gardens Subdivision)
Legal Description

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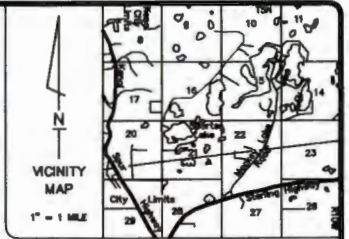
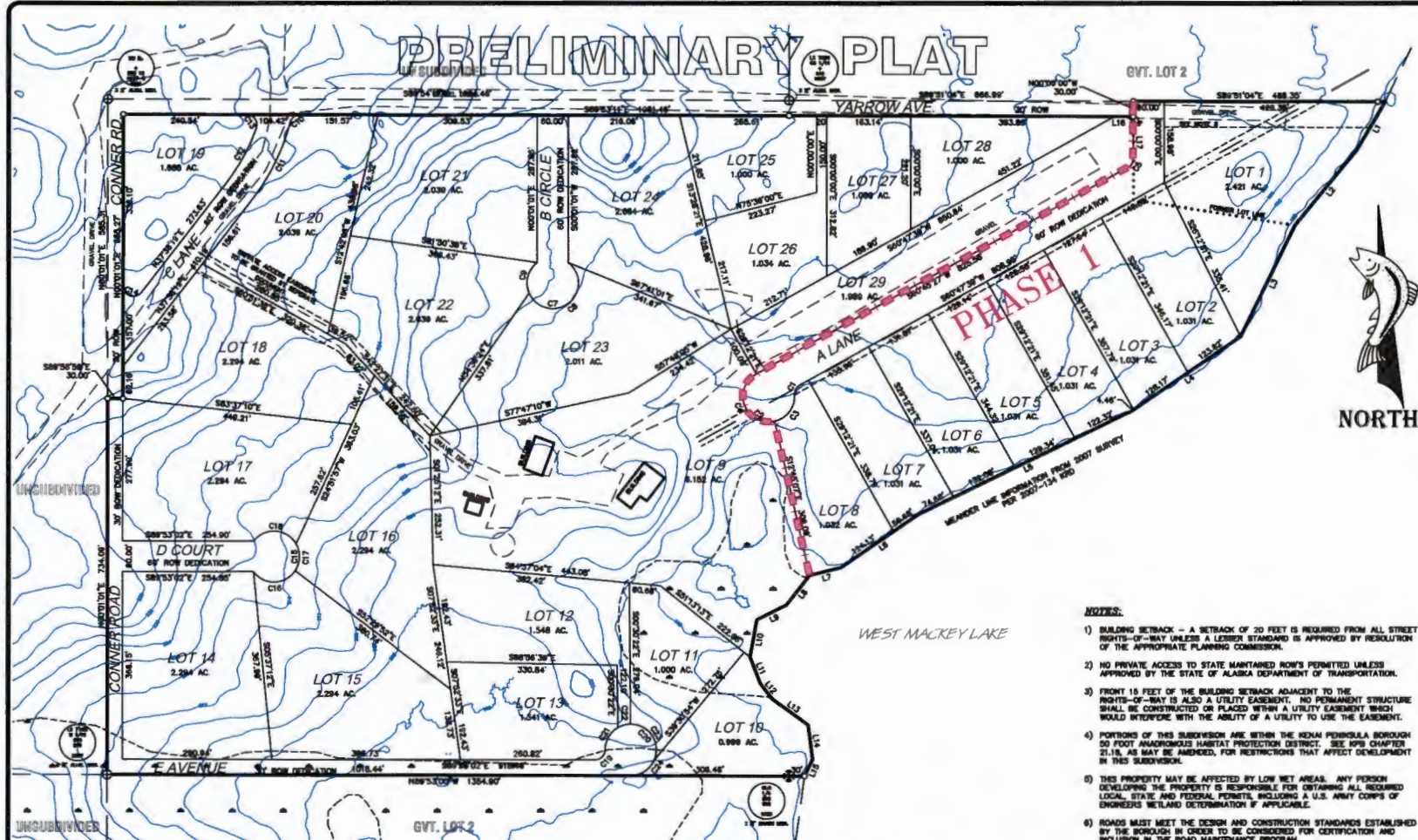
Legal Description

Signature of Property Owner Street Address

Legal Description

(For additional signatures, use additional paper if needed.)

PRELIMINARY PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN 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.

JILL S. SORHUS
 JEREMY S. SORHUS
 38220 CORNER RD.
 SOLDOTNA, AK 99688

NOTARY'S ACKNOWLEDGMENT
 FOR: JILL S. SORHUS AND JEREMY S. SORHUS
 ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ____, 2017

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



- NOTES:**
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY 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.
 - PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50 FOOT ANADROMOUS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.16, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
 - THIS PROPERTY MAY BE AFFECTED BY LOW NET AREAS. 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.
 - 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.
 - THE NATURAL MEANDERS OF THE LINE OF ORDINARY WATER FORMS THE TRUE BOUNDARIES OF THE SUBDIVISION. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 - THE NORTH 80 FEET OF LOT 1 IS A PRIVATE EASEMENT FOR PROGRESS AND CONVEY TO WEST MACKEY LAKE FOR THE OWNER OF FUTURE LOTS WITHIN THE SUBDIVISION, RECORDED IN THE KENAI RECORDING DISTRICT UNDER SERIAL NUMBER 2007-01988-0.
 - NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE PANHANDLE PORTION OF A FLAG LOT. FLAG LOTS MAY BE LIMITED TO FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
 - THIS DEVELOPMENT WILL BE COMPLETED IN PHASES. THE ENTIRE DEVELOPMENT IS SUBJECT TO LOCAL OPTION ZONING.
 - WASTEWATER DISPOSAL, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS 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.

