



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, September 8, 2025

6:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

### ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

### A. CALL TO ORDER

### B. ROLL CALL

**C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

*All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

## 1. Agenda

## 2. Member / Alternate Excused Absences

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula

## 3. Minutes

[KPB-7153](#) August 25, 2025 Plat Committee Minutes

Attachments: [C3. 082525 Plat Minutes](#)

## 4. Grouped Plats

[KPB-7154](#) E1. Lake Hills Subdivision Christianson Addition; KPB File 2025-12  
E3. Big Bear Lookout Subdivision; KPB File 2025-110

Attachments: [C4. Grouped Plats Staff Report](#)

**D. OLD BUSINESS****E. NEW BUSINESS**

1. [KPB-7155](#) Lake Hills Subdivision Christianson Addition; KPB File 2025-121  
Edge Survey & Design / Christianson  
Location: Adak Court, Chisik Lane & Chirikof Drive  
Nikiski Area / Nikiski APC

Attachments: [E1. Lake Hills Sub Christianson Addn Packet](#)  
[PHN Lake Hills Sub Christianson Addn](#)



2.     [KPB-7156](#)     Markham Estates; KPB File 2025-117  
Edge Survey & Design / Zachary Markham & Erica Markham Living Trust  
Location: Frontier Avenue off Kenai Spur Highway  
Ridgeway Area  
  
      Attachments:     [E2. Markham Estates Packet](#)  
                              [PHN Markham Estates](#)
3.     [KPB-7157](#)     Big Bear Lookout Subdivision; KPB File 2025-110  
AK Lands / Chmielowiec  
Location: Holt Lamplight Road & De Busk Drive  
Nikiski Area / Nikiski APC  
  
      Attachments:     [E3. Big Bear Lookout Sub Packet](#)  
                              [PHN Big Bear Lookout Subdivision](#)

## F. PUBLIC COMMENT

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

## G. ADJOURNMENT

### MISCELLANEOUS INFORMATIONAL ITEMS

### NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, September 22, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

### KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-commission-meetings>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

## **C. CONSENT AGENDA**

### **\*3. Minutes**

#### **a. August 25, 2025 Plat Committee Meeting Minutes**

# Kenai Peninsula Borough

## Plat Committee

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Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

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**AUGUST 25, 2025**  
**7:00 PM**  
**UNAPPROVED MINUTES**

### **A. CALL TO ORDER**

Commissioner Gillham called the meeting to order at 7:00 p.m.

### **B. ROLL CALL**

#### *Plat Committee Members/Alternates*

Karina England, City of Seward

Jeffrey Epperheimer, Nikiski District

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

#### *Staff Present*

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

### **C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

#### **\*3. Approval of Minutes**

##### **a. August 11, 2025 Plat Committee Meeting Minutes**

#### **\*4. Grouped Plats:** The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E2. Rolling Hills Sub. Addn. No. 1 Amended Sadler Addn.

E3. Sterling Airpark Subdivision Scott Addition

E4. Surreal Wildflower Ridge

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

**MOTION:** Commissioner Whitney moved, seconded by Commissioner Epperheimer to approve the agenda, the minutes from the August 11, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

#### **MOTION PASSED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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**E. NEW BUSINESS****ITEM #1 - PRELIMINARY PLAT  
FIELDS-BROWN SUBDIVISION**

<b>KPB File No.</b>	2025-113
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	Ike S. Fields
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Scout Lake Loop Road, Fields Road, Floodplain Avenue
<b>Parent Parcel No.:</b>	063-830-08
<b>Legal Description:</b>	T 5N R 9W SEC 23 SEWARD MERIDIAN KN THAT PORTION OF N1/2 NW1/4 LYING SOUTH OF SCOUT LAKE LOOP ROAD EXCLUDING THAT PARCEL AS PER WD 82 @ 249 & EXCLUDING IKE SUB
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.170 – Block Length Requirements KPB 20.30.030(A) – Proposed Street Layout Requirements

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Chris Brown; 35555 Kenai Spur Hwy. PMB 191, Soldotna AK 99669: Mr. Brown spoke on behalf of the petitioner and made himself available for questions.

Brandon Thielke, Peninsula Surveying; 41241 Twitter Creek Lane, Homer AK 99603: Mr. Thielke was the surveyor on this project and made himself available for questions.

Suzanne Goodwill; P.O. Box 1229, Sterling AK 99672: Ms. Goodwill is a neighboring landowner and did not speak in opposition to this subdivision but did express concerns related to drainage issues.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Fields-Brown Subdivision based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements & KPB 20.30.170 Block Length Requirements, citing 1 – 3 in support of standard one, findings 1 & 2 in support of standard two and findings 5 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT  
ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED SADLER ADDITION**

<b>KPB File No.</b>	2025-115
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	James Sadler, James Randahl Sadler

<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting
<b>General Location:</b>	Montclair Circle, Nicholas Street & Lou Morgan Road
<b>Parent Parcel No.:</b>	063-480-64, 063-480-65, 063-480-66, & 063-480-67
<b>Legal Description:</b>	T 5N R 9W SEC 21 SEWARD MERIDIAN KN 0870084 ROLLING HILLS SUB ADDN NO 1 AMENDED LOTS 4A, 4B, 5A AND 5B BLK 2
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

*\*Approved Under The Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT  
STERLING AIRPARK SUBDIVISION SCOTT ADDITION**

<b>KPB File No.</b>	2025-111
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	Kenneth L. Scott
<b>Surveyor:</b>	Jason Young / Edge Survey & Design, LLC
<b>General Location:</b>	Tail Dragger Circle & Jacobsen Avenue

<b>Parent Parcel No.:</b>	063-043-73
<b>Legal Description:</b>	T 5N R 9W SEC 3 SEWARD MERIDIAN KN 2013120 STERLING AIRPARK SUBDIVISION TRACT 1
<b>Assessing Use:</b>	Residential Accessory Building
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

*\*Approved Under The Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT  
SURREAL WILDFLOWER RIDGE**

<b>KPB File No.</b>	2025-114
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	Katie L. Martin AKA Katie Martin & Katie Lynn Verjinsky
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys LLC
<b>General Location:</b>	Diamond Ridge Road, Nearly Level Road & Elliott Court

<b>Parent Parcel No.:</b>	173-710-15 & 173-710-16
<b>Legal Description:</b>	T 6S R 14W SEC 02 SEWARD MERIDIAN HM 2010059 SURREAL SUB UNIT 5 TRACT A AND TRACT 4B-1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

*\*Approved Under The Consent Agenda*

**G. ADJOURNMENT**

Commissioner Epperheimer moved to adjourn the meeting at 7:18 P.M.

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Ann E. Shirnberg  
Administrative Assistant

## **C.        CONSENT AGENDA**

**\*4.    Grouped Plats**

**E1.   Lake Hills Sub Christianson Addition; KPB File 2025-121**

**E3.   Big Bear Lookout Subdivision; KPB File 2025-110**



September 8, 2025

## Plat Committee

Betty J. Glick Assembly Chambers  
George A. Navarre Kenai Peninsula  
Borough Administration Building and Through

**Jeremy Brantley, Chair**  
Sterling/Funny River  
Term Expires 2027

**Pamela Gillham, Vice Chair**  
Kalifornsky / Kaslof District  
Term Expires 2026

**Virginia Morgan**  
Cooper Landing / Hope  
Eastern Peninsula District  
Term Expires 2025

**Diane Fikes**  
City of Kenai  
Term Expires 2025

**Paul Whitney**  
City of Soldotna  
Term Expires 2027

**Franco Venuti**  
City of Homer  
Term Expires 2025

**Karina England**  
City of Seward  
Term Expires 2026

**Jeffrey Epperheimer**  
Nikiski District  
Term Expires 2026

**Dawson Slaughter**  
South Peninsula District  
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 2 Plats
- E1. Lake Hills Subdivision Christianson Addition; KPB File 2025-121  
E3. Big Bear Lookout Subdivision; KPB File 2025-110

**Staff recommends** the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 1 Plat
- E2. Markham Estates; KPB File 2025-117



## **E. NEW BUSINESS**

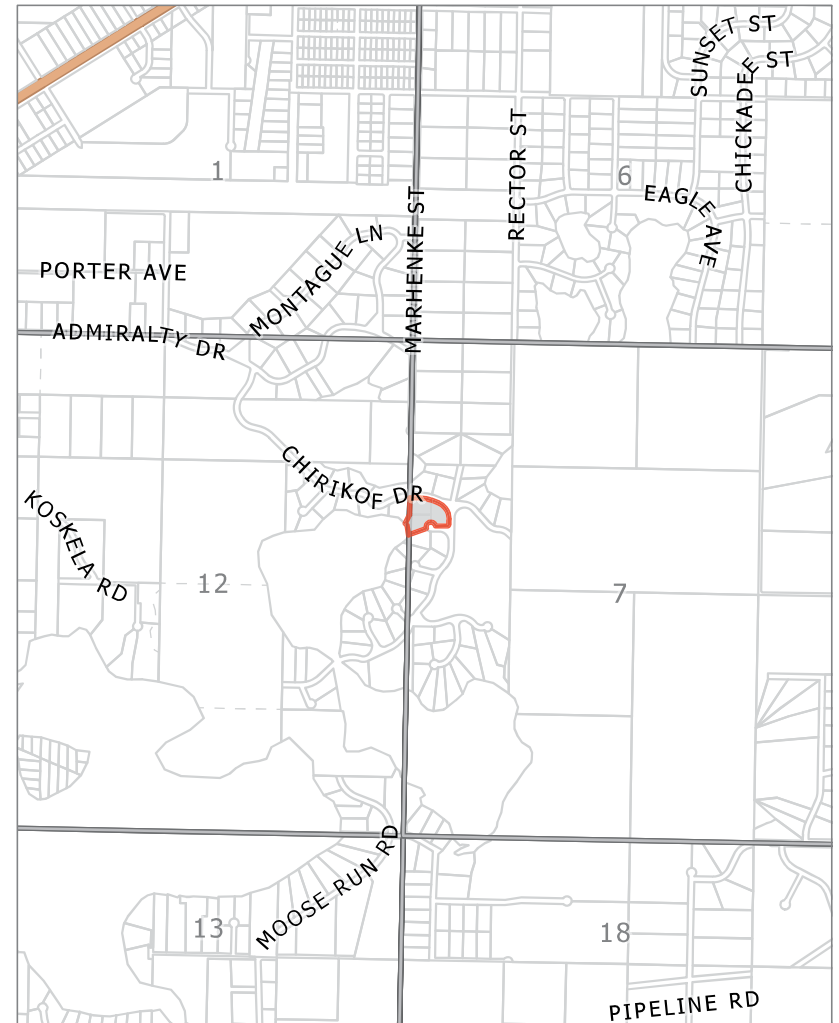
### **1. Lake Hills Subdivision Christianson Addition**

**KPB File 2025-121**

**Edge Survey & Design / Christianson**

**Location: Adak Court, Chisik Lane and Chirikof Drive**

**Nikiski Area / Nikiski APC**



KPB File 2025-121  
T 07N R 11W S07 & T07N R12W S12  
Nikiski



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.





AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
LAKE HILLS SUBDIVISION CHRISTIANSON ADDITION**

<b>KPB File No.</b>	2025-121
<b>Plat Committee Meeting:</b>	September 8, 2025
<b>Applicant / Owner:</b>	Cortney Christianson and Edward Christianson of California, Alaska
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Adak Court, Chisik Lane and Chirikof Drive, Nikiski

<b>Parent Parcel No.:</b>	012-430-09, 012-430-10, and 012-430-11
<b>Legal Description:</b>	T 7N R 11W SEC 7 Seward Meridian KN 0840265 LAKE HILLS SUB PART 3 LOT 8 AND LOT 9 BLK 5; AND T 7N R 11W & 12W SEC 7 & 12 Seward Meridian KN 0840265 LAKE HILLS SUB PART 3 LOT 10 BLOCK 5
<b>Assessing Use:</b>	012-430-09: Residential Accessory Building 012-430-10: Residential Vacant 012-430-11: Residential Improved Land
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine three lots of .92-acres each into one lot of 2.768-acres.

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

The proposed plat is located near milepost 25 on the Kenai Spur Highway, near St. Paul Lake in Nikiski.

Legal access is provided by Chirikof Drive and Adak Court. Adak Court provides legal access to the proposed lot and connects to Chirikof Drive to the east. Chirikof Drive is a 60-foot borough-maintained road which intersects with Admiralty Drive to the northwest. Admiralty Drive connects to Nikiski Avenue to the west which then connects to the Kenai Spur Highway, a state-maintained road.

No right-of-way dedications or vacations are proposed by this platting action.

The plat is not affected by a section line easement as the easement was vacated by Section Line Easement Plat KN84-318. The portion lying in Chirikof Dr was not vacated and should be shown.

The block is compliant to the limits the best possible for the area. The main roads Chirikof Dr, Chisik Ln ending in a dead-end circle around St. Paul Lake and has several small cul-de-sacs coming off the roads to break the block length but overall do not make a complete circular reconnect.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT ROW comments	The Section Line Easement between Section 12 and Section 7 in the Lake Hills Subdivision Pt 3 were vacated per plat 84-318
SOA DOT/PF	No comments

**Site Investigation:**

KPB GIS Imagery and KPB Assessing Records show a pole building present on former Lot 8. There appears to be no encroachment issues.

St. Paul Lake abuts the property to the southwest, but there are no wetlands indicated on the plat. **Staff recommends** St. Paul Lake to be labeled on the drawing

Steep topography affects the parcels on the west starting about 110' west of the lake to southwest towards the lake with some slopes exceeding 20% according to KPB GIS topography layer. The Surveyor did not include contours on the preliminary; however, staff has included a contours map in the staff packet.

The proposed plat is not within a Flood Hazard Area nor within a Habitat Protection District per the KPB River Center Reviewers.

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

**Staff Analysis**

The land was originally surveyed as Government Lot 8 (NW1/4 SW1/4) of Section 7, Township 7 North, Range 11 West; and Government Lot 8 (NE1/4 SE1/4) of Section 12, Township 7 North, Range 12 West. Lake Hills Subdivision – Part 3 (KN 84-265) first subdivided the Government lots and dedicated the adjacent roads. The proposed plat will combine three lots of KN84-265 into one lot and finalize a utility easement vacation.

A soils report will not be required as the parent subdivision was approved by the Kenai Peninsula Borough and the proposed subdivision is limited to vacating lot lines to create fewer lots. The proper wastewater disposal note is added on the preliminary as plat note number 9. **Staff recommends** the surveyor modify the plat note for any spelling corrections and verify it correctly matches KPB 20.40.020(B).

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.

Nikiski Advisory Planning Commission minutes for the September 4, 2025 meeting were not available when the staff report was prepared on August 24, 2025 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

**Utility Easements**

Lake Hills Subdivision Part 3 (KN 84-265) granted a 10-foot utility easement on each side of all interior lot lines and 10-feet along all rights of way. The utility easement along interior lot lines of Lots 8, 9, 10, Block 5, is being petitioned

to be vacated and is represented by a hatched area on the diagram. The 10-foot utility easement adjacent to all rights-of-way is being carried forward as depicted on the plat and denoted as plat note number two.

If approved, the utility easement vacation will be finalized by this proposed plat. The vacation is scheduled to be reviewed by the Planning Commission during the September 8, 2025 meeting.

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

**Utility provider review:**

HEA	No comments or objections to the vacation of the utilities or combining of the three lots.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 51970 ADAK CT</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: CHIRIKOF DR, ORCA LN, CHISIK LN, ADAK CT.</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: 51970 ADAK CT WILL REMAIN</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review 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 Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

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

- Modify the KPB File Number to 2025-121
- Re-number plat notes beginning from number 5.

PLAT NOTES TO ADD

Add a plat note referencing the date of the meeting the utility easements were approved for vacation that are being finalized by this plat.

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**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 plat name within legal description to "Lake Hills Subdivision Part 3"
- Include a space between Lake Hills in the Subdivision Name to be consistent with parent plat
- Correct typo in legal description "Lots 8, 9 and 10"

- 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:**

- Modify Chirikoff Drive to Chirikof Drive
- Section line easement in Chirikof Dr right-of-way should be shown as it was not vacated.