Plat #	
Reg. Dist.	20
City	
Town	

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

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

MCKINLEY ESTATES MASTER PLAN

A SUBDIVISION OF TRACT A AND LOT 1 LAKESIDE GARDENS SUBDIVISION (PLAT NO. 2007-134 KRD)

OWNER: JILL S. SORHUS AND JEREMY S. SORHUS
 38220 CORNER RD.
 SOLDOTNA, AK 99688

LOCATED WITHIN THE SE 1/4 AND SW 1/4 SECTION 10, T24N, R10W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 63.885 ACRES

INTEGRITY SURVEYS INC.

830 8ET HET DRIVE KENAI AK 99611

SURVEYORS PHONE - (907) 983-8942 FAX - (907) 983-8941
 www.integrity-surveys.com

JOB NO: 217150 DRAWN: AUG. 7, 2017 BH
 SURVEYED: ? SCALE: 1" = 100'
 FIELD BK: ? FILE: 217150 PP.010

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

LEGEND

- GLO/BLM MONUMENT RECOVERED AS NOTED
- PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT SET BY THIS SURVEY
- 5/8" X 30" REBAR W/ PLASTIC CAP
- SECONDARY MONUMENT RECOVERED AS NOTED
- RECORD FOR LAKESIDE GARDENS SUBDIVISION
- PLAT NO. 2007-134 KRD
- 20' BUILDING SETBACK ON ALL DEDICATED ROW'S TYPICAL SHOWN

LINE	BEARING	DISTANCE
L1	N32°00'30"E	100.07
L2	N39°17'32"E	189.77
L3	N25°51'24"E	241.70
L4	N55°25'42"E	266.50
L5	N63°57'12"E	458.43
L6	N55°09'13"E	183.81
L7	N78°10'42"E	82.81
L8	N37°57'19"E	74.18
L9	N63°27'27"E	63.71
L10	N10°10'14"E	74.27
L11	N21°07'08"W	64.50
L12	N37°00'07"W	38.64
L13	N54°03'28"W	28.30
L14	S07°30'03"W	67.48
L15	N22°30'31"E	39.33
L16	N89°51'04"W	18.77
L17	S07°00'00"E	61.89

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	23.27	21.26	S89°26'57"E	64°37'42"
C2	20.00	23.27	21.26	S81°31'03"E	244°37'42"
C3	50.00	126.74	84.57	N36°42'34"E	81°34'38"
C4	50.00	126.74	84.57	S07°58'44"E	183°32'48"
C5	20.00	23.27	21.26	N32°22'44"E	80°42'37"
C6	20.00	23.27	21.26	N44°52'52"E	89°51'04"
C7	50.00	248.81	80.50	S89°58'59"E	288°18'37"
C8	50.00	248.81	80.50	S17°07'28"E	289°29'04"
C9	50.00	67.00	63.10	N10°10'14"E	289°29'04"
C10	20.00	28.20	24.43	S89°28'38"E	79°18'16"
C11	20.00	28.20	24.43	S00°12'53"E	228°50'50"
C12	20.00	139.20	113.20	N10°10'14"E	109°10'14"
C13	20.00	139.20	113.20	N33°23'22"E	109°10'14"
C14	20.00	46.70	37.89	S71°10'20"E	142°22'46"
C15	50.00	162.80	63.07	N89°51'04"E	289°29'04"
C16	50.00	162.80	63.07	N00°00'00"E	100°00'00"
C17	50.00	58.43	52.83	N01°50'00"E	83°30'50"
C18	50.00	58.43	52.83	N89°51'04"E	113°00'00"
C19	50.00	58.43	52.83	N44°51'04"E	289°29'04"
C20	50.00	236.63	70.71	N44°51'04"E	289°29'04"
C21	50.00	236.63	70.71	S29°48'56"E	89°23'48"
C22	60.00	28.10	23.08	S74°24'42"E	218°58'54"
C23	50.00	68.84	63.89	N33°23'22"E	114°11'50"
C24	50.00	68.84	64.77	N08°54'16"E	69°25'13"



From: [Scott Huff - Integrity Surveys Inc.](#)
To: [Wall, Bruce](#)
Subject: McKinley Estates - Local Option Zoning
Date: Tuesday, September 19, 2017 1:20:39 PM
Attachments: [McKinley Estates 083017.pdf](#)
[DOC090517-09052017082621.pdf](#)

Bruce,

On behalf of my clients I would like to submit McKinley Estates Master Plan to be established as a local option zoning district. I am attaching a pdf copy of the overall subdivision plat, which shows the Phase 1 boundary. Subsequent phases will be worked out as the land owner sells parcels and wants to put new ones on the market.

The owners would like for the zoning to be R-1 Single Family Residential District.

Please let me know if there are any additional items that need to be submitted to create this local option zoning district.

Thank you,

Scott Huff
Land Surveyor
INTEGRITY SURVEYS INC.
820 Set Net Dr.
Kenai, AK 99611
907 283 9047