- 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:**

- Modify Lake names: Tirmore Lake and Dogbone Lake

- 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:**

- Label St. Paul Lake to the west abutting the subdivision and the line of ordinary high water.

- 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:**

Steep topography affects property with slope east to southwest towards lake with some slopes exceeding 20%. Contours not present on plat- additional contour map provided by staff.

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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.*

**WASTEWATER DISPOSAL:** *The parent subdivision for lots resulting from this platting action was approved by the (Alaska Department of Environmental Conservation) or (Kenai Peninsula Borough) on (DATE). Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.*

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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.*

20.60.190. Certificates, statements, and signatures required.

- Modify Edward's mailing address zip code to 95005

**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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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.

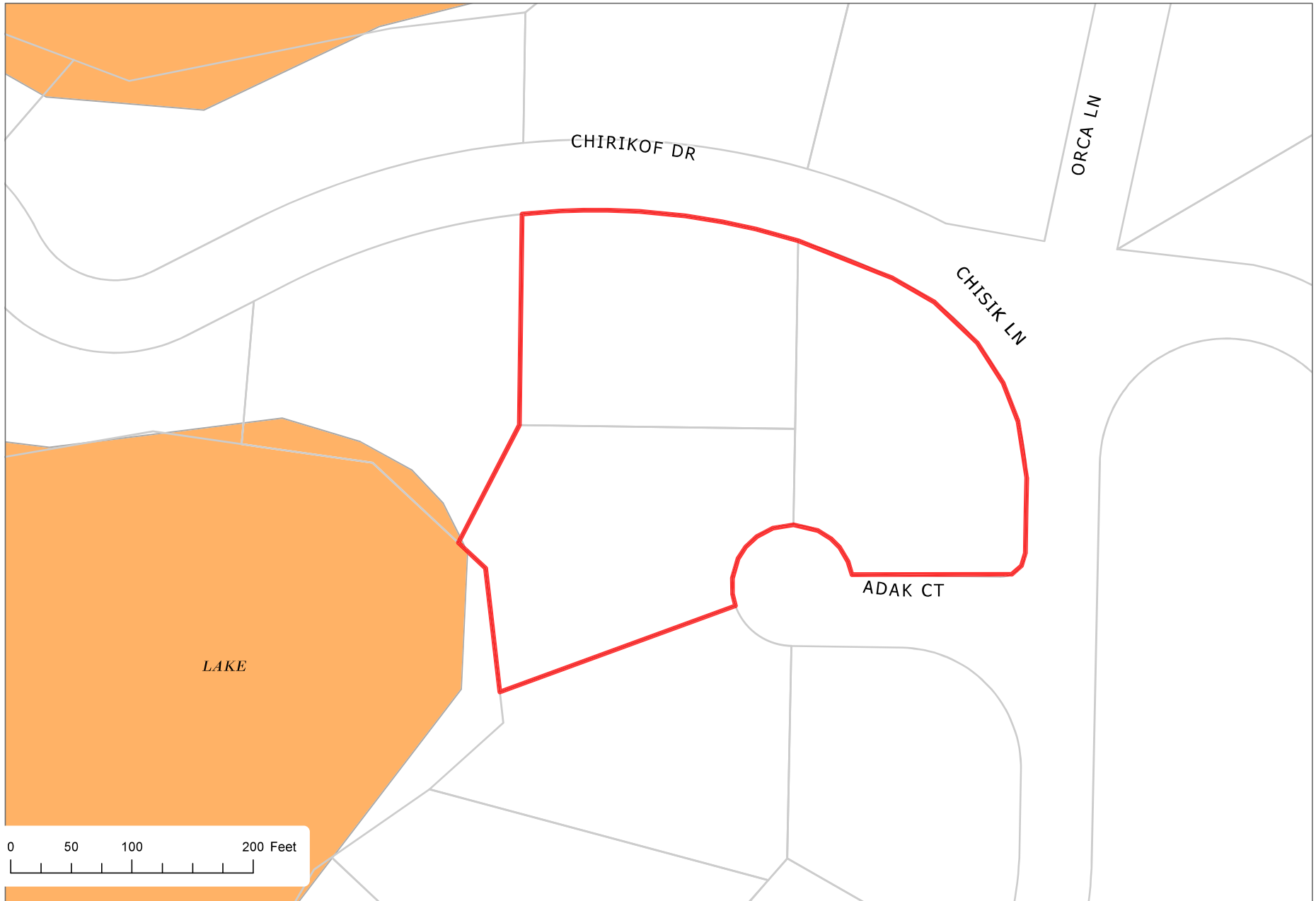
**END OF STAFF REPORT**

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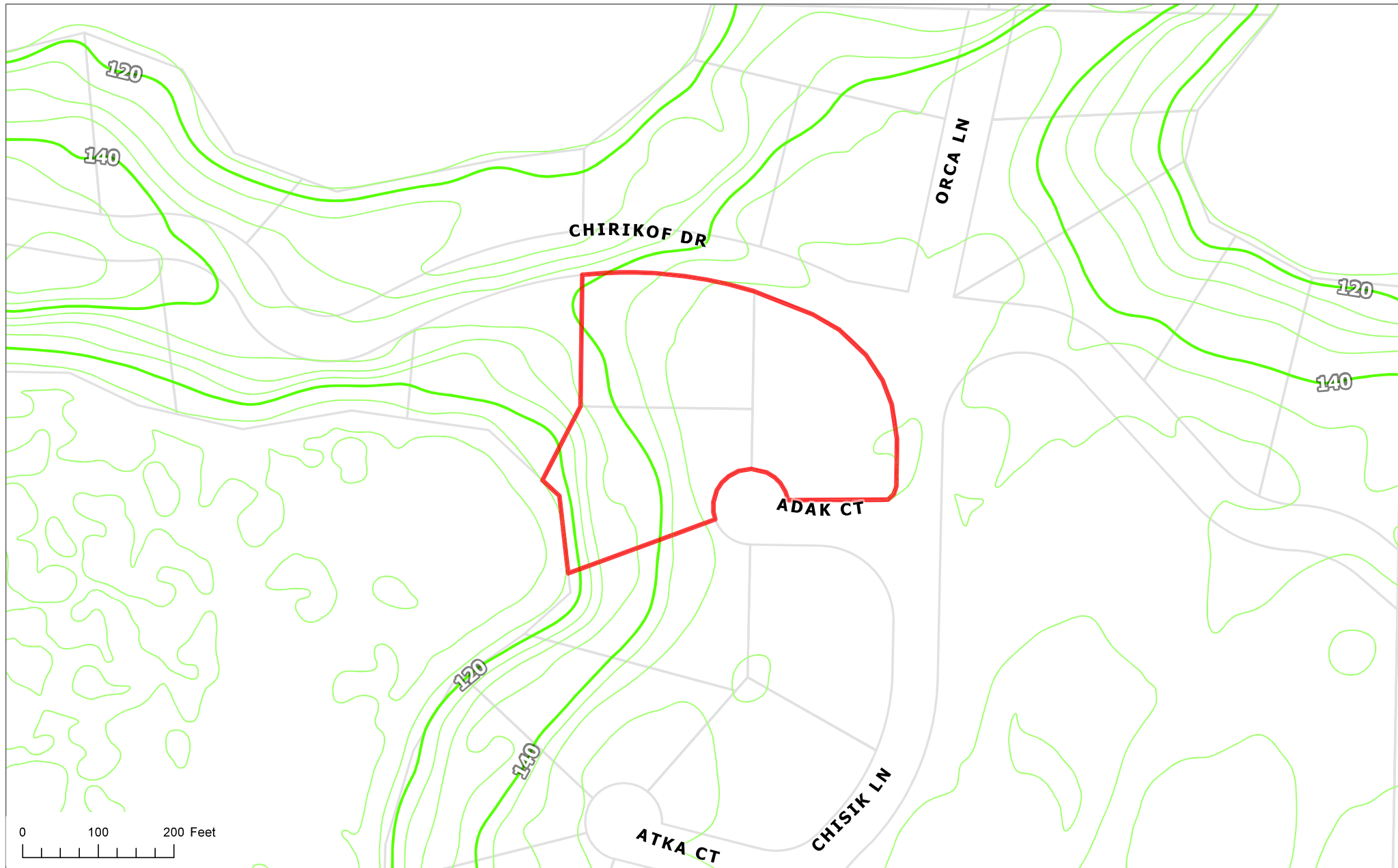


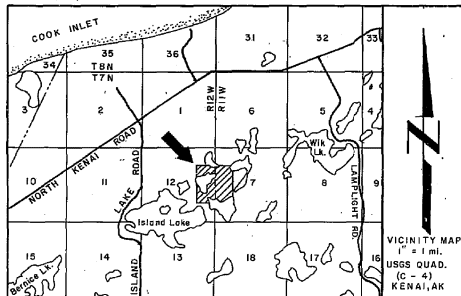
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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.





# **SECTION LINE EASEMENT VACATION CERTIFICATE** **APPROVAL RECOMMENDATION:**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY [Signature] DATE 11-23-84  
REGIONAL CHIEF RIGHT-OF-WAY AGENT

STATE OF ALASKA DIVISION OF TECHNICAL SERVICES

THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE DIVISION OF TECHNICAL SERVICES AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY [Signature] DATE Nov 9, 1984  
DIRECTOR - DIVISION OF TECHNICAL SERVICES

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER ALASKA STATUTE 19-01-010 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING).

DATE 11/26/84 APPROVED [Signature] COMMISSIONER, DEPT. OF TRANSPORTATION AND PUBLIC FACILITIES  
DATE 11-29-84 APPROVED [Signature] COMMISSIONER, DEPT. OF NATURAL RESOURCES

1" = 200'

## **CERTIFICATE OF OWNERSHIP & DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, THAT WE HEREBY APPROVE VACATION OF THE SECTION LINE EASEMENT AS SHOWN HEREON.

[Signature]  
PAUL V. TRAXINGER

[Signature]  
LOUIS B. SCHILLING

[Signature]  
LAWRENCE TRAXINGER & KATHLEEN TRAXINGER, P.O.A.

NOTARY'S ACKNOWLEDGMENT FOR Paul V. Traxinger  
Louis B. Schilling & Kathleen Traxinger, P.O.A.  
SWORN AND SUBSCRIBED TO BEFORE ME THIS 4th DAY OF October, 1984

[Signature]  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 7/1/88

STATE OF ALASKA  
NOTARY PUBLIC  
STACEY TAYLOR  
My Commission Expires 5-2-88

## **PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 9, 1979

KENAI PENINSULA BOROUGH

BY: [Signature]  
AUTHORIZED OFFICIAL

84-318  
RECORDED FILED MC  
Kenai SEC. DIST.  
12/10 1984  
2:56 P.M.  
by Pat Malone  
Index 93503

## **SCALE**

0 100 200 300 FEET  
0 10 50 100 METERS  
1 METER = 3.280833 U.S. SURVEY FEET  
1 U.S. ACRE = .4047 HECTARES

## **Section Line Easement Vacation Plat**

DATE OF SURVEY	NAME OF SURVEYOR
Beginning <u>NO FIELD SURVEY</u>	<u>MALONE SURVEYING</u>
Ending	<u>BOX 566, KENAI, AK 99611</u>
	<u>PATRICK J. MALONE, S.L.S.</u>
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
<b>SECTION LINE EASEMENT VACATION PLAT</b>	
associated with <b>LAKE HILLS SUBDIVISION PT. 3</b>	
Located within SECTIONS 7 & 12, T7N, R12W, S.M., ALASKA	
DRAWN BY <u>Stacey Taylor</u>	APPROVAL RECOMMENDED BY <u>[Signature]</u> <u>11-8-84</u>
DATE <u>JULY 1984</u>	CHIEF CADASTRAL SURVEYOR DATE
SCALE: 1" = 200'	CHECKED: <u>[Signature]</u> FILE NO. Pat Malone EV-2-279



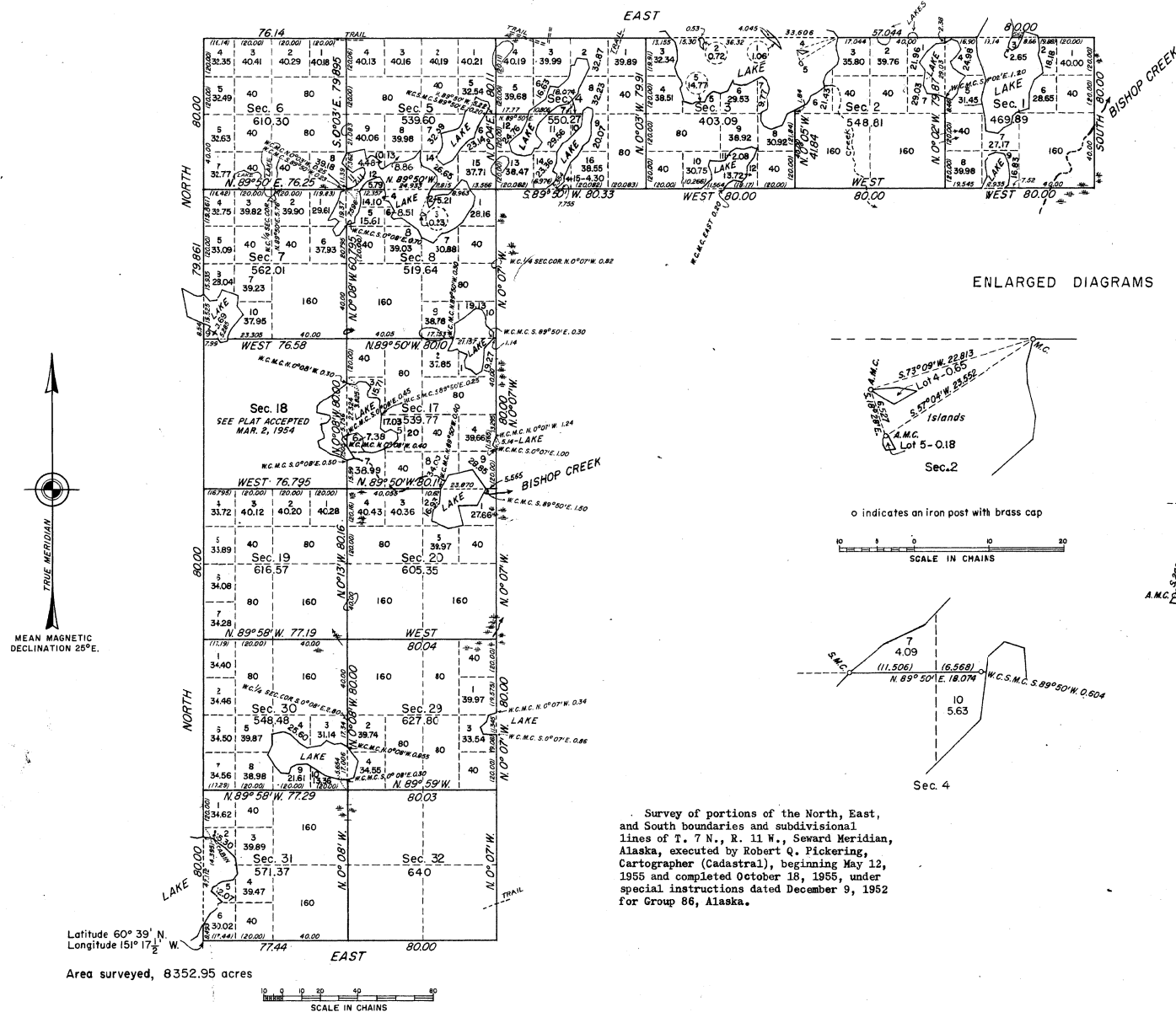
## **SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct as compiled from existing record information.

[Signature]  
PATRICK J. MALONE  
DATE 10/2/84 REGISTRATION # 5089-S

## **SECTION LINE EASEMENT VACATION PLAT**

## TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA



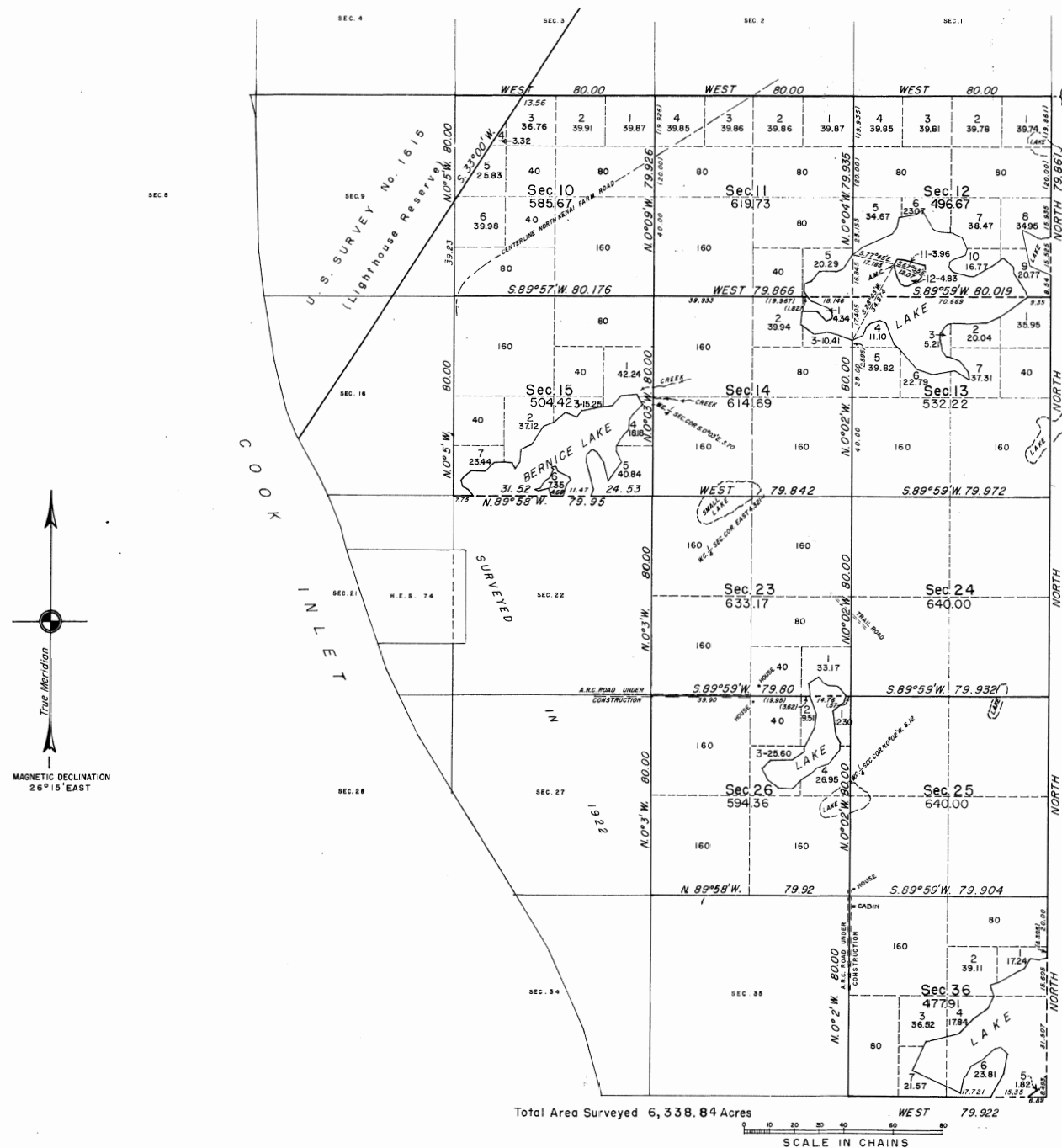
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D.C. September 30, 1958

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*Carl G. Harrington*  
Cadastral Engineering Staff Officer

## TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE SEWARD MERIDIAN, ALASKA





## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/14/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine three lots into one lot.

KPB File No. 2025-121

Petitioner(s) / Land Owner(s): Cortney Christianson and Edward Christianson of Ben Lomond, CA

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, September 8, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

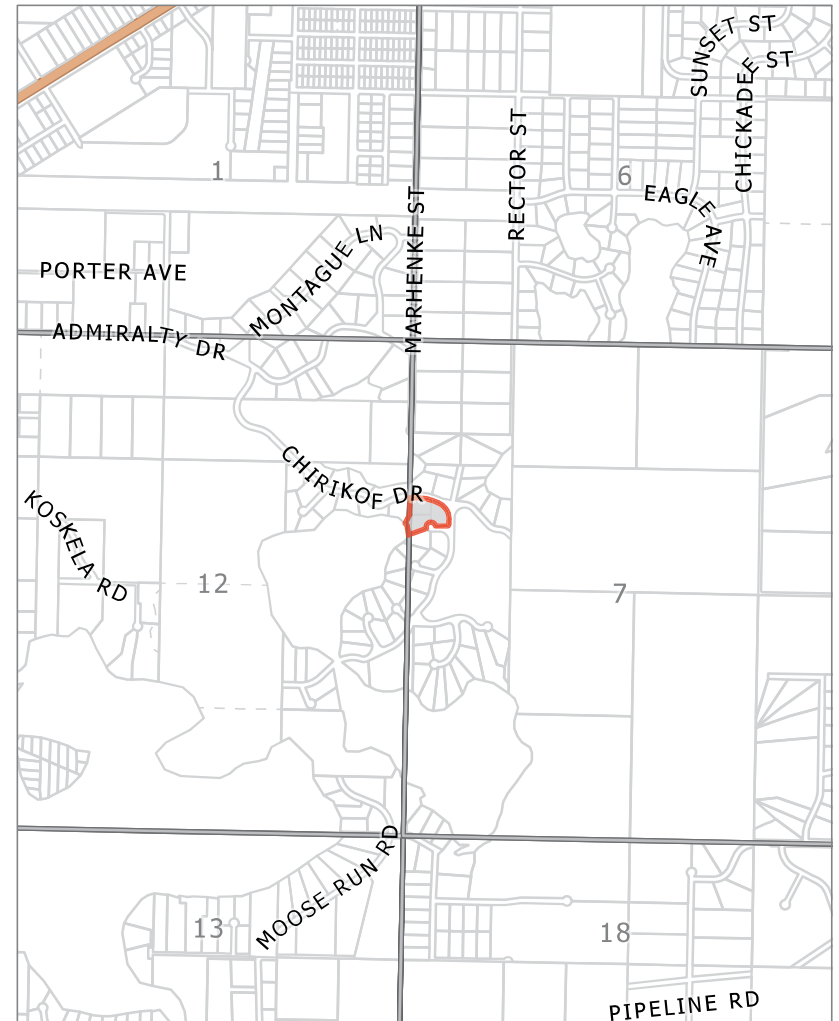
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.



Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

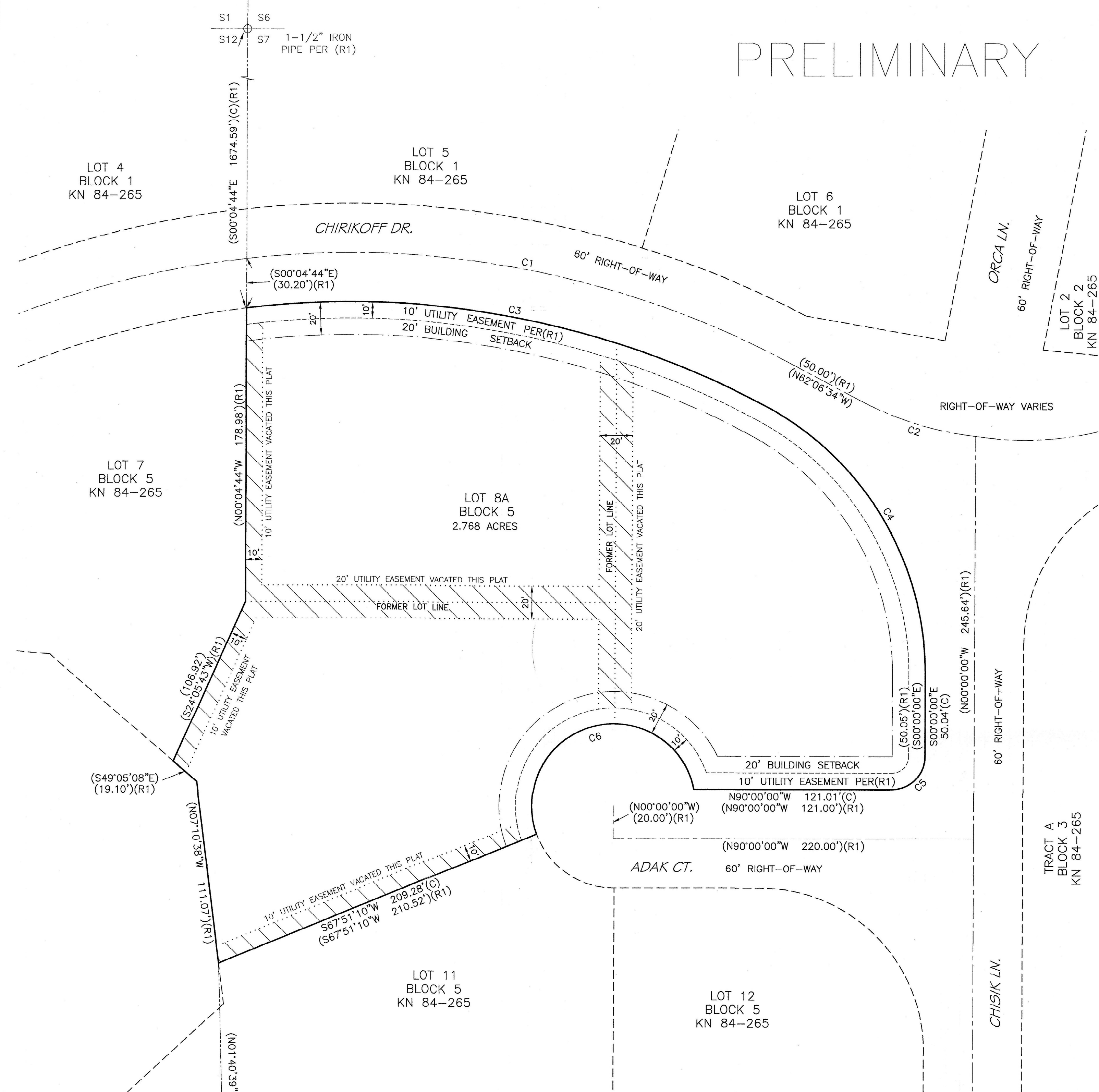
Mailed 8/18/2025



KPB File 2025-121  
T 07N R 11W S07 & T07N R12W S12  
Nikiski



PRELIMINARY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	569.22'	341.73'			
(C2)	198.01'	74.43'			
(C3)	539.22'	327.17'			
C3(C)	539.22'	330.65'	34°45'52"	N79°29'02"W	322.18'
(C4)	185.82'	198.14'			
C4(C)	185.82'	201.41'	62°06'06"	S31°03'03"E	191.69'
(C5)	20.00'	31.42'	90°00'00"	N45°00'00"E	28.28'
(C6)	50.00'	166.34'			
C6(C)	50.00'	164.71'	188°44'45"	N74°05'25"E	99.71'

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.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, PER (R1). 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.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
- THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED DECEMBER 21, 1984, VOLUME 253, PAGE 175, KR.D.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF ST. PAUL LAKE AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
- THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- WASTEWATER DISPOSAL THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 16, 1981. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGEMENT

FOR: CORTNEY CHRISTIANSON  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY  
STAMP  
AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: EDWARD CHRISTIANSON  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY  
STAMP  
AREA

LEGEND

⊕	RECORD PRIMARY MONUMENT	_____	REPLAT BOUNDARY
( )	RECORD DATA PER (R1)	.....	FORMER LOT/ EASEMENT LINE
(C)	COMPUTED DATA	-----	ADJACENT PROPERTY LINE
▨	UTILITY EASEMENT VACATED THIS PLAT	-----	EASEMENT
		-----	BUILDING SETBACK
		-----	CENTERLINE
		-----	MONUMENT TIE LINE

REFERENCES

(R1) LAKE HILLS PART 3, PLAT 84-265, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION  
AT THE MEETING OF SEPTEMBER 8, 2025.  
KENAI PENINSULA BOROUGH

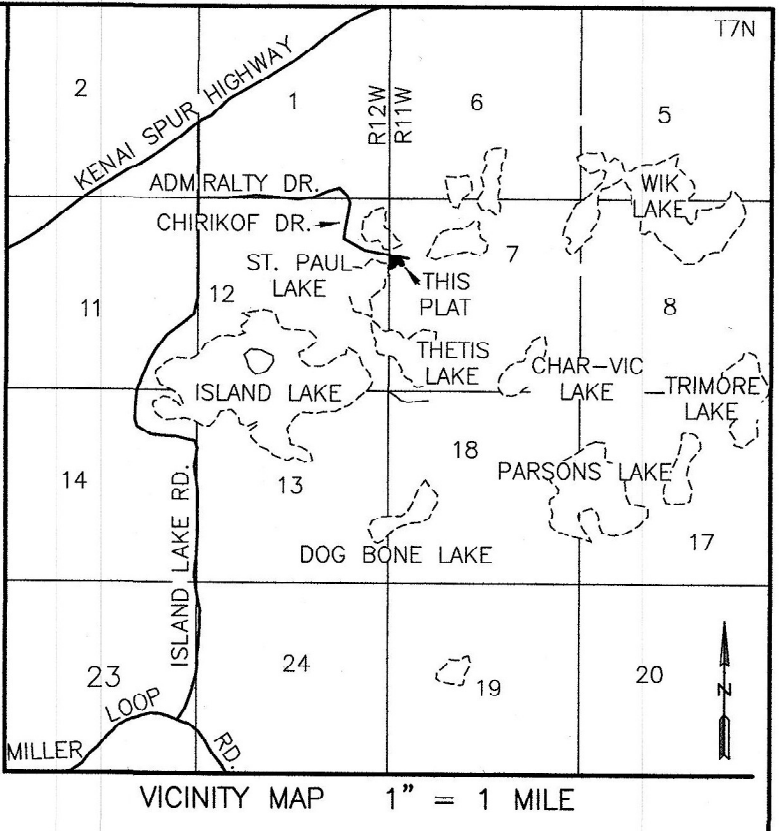
AUTHORIZED OFFICIAL \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I  
AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN  
THE STATE OF ALASKA AND THAT THIS PLAT  
REPRESENTS A SURVEY MADE BY ME OR UNDER MY  
DIRECT SUPERVISION, AND THAT THE MONUMENTS  
SHOWN ON THIS SURVEY ACTUALLY EXIST AS  
DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER  
DETAILS ARE TRUE AND CORRECT TO THE BEST OF  
MY KNOWLEDGE.



RECORDER'S  
STAMP  
AREA



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.

CORTNEY CHRISTIANSON  
2718 HERMIT RANCH RD.  
BEN LOMOND, CA 95005

EDWARD CHRISTIANSON  
2718 HERMIT RANCH RD.  
BEN LOMOND, CA 950

KPB FILE No. 2025-XXX

LAKEHILLS  
SUBDIVISION  
CHRISTIANSON  
ADDITION

A REPLAT OF  
LOTS 8, 9 AND 10 BLOCK 5  
LAKEHILLS ESTATES PART 3  
PLAT 84-265  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 7 T7N R11W  
AND NE 1/4 SECTION 12 T7N R12W  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
CORTNEY CHRISTIANSON  
AND  
EDWARD CHRISTIANSON  
2718 HERMIT RANCH RD  
BEN LOMOND, CA 95005

CONTAINING 2.768 ACRES



DRAWN BY: JY	DATE: 08/05/2025	PROJECT: 25-562
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

KPB 2025-121

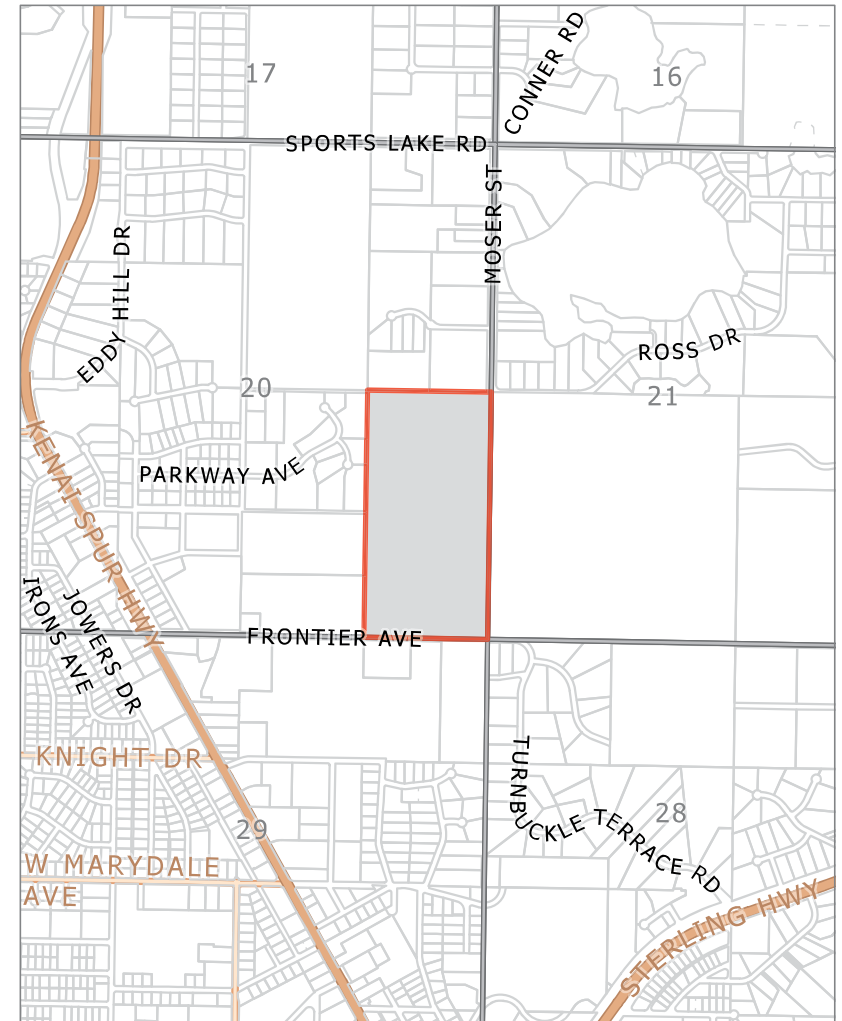


## **E. NEW BUSINESS**

### **2. Markham Estates; KPB File 2025-117**

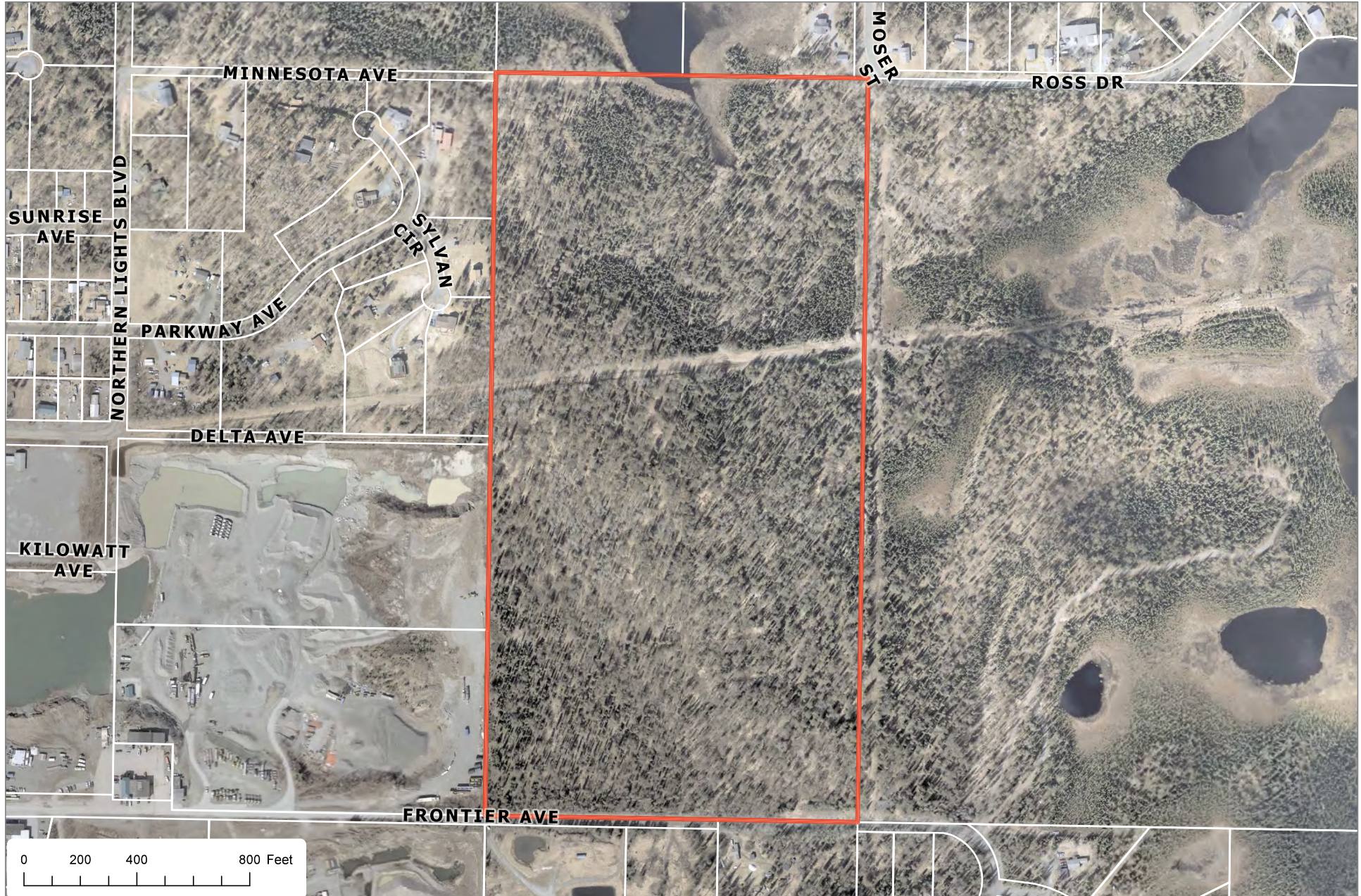
**Edge Survey & Design / Zachary Markham & Erica Markham  
Living Trust**

**Location: Frontier Avenue off Kenai Spur Highway  
Ridgeway Area**



KPB File 2025-117  
T 05N R 10W S20  
Ridgeway





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.



# PRELIMINARY PLAT

## LEGEND

- FOUND BLM MONUMENT AS REFERENCED
- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER
- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- STAMPED EDGE SURVEY LS-13022 2025
- MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STEEP SLOPES
- MEASURED AND HELD
- (M&H)
- (OA)
- (R#)
- RECORD DATA, SEE REFERENCE
- DTP
- DEDICATED THIS PLAT
- ROW
- RIGHT-OF-WAY



## MONUMENT SUMMARY

- |  |   |   |
|--|---|---|
| <p>1</p> <p>CE 1/8</p> <p>SEC 20</p> <p>610-2</p> <p>1916</p> <p>FOUND</p> <p>2-1/2" BRASS</p> <p>MONUMENT</p> <p>0.6" ABOVE GRADE</p> <p>2002 CONDITION</p> | <p>2</p> <p>VS 0.0</p> <p>1/4</p> <p>S20 S21</p> <p>1937</p> <p>FOUND</p> <p>2-1/2" BRASS</p> <p>MONUMENT</p> <p>FLUSH WITH GRADE</p> <p>GOOD CONDITION</p> | <p>3</p> <p>SE 1/16</p> <p>SEC 20</p> <p>610-3</p> <p>1987</p> <p>FOUND</p> <p>2-1/2" BRASS</p> <p>MONUMENT</p> <p>3.6" ABOVE GRADE</p> <p>GOOD CONDITION</p> |
| <p>4</p> <p>EDGE SURVEY</p> <p>S 1/16</p> <p>S20 S21</p> <p>1922-S 2025</p> <p>SET</p> <p>2-1/2" ALUMINUM</p> <p>MONUMENT</p> <p>FLUSH WITH GRADE</p>        | <p>5</p> <p>EDGE SURVEY</p> <p>S 1/16</p> <p>S20 S21</p> <p>1922-S 2025</p> <p>SET</p> <p>2-1/2" ALUMINUM</p> <p>MONUMENT</p> <p>FLUSH WITH GRADE</p>       | <p>6</p> <p>EDGE SURVEY</p> <p>1/4</p> <p>S20 S21</p> <p>1922-S 2025</p> <p>SET</p> <p>2-1/2" ALUMINUM</p> <p>MONUMENT</p> <p>FLUSH WITH GRADE</p>            |

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	124.90'	143°07'49"	S71°37'44"W	94.87'
C2	50.00'	124.90'	143°07'49"	N71°30'04"W	94.87'

**KPB 2025-117**

## 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.
- PER THIS PLAT THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 1810.010.
- THIS SUBDIVISION IS SUBJECT TO A 30 FEET WIDE PUBLIC ACCESS ROAD AND UTILITY EASEMENT ALONG THE NORTH BOUNDARY AND A 25 FEET WIDE PIPELINE EASEMENT AS CONTAINED IN STATE OF ALASKA PATENT 997, RECORDED ON FEBRUARY 5, 1970, DEED BOOK 57, PAGE 302, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A 2 FEET WIDE RIGHT-OF-WAY EASEMENT ALONG THE NORTH BOUNDARY EASEMENT, GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED ON JUNE 9, 1976, MSC. BOOK 37, PAGE 221, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A 20 FEET WIDE RIGHT-OF-WAY EASEMENT NO MORE THAN 42 FEET OF SOUTH BOUNDARY, GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED ON JUNE 9, 1976, MSC. BOOK 37, PAGE 220, KENAI RECORDING DISTRICT.
- EXCEPTIONS TO KPB CODE 20.30.033 PROPOSED STREET LAYOUT, 20.30.170 BLOCK LENGTH AND 20.30.130 CUL-DE-SACS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE AUGUST 25, 2023 MEETING.
- WASTEWATER DISPOSAL LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

## NOTARY ACKNOWLEDGEMENT

FOR ERICA MARKHAM  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



## NOTARY ACKNOWLEDGEMENT

FOR ZACHARY MARKHAM  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



## REFERENCES

- (R1) AGGREGATE SUBDIVISION 2020 REPLAT, PLAT 2020-50, KENAI RECORDING DISTRICT
- (R2) RESUBDIVISION OF TRACTS 1&7 SCENIC HEIGHTS SUBDIVISION, PLAT 1754, KENAI RECORDING DISTRICT
- (R3) TRACT 8 OF THE GERHART HOMESTEAD, PLAT 82-53, KENAI RECORDING DISTRICT

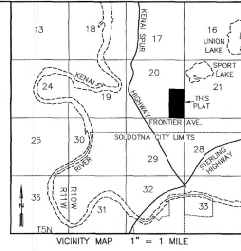
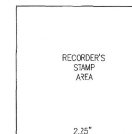
## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



## CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ERICA MARKHAM TRUSTEE  
ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

ZACHARY MARKHAM, TRUSTEE  
ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

KPB FILE No. 2025-XXX

## MARKHAM ESTATES

A SUBDIVISION OF  
WEST 1/2 OF THE SOUTHEAST 1/4  
SECTION 20  
TOWNSHIP 5 NORTH  
RANGE 10 WEST  
SEWARD MERIDIAN  
ALASKA

LOCATED WITHIN:  
SE 1/4 SECTION 20  
T5N, R10W, S4M  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
ZACHARY MARKHAM AND ERICA MARKHAM  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

CONTAINING 79.696 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5690 Fax (907) 344-7734  
AOL# 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
BY	08/05/2025	25-557
CHECKED BY:	SCALE:	SHEET:
MA	1" = 200'	1 OF 1

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - PRELIMINARY PLAT  
Markham Estates

KPB File No.	2025-117
Plat Committee Meeting:	September 8, 2025
Applicant / Owner:	Zachary Markham and Erica Markham Living Trust / Soldotna
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Ridgeway, Frontier Ave

Parent Parcel No.:	057-044-11
Legal Description:	T 5N R 10W SEC 20 SEWARD MERIDIAN KN E1/2 SE1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030, 20.30.170, 20.30.100

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 79.696-acre tract into two tracts of 14.000 acres and 60.892 acres.

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

The plat is located on the north side of Frontier Ave and to the southwest of the corner of Moser St and Ross Dr. These roads also give access to the plat being developed roads near and to the plat that are maintained by the borough. Also adjacent to the plat are Delta Ave on the west, currently a 30-foot dedication located at the midpoint of the west side of the plat and Minnesota Ave coming from the west at the northwest corner of the plat. Both of these roads are currently undeveloped.

The plat is proposing to dedicate 30' dedications ending in cul-de-sac bulbs on the north extending Minnesota Ave east into the plat and Ross St west into the plat. There is a pond on the north line preventing the road from connecting. **Staff recommends** the surveyor may reduce the length of the neck portion of the roads at theirs and the owner's discretion, but to retain the bulb to standards for emergency vehicle turn around standards. The plat is also proposing to dedicate the north half of Frontier Ave on the south side of the plat. The adjacent portions of Frontier Ave are a mix of dedications and section line easements for some of the undeveloped properties. **Staff recommends** the surveyor modify the drawing to make the dedications stand out, as the section line easement are valid until vacated in all locations shown on the drawing.

The subdivision is affected by a section line easement on the south and east side of the plat. **Staff recommends** the surveyor modify the drawing as noted above to make the section line easement distinct.

The plat is not compliant to the block requirements that in the north / south the plat exceeds 1320' for a break in length.

The applicant has requested exceptions to KPB 20.30.030 Proposed Street Layout and 20.30.170 Block length requirements and 20.30.100 Cul-de-sacs all to be discussed further, later in the staff report.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comment
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SOA ROW Engineering	Title block has wrong property description. This property is the East half not the West half. Please adjust note 4 as this property has 2 Patents: Patent 997 Bk 57 Pg 300 (1970-000208-0) covers the NE4SE4 and Patent 995 Bk 57 Pg 302 (1970-000210-0) covers SE4SE4. Both halves are subject to a 25' pipeline easement per patent.
SOA DOT & PF	No comments

#### **Site Investigation:**

There does not appear to be any structures located on the subdivision per KPB GIS data. The pipeline does cross the property just north of the middle running southwesterly. The easement is noted in plat note 4.

Areas of steep slopes area indicated on the plat with top and toe given.

The KWF Wetlands Assessment indicates there are areas of wetland on the property indicated as depression and kettle. **Staff recommends** these areas be shown on the plat for the final plat submittal.

With the indication of wetlands on the plat, **staff recommends** placing a note on the final plat indicating 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

The River Center review indicated the plat to be located in a FEMA designated flood hazard area and the notice as shown in KPB 20.30.280.D should be included on the drawing with both FEMA Panels noted and the flood zone. Designation on the drawing will not be needed. The plat was not indicated to be in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This subdivision is partially with panel 02122C-0240F and 02122C0245F. All within X-Unshaded, a non-regulatory area with minimal flood risk.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0240F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Review: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

#### **Staff Analysis**

The land was surveyed as the E1/2 SE1/4 of Section 20, Township 5 North, Range 10 West S.M. Alaska. This is the first division of the property, so there are no plat notes to carry forward.

There does not appear to be any encroachment issues coming onto the property. Staff recommends the surveyor note any issues found during the field survey to staff and how the issue will be resolved.

A soils report will not be required as the new lots are both above 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on September 8, 2025. 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.

The property is not within an advisory planning commission.

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

#### **Utility Easements**

There is a 30' public access road and utility easement on the north of the property. Staff recommends the document in Bk 57 Pg 300 be added to plat note 4.

The plat is subject to a 20' pipeline easement as noted in plat note 4 and shown on the plat drawing.

HEA has a 2' easement on the north boundary easement listed a plat note 5.

There is a 20' R/W electric distribution line easement noted at plat note 6. As described should be within either the proposed dedication or 10' utility easement.

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.

The plat is proposing a 10' utility easement adjacent to rights-of-ways as noted at plat note 2

#### **Utility provider review:**

HEA	No comment
ENSTAR	No Response
ACS	No objections
GCI	Approved as Shown

#### **KPB department / agency review:**

Addressing Review	Reviewer: Pace, Rhealyn Affected Address: NONE  Existing Street Names are Correct: No  List of Correct Street Names: DELTA AVE, MINNESOTA AVE, MOSER ST, ROSS DR, FRONTIER AVE  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:
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	MARKHAM ST ON PRELIM, IS AN EXTENSION OF MOSER ST AND NAME SHOULD BE MAINTAINED. NEW DEDICATIONS ARE ALSO ALIGNED WITH EXISTING STREETS.  Comments: No other comments
Code Compliance	Reviewer: Odren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Prior Existing Use PEU Recognized Date: 1/1/0001 Material Site Comment: There are two PEUs that are adjacent to the subject parcel, PEU1968-002 and PEU1950-001. Their respective PIDs are 057-120-12, 057-120-25 and 057-044-55. PEU1968-002 was recognized on February 27, 2001 and PEU1950-001 was recognized on May 24, 1999.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

In plat note 4 add both easement book and pages  
Adjust the date in plat note 7 to September 8, 2025  
Add a Certificate of Acceptance having correct road names.  
Plat note 8, second line after treatment, change of to or.

### **PLAT NOTES TO ADD**

- 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).

### **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 2025-117

Change the legal to East ½ of the Southeast ¼

Per the CTP, Assessor Page Info and Authority Documents, the owner's name is 'The Zachary Markham and Erica Markham Living Trust'. Please correct the title block owner name

Verify the owners address, the Assessor's Page has a different address listed.

- 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:**  
 On the south, distinguish between the existing road dedications and the section line easements to be more set off.
- ☒ 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:**  
 Label Moser St north of the plat
- 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:**  
 Markham St is an extension of Moser St from the north, name should match Moser St.
- ☐ 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 propose 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:**  
 Land to the northwest labeled as unsubdivided is currently in the platting process, surveyor should check prior to final mylar to verify status of plat.  
 Lot to the southeast needs the plat label corrected.

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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.

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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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#### **EXCEPTIONS REQUESTED:**

##### **A. KPB 20.30.030 Proposed Street Layout, 20.30.170 Block Length**

##### **Surveyor's Discussion:**

The petitioner exceptions to the requirement for dedicating right-of-way (ROW) along the western boundary of the proposed plat, extending Delta Ave to the east, and dedicating full ROW along the northern boundary.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

Page 5 of 8

#### Western Boundary (No ROW Dedication Request)

1. Gravel Pits to the South: Two large parcels south of Delta Ave are active gravel pits and are unlikely to ever be developed for further use. These parcels are physically incapable of matching the required ROW dedication.
2. Developed Parcels to the West: Parcels to the north and west are already subdivided and developed, with no foreseeable future subdivision or ROW dedication needed.
3. Adequate Existing Street Network: The existing local street network functions adequately, and no need for additional connectivity has been identified.
4. Future Subdivision Flexibility: The two large-acre parcels created by this plat can dedicate the required ROW if subdivided in the future.

#### Eastern Extension of Delta Ave (No ROW Dedication Request)

5. Steep Terrain: Steep terrain east of Delta Ave makes the dedication of ROW impractical.
6. Future Flexibility: ROW dedication for this area can be more appropriately addressed during future subdivision of Tract A if development patterns shift or if additional access becomes necessary. Deferring ROW dedication allows for future design flexibility and avoids premature capital investment.
7. Lack of Connectivity Demand: Adjacent tracts to the east are large, undeveloped, and currently lack any subdivision pressure. There is no foreseeable demand for through connections or grid extensions in this direction.

#### Northern Boundary (No Full ROW Dedication Request)

8. Existing Pong: A pond along the northern boundary limits the possibility of constructing a through street.
9. Adequate Access to the North: The adjacent tracts to the north and east already have adequate access with existing conditions and ROW.

#### Staff Discussion:

##### **20.30.030. - Proposed street layout—Requirements.**

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

##### **20.30.170. - Blocks—Length requirements.**

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

#### Findings.

#### Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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 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  
**Findings 2 & 5-8 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 8 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 3, 4, 6 & 9 appear to support this standard.**

**B. KPB 20.30.100 Cul-de-sacs**

Surveyor's Discussion:

The petitioner requests an exception to the requirements for a turnaround (cul-de-sac or hammerhead) dedication at the eastern terminus of Delta Ave, located on the western edge of the proposed plat.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

10. Undeveloped Road Segment: The eastern portion of Delta Ave is undeveloped and unmaintained. It is adjacent to active gravel pits to the south, and its construction is unlikely to be practical.
11. ROW Width Insufficiency: Delta Ave currently has only a 30' wide ROW and will not likely gain the additional 30' needed to comply with KPB's required 60' ROW.

Staff Discussion:

**20.30.100. - Cul-de-sacs.**

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

Findings.

12. To remove a cul-de-sac bulb requires a right-of-way vacation and platting process.
13. Further development of Tract A would require the breaking of the bulb to proceed.
14. Granting this exception will not affect the public adversely as the road currently runs the back yards of the adjacent lots to the west.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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 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  
**Findings 10 & 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 12-14 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 10, 11 & 14 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.

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**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: KPB 20.25.120. - REVIEW AND APPEAL.**

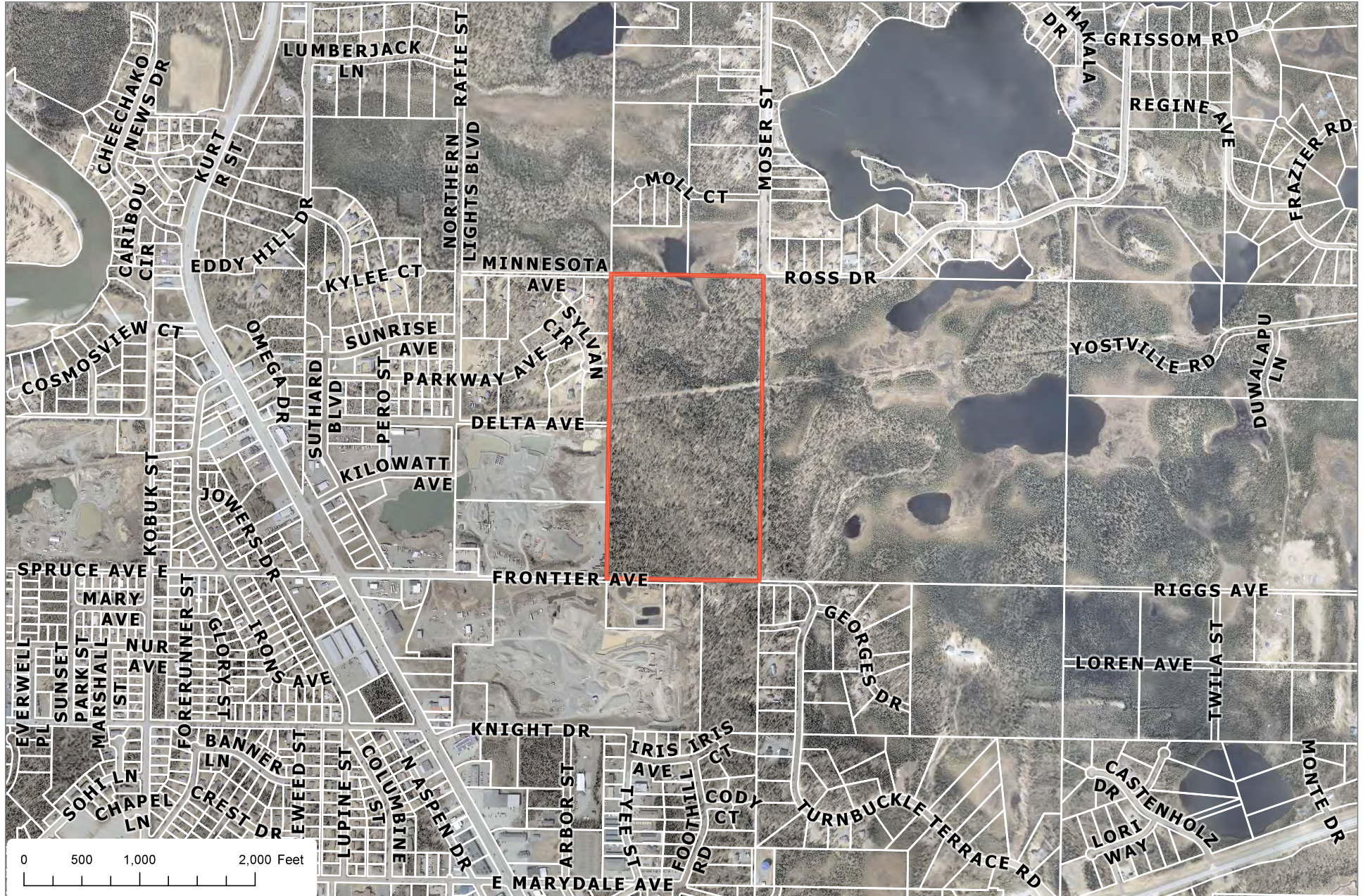
**IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.**

**A DECISION OF THE PLAT 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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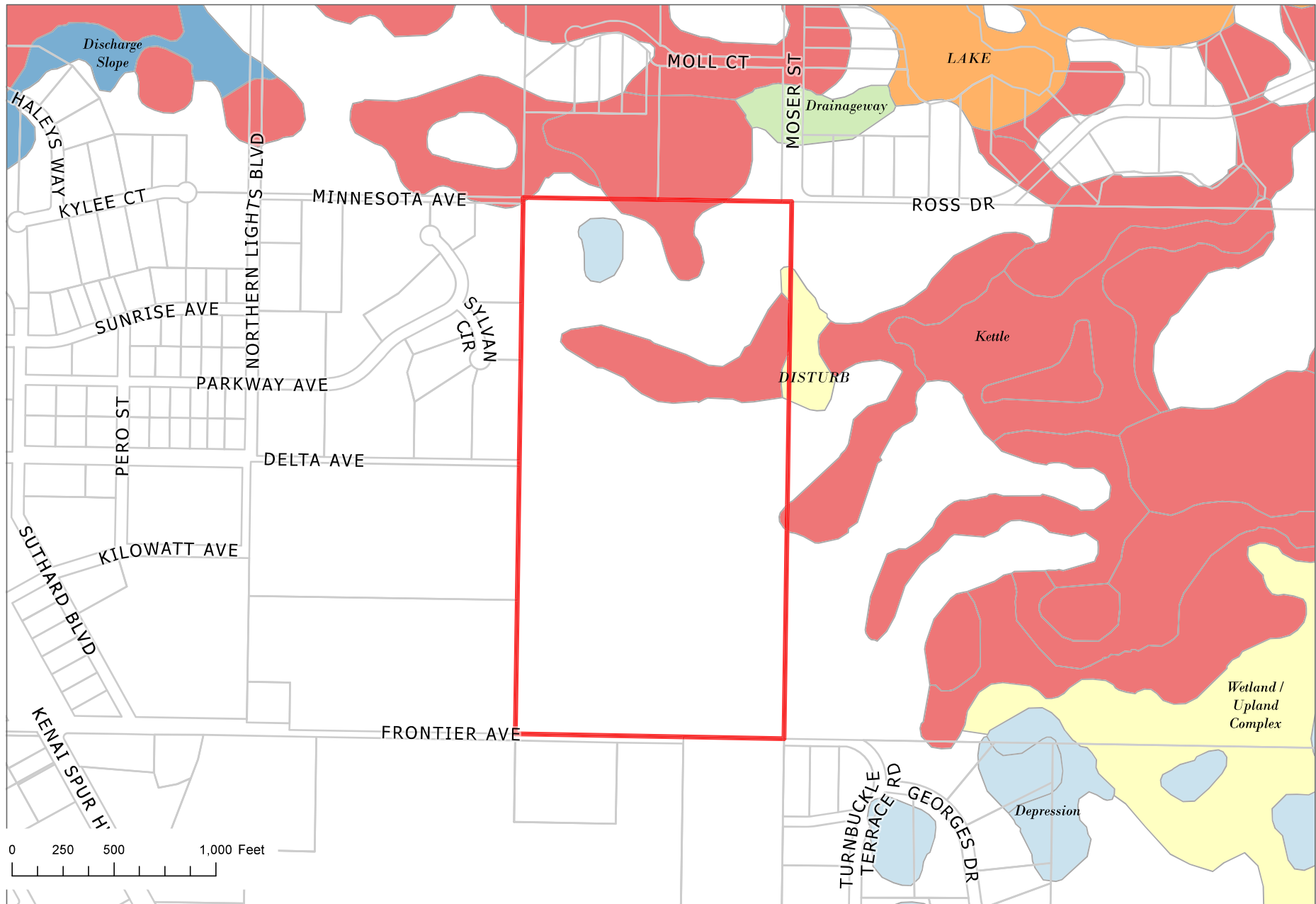


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

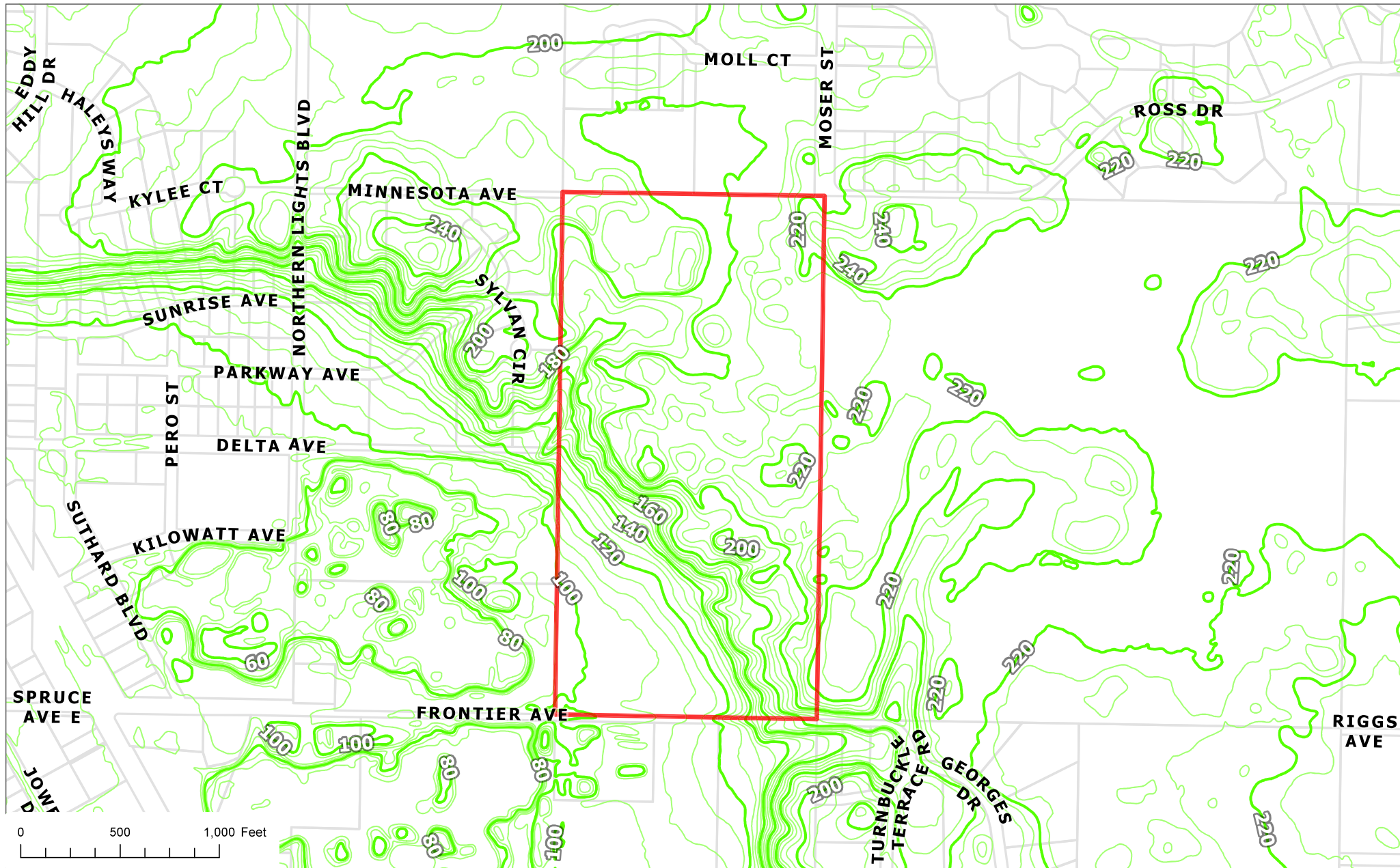




## Wetlands

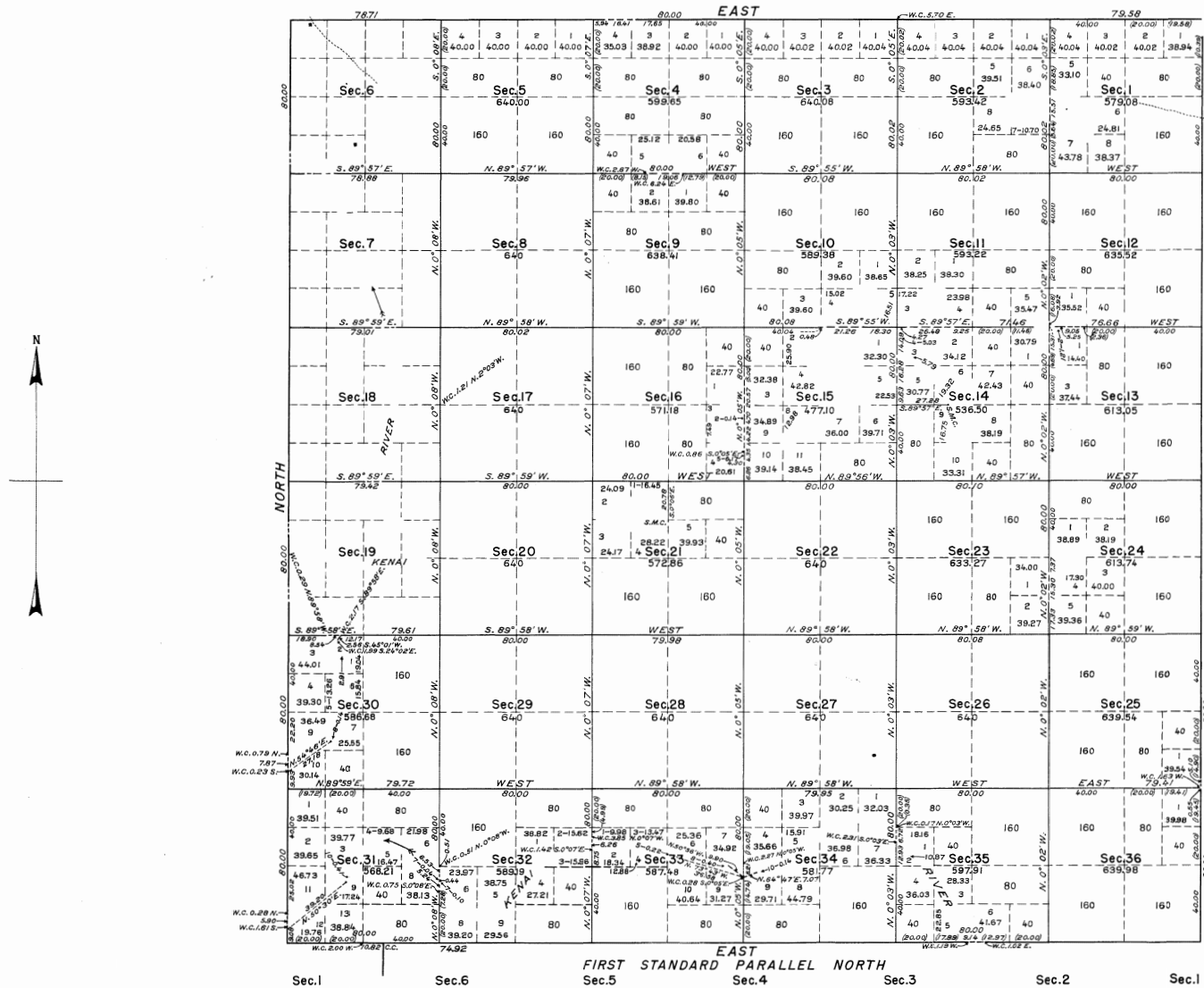


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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TOWNSHIP NO.5 NORTH, RANGE NO.10 WEST OF THE SEWARD MERIDIAN, ALASKA.  
IN TWO SHEETS SHEET NO.1



ON THE LAND THAT IS WELL DRAINED  
THERE IS USUALLY A GOOD STAND OF  
SPRUCE, BIRCH, COTTONWOOD, AND ASPEN  
TIMBER.

FOR DETAILS IN SECTIONS 6, 7, 19,  
AND 19, SEE SHEET 2.

LAT. 60°28.2' N.  
LONG. 150°56.7' W.

MEAN MAGNETIC DECLINATION: 26°30' E.

SCALE: 40 CHAINS TO AN INCH.

AREA SURVEYED: 21,739.20 ACRES.

LINES DESIGNATED	BY WHOM SURVEYED	GROUP		MILEAGE		WHEN SURVEYED	
		NO.	DATE	MLS.	CHS.	BEGUN	COMPLETED
EXTERIOR	FLOYD G. BETTS	51	JULY 24,	10	70.39	MAY 3,	JULY 6,
SUBDIVISIONAL	LEONARD M. BERLIN		1935.	59	64.48		
MEANDER	L. A. DAUPHINY		1935.	46	56.49		
CONNECTION				2	42.51	1937.	1939.

W.N.R.

OFFICE OF THE SUPERVISOR OF SURVEYS.  
DENVER, COLORADO, JUNE 16, 1943.

THE ABOVE PLAT OF TOWNSHIP NO. 5 NORTH, RANGE NO. 10 WEST OF THE SEWARD MERIDIAN, ALASKA, IS STRICTLY CONFORMABLE TO THE FIELD NOTES OF THE SURVEY THEREOF, WHICH HAVE BEEN EXAMINED AND APPROVED.

*Thomas H. Allen*  
ACTING ASSISTANT  
SUPERVISOR OF SURVEYS.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GENERAL LAND OFFICE  
WASHINGTON, D. C., JUNE 24, 1943.

THE SURVEY REPRESENTED BY THIS PLAT, HAVING BEEN CORRECTLY EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF LAW AND THE REGULATIONS OF THIS OFFICE, IS HEREBY ACCEPTED.

*John David Wolfson*  
ASSISTANT COMMISSIONER.



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/13/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one tract into two tracts.

KPB File No. 2025-117

Petitioner(s) / Land Owner(s): Zachary Markham and Erica Markham Living Trust of Sanibel, FL

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, September 8, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

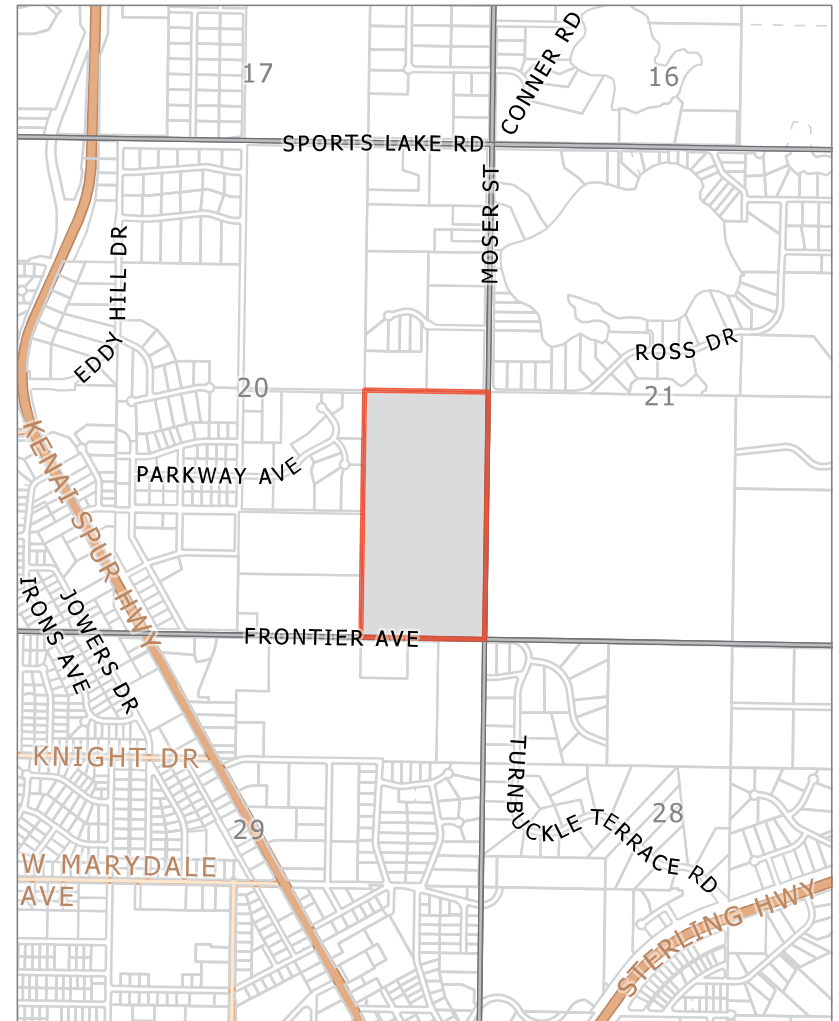
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

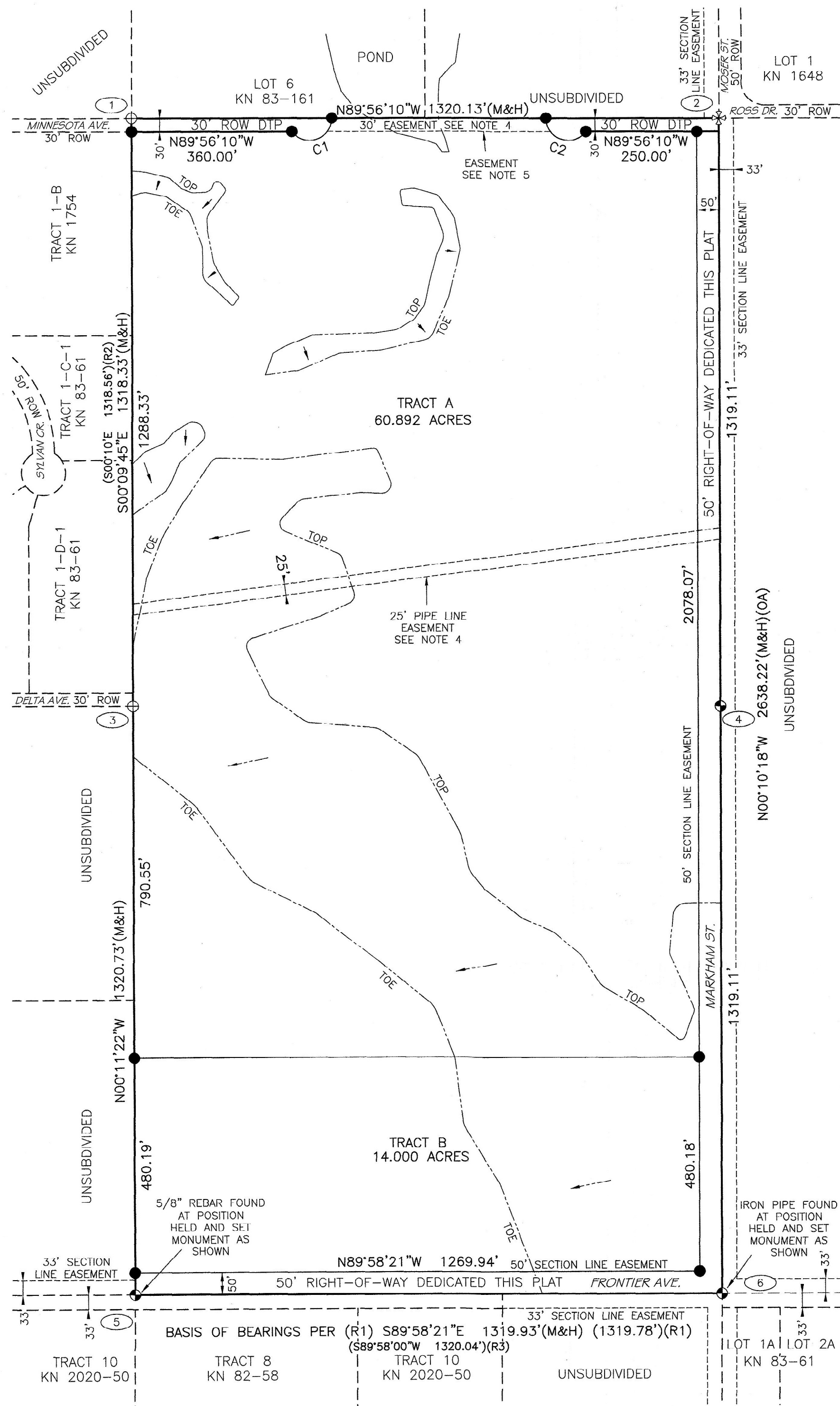
Mailed 8/18/2025



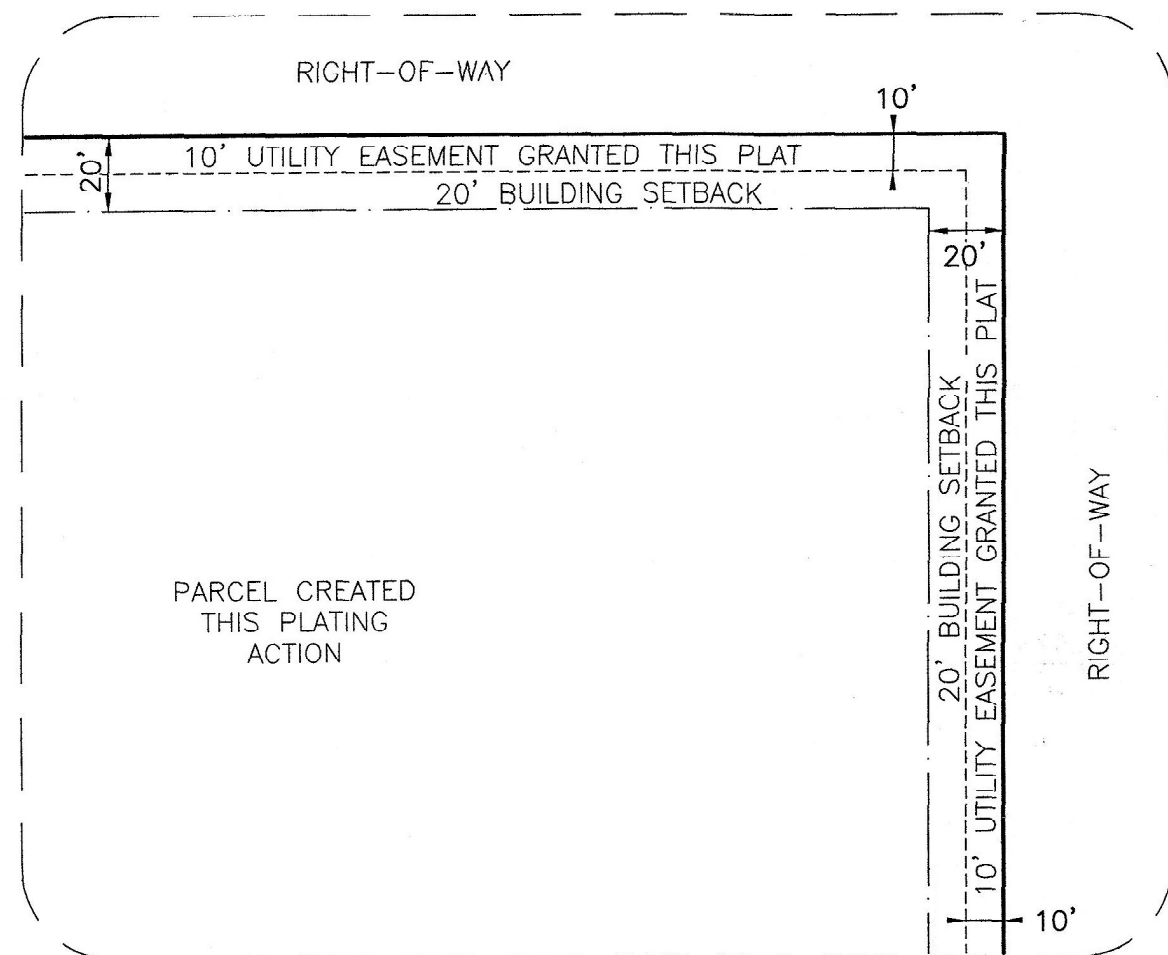


KPB File 2025-117  
T 05N R 10W S20  
Ridgeway





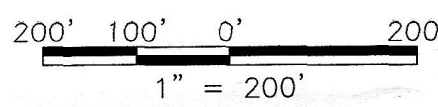
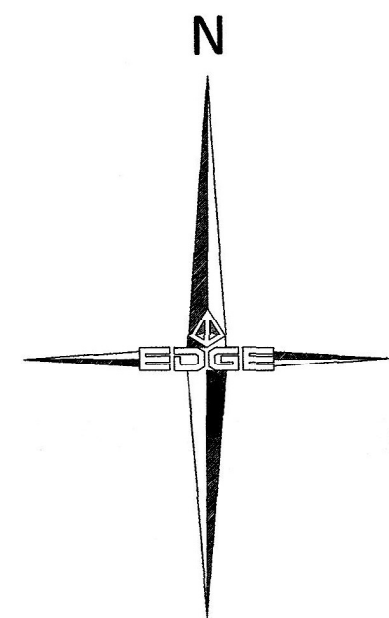
UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'



## PRELIMINARY PLAT

### LEGEND

- FOUND BLM MONUMENT AS REFERENCED
- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STEEP SLOPES
- (M&H) MEASURED AND HELD
- (OA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE
- DTP DEDICATED THIS PLAT
- ROW RIGHT-OF-WAY



### MONUMENT SUMMARY

- 1. CE 1/16 SEC 20 610-S 1970 FOUND 2-1/2" BRASS MONUMENT 0.6' ABOVE GRADE GOOD CONDITION
- 2. US GLO 1/4 S20 S21 1937 FOUND 2-1/2" BRASS MONUMENT FLUSH WITH GRADE GOOD CONDITION
- 3. SE 1/16 SEC 20 610-S 1967 FOUND 2-1/2" BRASS MONUMENT 0.6' ABOVE GRADE GOOD CONDITION
- 4. EDGE SURVEY S 1/16 S20 S21 13022-S 2025 SET 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE
- 5. EDGE SURVEY E 1/16 S20 S21 13022-S 2025 SET 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE
- 6. EDGE SURVEY S 1/16 S20 S21 13022-S 2025 SET 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	124.90'	143°07'48"	S71°37'44"W	94.87'
C2	50.00'	124.90'	143°07'48"	N71°30'04"W	94.87'

### NOTES

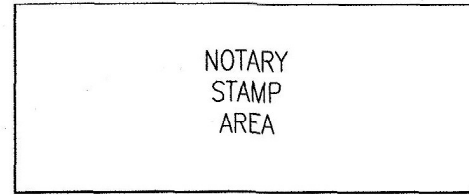
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- PER THIS PLAT THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
- THIS SUBDIVISION IS SUBJECT TO A 30 FEET WIDE PUBLIC ACCESS ROAD AND UTILITY EASEMENT ALONG THE NORTH BOUNDARY AND A 25 FEET WIDE PIPELINE EASEMENT AS CONTAINED IN STATE OF ALASKA PATENT 997, RECORDED ON FEBRUARY 5, 1970, DEED BOOK 57, PAGE 302. KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A 2 FEET WIDE RIGHT-OF-WAY EASEMENT ALONG THE NORTH BOUNDARY EASEMENT, GRANTED TO HOMER ELECTRIC ASSOCIATION. RECORDED ON JUNE 9, 1970, MISC. BOOK 37, PAGE 221. KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A 20 FEET WIDE RIGHT-OF-WAY EASEMENT NO MORE THAN 42 FEET OF SOUTH BOUNDARY, GRANTED TO HOMER ELECTRIC ASSOCIATION. RECORDED ON JUNE 9, 1970, MISC. BOOK 37, PAGE 220. KENAI RECORDING DISTRICT.
- EXCEPTIONS TO KPB CODE 20.30.030 PROPOSED STREET LAYOUT, 20.30.170 BLOCK LENGTH AND 20.30.100 CUL-DE-SACS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE AUGUST 25, 2025 MEETING.
- WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OF DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

### NOTARY ACKNOWLEDGEMENT

FOR: ERICA MARKHAM  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

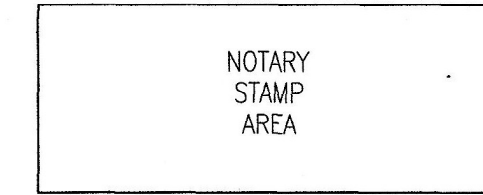


### NOTARY ACKNOWLEDGEMENT

FOR: ZACHARY MARKHAM  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_



### REFERENCES

- (R1) AGGREGATE SUBDIVISION 2020 REPLAT, PLAT 2020-50, KENAI RECORDING DISTRICT
- (R2) RESUBDIVISION OF TRACTS 1&7 SCENIC HEIGHTS SUBDIVISION, PLAT 1754, KENAI RECORDING DISTRICT
- (R3) TRACT 8 OF THE GERHART HOMESTEAD, PLAT 82-58, KENAI RECORDING DISTRICT

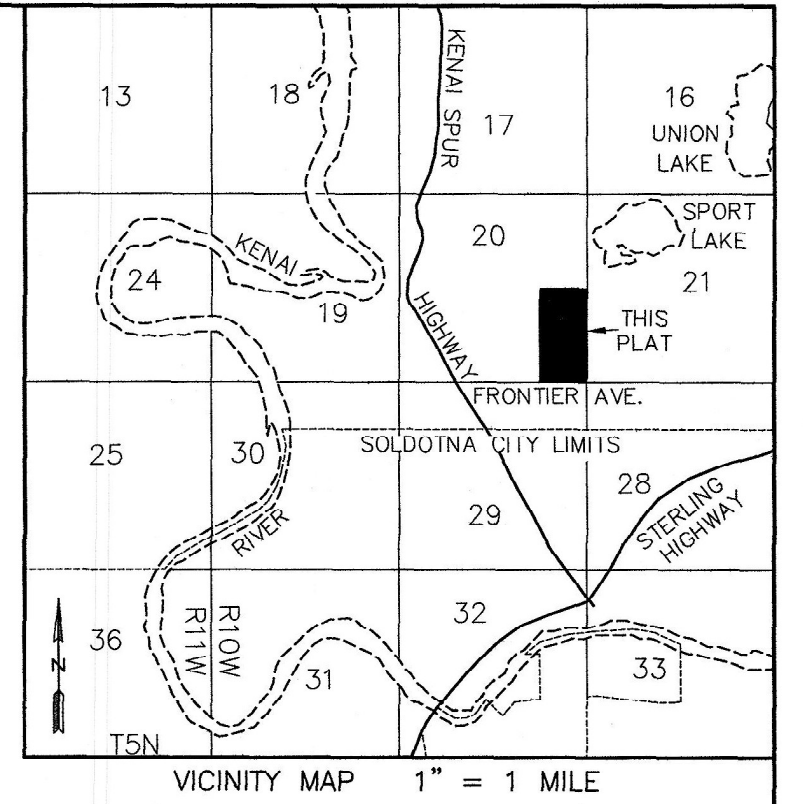
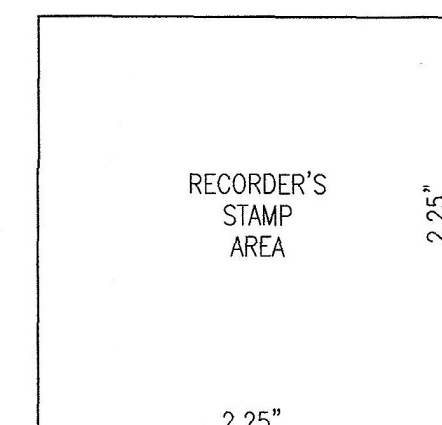
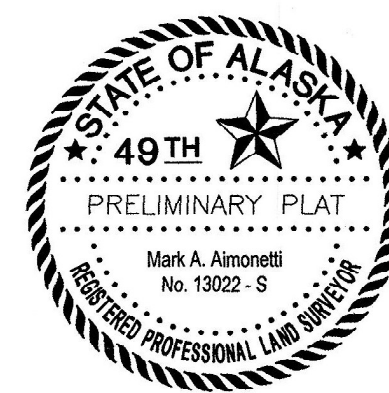
### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

### CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



### CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ERICA MARKHAM, TRUSTEE  
ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

ZACHARY MARKHAM, TRUSTEE  
ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

KPB FILE No. 2025-XXX

## MARKHAM ESTATES

A SUBDIVISION OF  
WEST 1/2 OF THE SOUTHEAST 1/4  
SECTION 20  
TOWNSHIP 5 NORTH  
RANGE 10 WEST  
SEWARD MERIDIAN  
ALASKA

LOCATED WITHIN:  
SE 1/4 SECTION 20  
T.5N., R.10W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
ZACHARY MARKHAM AND ERICA MARKHAM  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

CONTAINING 79.696 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
AELU# 1392 www.edgesurvey.net

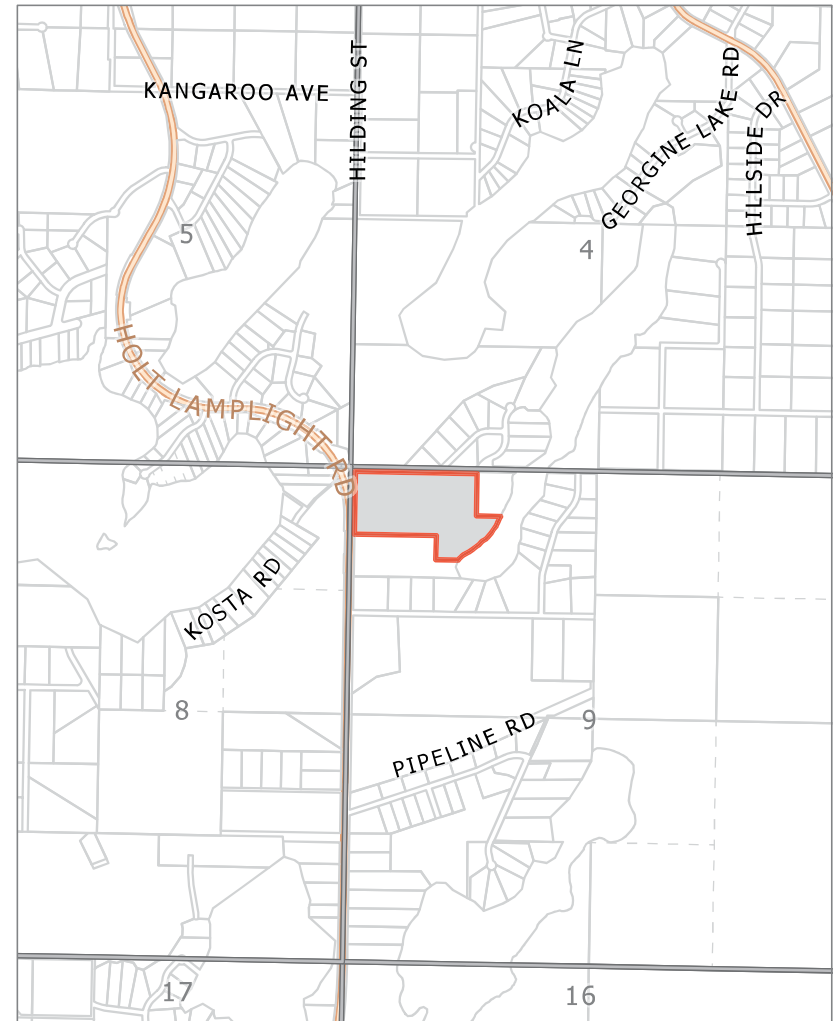
DRAWN BY: JY	DATE: 08/05/2025	PROJECT: 25-557
CHECKED BY: MA	SCALE: 1" = 200'	SHEET: 1 OF 1

**KPB 2025-117**



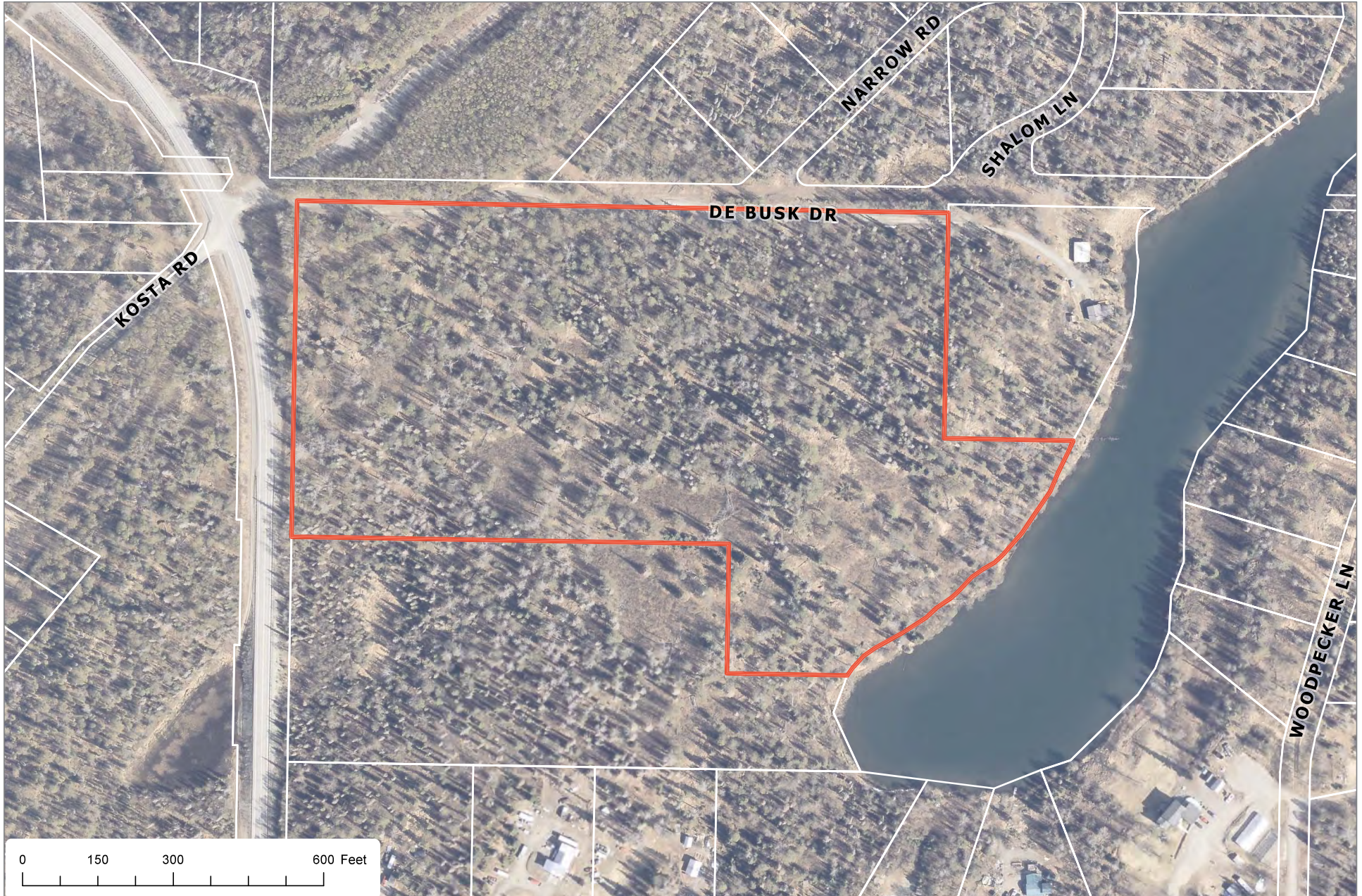
## **E. NEW BUSINESS**

- 3. Big Bear Lookout Subdivision; KPB File 2025-110**  
**AK Lands / Chmielowiec**  
**Location: Holt Lamplight Road & De Busk Drive**  
**Nikiski Area / Nikiski APC**



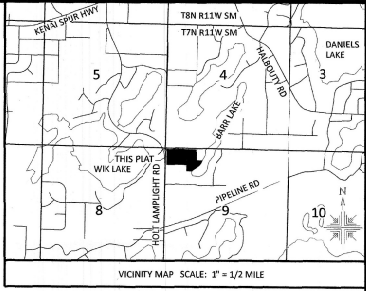
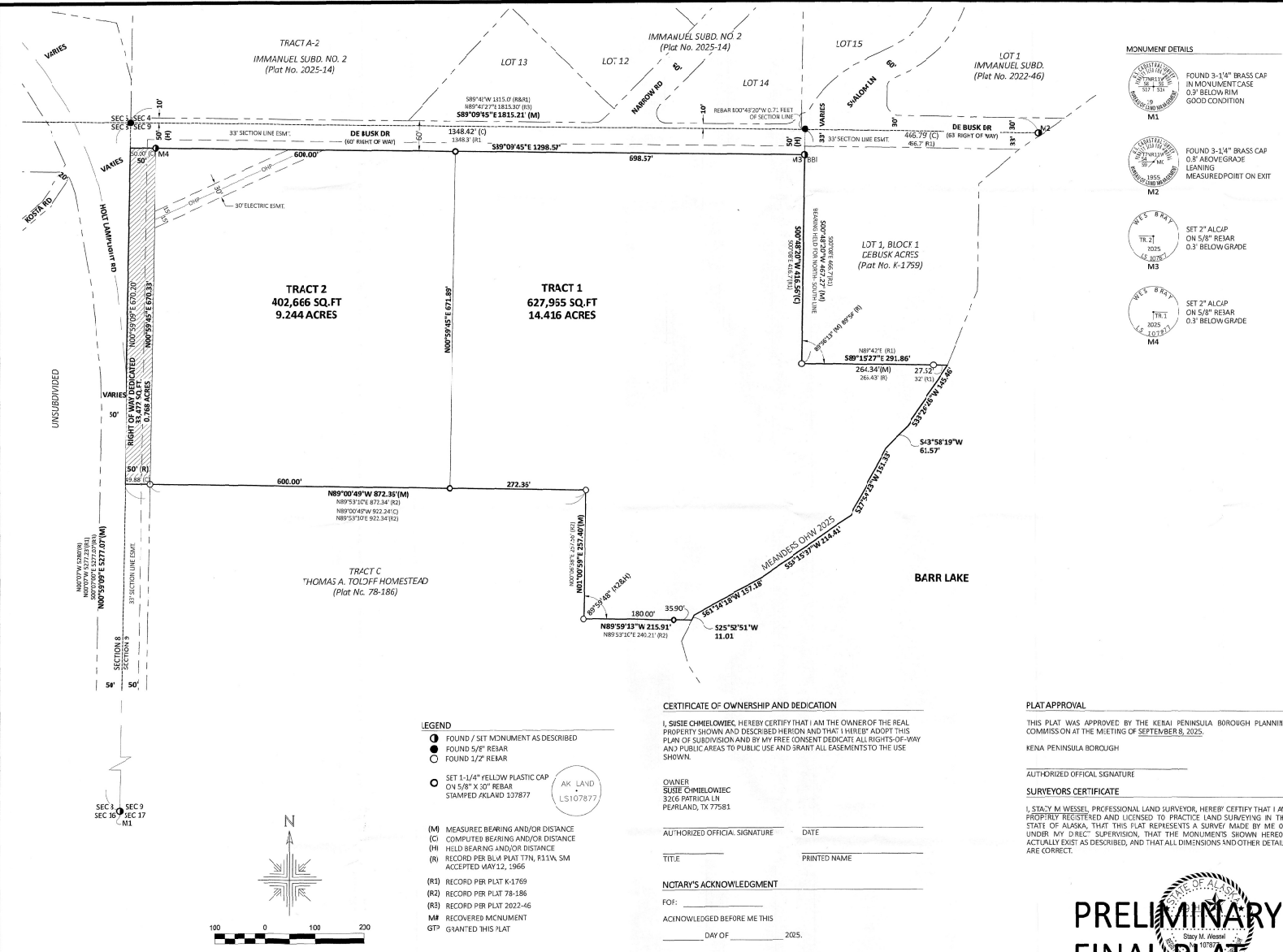
KPB File 2025-110  
T 07N R 11W S09  
Nikiski





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:
- THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE COORDINATE SYSTEM, ZONE 4, NORTH AMERICAN DATUM OF 1983 (NAD 83). BEARINGS SHOWN HEREIN ARE GEODETIC BEARINGS DERIVED FROM COORDINATES BASED ON GPS OBSERVATIONS. ALL DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET, USING A COMBINED SCALE FACTOR OF 1.00000046 APPLIED TO GRID MEASUREMENTS.
  - RESERVATION OF SECTION LINE EASEMENT 33 FEET N. WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 45 USC 932 AND REENACTED BY 1721 GLA 1933.
  - EASEMENT'S NOT SHOWN ON THIS PLAT:  
A. TELECOMMUNICATIONS AND ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED ON MAY 26, 1961 PER BOOK 6 PAGE 373.  
B. 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.
  - THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO RIGHTS-OF-WAY AND ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES 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.
  - ANY PERSON DEVELOPING THE PROPERTIES SHOWN HEREON IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

- MONUMENT DETAILS
- M1 FOUND 3-1/4" BRASS CAP IN MONUMENT CASE 0.3' BELOW RIM GOOD CONDITION
  - M2 FOUND 3-1/4" BRASS CAP ON 5/8" REBAR 0.5' ABOVE GRADE LEAVING MEASURED POINT ON EXIT
  - M3 SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE
  - M4 SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, **SUSIE CHMIELOWIEC**, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT 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.

OWNER  
**SUSIE CHMIELOWIEC**  
3206 PATRICIA LN  
PEARLAND, TX 77581

AUTHORIZED OFFICIAL: SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL SIGNATURE \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, **STACY M. WESSEL**, PROFESSIONAL LAND SURVEYOR, 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



**PLAT OF:**

**BIG BEAR LOOKOUT SUBDIVISION**

CREATING TRACTS 1 AND 2 CONTAINING 24.428 ACRES

A SUBDIVISION OF:  
A PORTION OF GOVERNMENT LOTS 4 AND 5 IN SECTION 9, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, STATE OF ALASKA,  
ACCORDING TO UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT PLAT ACCEPTED MAY 12, 1966

EXCEPTING THEREFROM ANY PORTION LYING WITHIN:  
DE BUSK ACRES, FILED UNDER PLAT NO. 6-1769;  
TRACTS B & C THOMAS A. TOLLOFF HOMESTEAD, FILED UNDER PLAT NO. 78-186;  
TOLLOFF SUBDIVISION NO. 1, FILED UNDER PLAT NO. 78-132;  
AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN TOLLOFF SUBDIVISION NO. 2, FILED UNDER PLAT NO. 79-103.

KENAI RECORDING DISTRICT  
KENAI PENINSULA BOROUGH  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

LOCATED WITHIN: NW1/4 OF SECTION 9, T7N, R11W, S4M., AK.

OWNER  
**SUSIE CHMIELOWIEC**  
3206 PATRICIA LN  
PEARLAND, TX 77581

**AKLANDS**  
Land Surveying LLC  
PO Box 110485  
Anchorage, AK 99511  
aklands@aklands.com  
http://aklands.com  
(907) 744-LAND

Date: 08/14/2025 Scale: 1"=100' Date of Survey: May 5, 2025 Sheet: 1 of 1  
Drawn: SMW PN: 1559 Field Book: 8/56-18\_13/68-69 KPB No. 2025-110

**KPB 2025-110**

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
BIG BEAR LOOKOUT SUBDIVISION**

<b>KPB File No.</b>	2025-110
<b>Plat Committee Meeting:</b>	September 8, 2025
<b>Applicant / Owner:</b>	Susie Chmielowiec of Houston, Texas
<b>Surveyor:</b>	Stacy Wessel / AK Lands Land Surveying
<b>General Location:</b>	Holt Lamplight Road and De Busk Drive, Nikiski

<b>Parent Parcel No.:</b>	013-440-22
<b>Legal Description:</b>	T 7N R 11W SEC 9 SEWARD MERIDIAN KN PTN OF GOV LOTS 4 & 5 EXCL DEBUSK ACRES & TRS B & C THOMAS A TOLOFF HMSTD & TOLOFF SUBS #1 AND #2
<b>Assessing Use:</b>	Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide an approximately 23-acre parcel into two parcels of size 9.244-acres and 14.416-acres and dedicate a portion of Holt Lamplight Road.

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

The proposed plat is located near Wik Lake, at the intersection of Holt Lamplight Road and De Busk Drive in Nikiski.

Legal access is provided by De Busk Drive to the north and Holt Lamplight Road to the west. De Busk Drive is a borough-maintained road. The width varies from 60-feet on the west to 63-feet on the east, but has a jog at the east end of this property in the right-of-way alignment. De Busk Drive connects to Holt Lamplight Road to the west and provides access to Barr Lake to the east. Portions of the existing De Busk Drive encroaches into the subject parcel near the intersection of De Busk Drive and Holt Lamplight Road and near the projection of the easterly line of Narrow Road, as shown on the aerial map and the contour exhibit. Additional right-of-way is requested on the south of De Busk Dr to cover the road encroachments, **staff recommends** the Surveyor contact the Platting Manager for additional information on the ROW dedication from the centerline of the existing ROW to meet the needs of this request.

Holt Lamplight Road is a state-maintained road. The proposed plat is dedicating 50 feet to the eastern side of existing Holt Lamplight Road. The dedication was originally a right-of-way easement granted to the SOA as recorded in Book 33, Page 39 KRD. This easement is within the proposed dedication and a plat note should be added stating the fact. **Staff recommends** the surveyor add a Certificate of Dedication to the State of Alaska and contact the appropriate Office to arrange for a signature for the Certificate when the time is needed for the area being dedicated along Holt lamplight Rd.

Access to the proposed plats will be limited to De Busk Drive per the SOA DOT&PF. **Staff recommends** a plat note be added referencing the limited access to Holt Lamplight Rd.

Block length is not compliant along the plat. the north line is longer than 1320 feet and between De Busk Dr and Two Junes Ave is 1550 feet. Per the DOT comments; no access to Holt Lamplight Rd is permitted. And a cul-de-sac off of De Busk Dr is limited due to the location of the lake to the east and tract to the south.



66-foot section line easements, with 33-feet on either side of the section line, are located on the north and west of the proposed subdivision. The section line easements are within De Busk Drive and Holt Lamplight Road, as shown on the drawing and noted at plat note 2.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	Section corner numbers are flipped on the M1 monument corner. Since Holt-Lamplight is a DOT road, we can accept the dedication for that portion.
SOA DOT&PF	No direct access to Holt Lamplight will be granted. All proposed lots must take access from De Busk Drive.

**Site Investigation:**

A dwelling is located on proposed Tract 1 according to the contour exhibit provided by the Surveyor and confirmed by KPB Assessing records.

Steep areas are present per the KPB GIS contours layer. The additional exhibit includes contours with areas greater than 20% shaded.

Barr Lake abuts the subdivision on the southeast and there is a very minor portion of wetlands located in the south of proposed Tract 1 according to the KWF Wetlands Assessment. Tract 2 has a small spot of wetlands designated as Depression per the KWF Wetlands Assessment.

Per the River Center reviewer, the plat is not located in a FEMA flood hazard area nor a habitat protection district.

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

**Staff Analysis**

The land was originally a part of Government Lots 4 and 5 in Section 9, Township 7 North, Range 11 West, Seward Meridian, Alaska. This subdivision will subdivide a portion of the Government Lots into two tracts and dedicate a portion to Holt Lamplight Road.

A soils report will not be required as per KPB 20.40.030, the new lots are greater than 200,000 square feet. **Staff recommends** the KPB 20.40.030 Wastewater Disposal Note be added to 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.

Nikiski Advisory Planning Commission minutes for the September 4, 2025 meeting were not available when the staff report was prepared on August 26, 2025 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

### **Utility Easements**

A right-of-way easement was granted to Homer Electric Association, Inc. as referenced in plat note number three.

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.

The proposed plat will grant a 10-foot utility easement extending to 20-feet within 5-feet of side lot lines.

HEA has requested the addition of a 30' Electric Easement as shown on the plat drawing in the northwest corner of Tract 2.

### **Utility provider review:**

HEA	Comment as noted
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

### **KPB department / agency review:**

Addressing Review	<p>Reviewer: Pace, Rhealyn  Affected Addresses:  49821 DE BUSK DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  DEBUSK DR, NARROW RD, SHALOM LN, HOLT LAMPLIGHT RD</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:  49821 DE BUSK DR WILL REMAIN WITH TRACT 1</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

- Modify KPB File Number to 2025-110

#### **PLAT NOTES TO ADD**

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.
- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

### **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:**

- KPB Records show owner's address as 6002 Clinton Drive, Houston, TX 77020. Owner of record must confirm alternative address.

#### **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 labels: Kivi Lake in Section 5 and Georgina Lake in Section 4
- Add labels for the following sections: 6, 7, 31, 32, 33, 34

#### **E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;**

#### **Staff recommendation:**

- Add CTP item #10
- Add the ROW easement recorded in Book 33, Page 39 as a plat note and include a statement that the plat is dedicating that portion of the easement.

#### **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:**

- Add the ROW easement recorded in Book 33, Page 39 Include a flag label on the sketch.
- Extend the ROW dedication north to the section corner including the 50'x50' section that De Busk Acres (KN 1769) excluded.
- Existing gravel road on north for De Busk Drive encroaches onto subject parcel. Request additional ROW dedication south of current dedication.

- 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:**  
○ Modify the subdivision label to the north: Tracts B&C Thomas A. Toloff Homestead (KN 78-186)
- 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:**  
Very small section of wetlands classified as a Depression located in the north of Tract 2.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;  
**Staff recommendation:**  
○ Existing gravel road on north for De Busk Drive encroaches onto subject parcel. Request additional ROW dedication from west intersection to projection of the easterly line of Narrow Road. see contours map for encroachments and aerial map. **Staff recommends** the surveyor contact Platting Department staff for additional 30-feet from centerline ROW dedications.  
○ Driveway for adjacent parcel to the east connects to existing road on northeast of parcel. Needs to be addressed.

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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.

##### 20.30.240. Building setbacks.

- 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.

**Staff recommends** comply with code

---

#### **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 20.40.030

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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.

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 recommends** the surveyor include a dedication of Holt Lamplight to the SOA

##### 20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

**Staff recommendation:** comply with code

---

**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:** KPB 20.25.120. - REVIEW AND APPEAL.

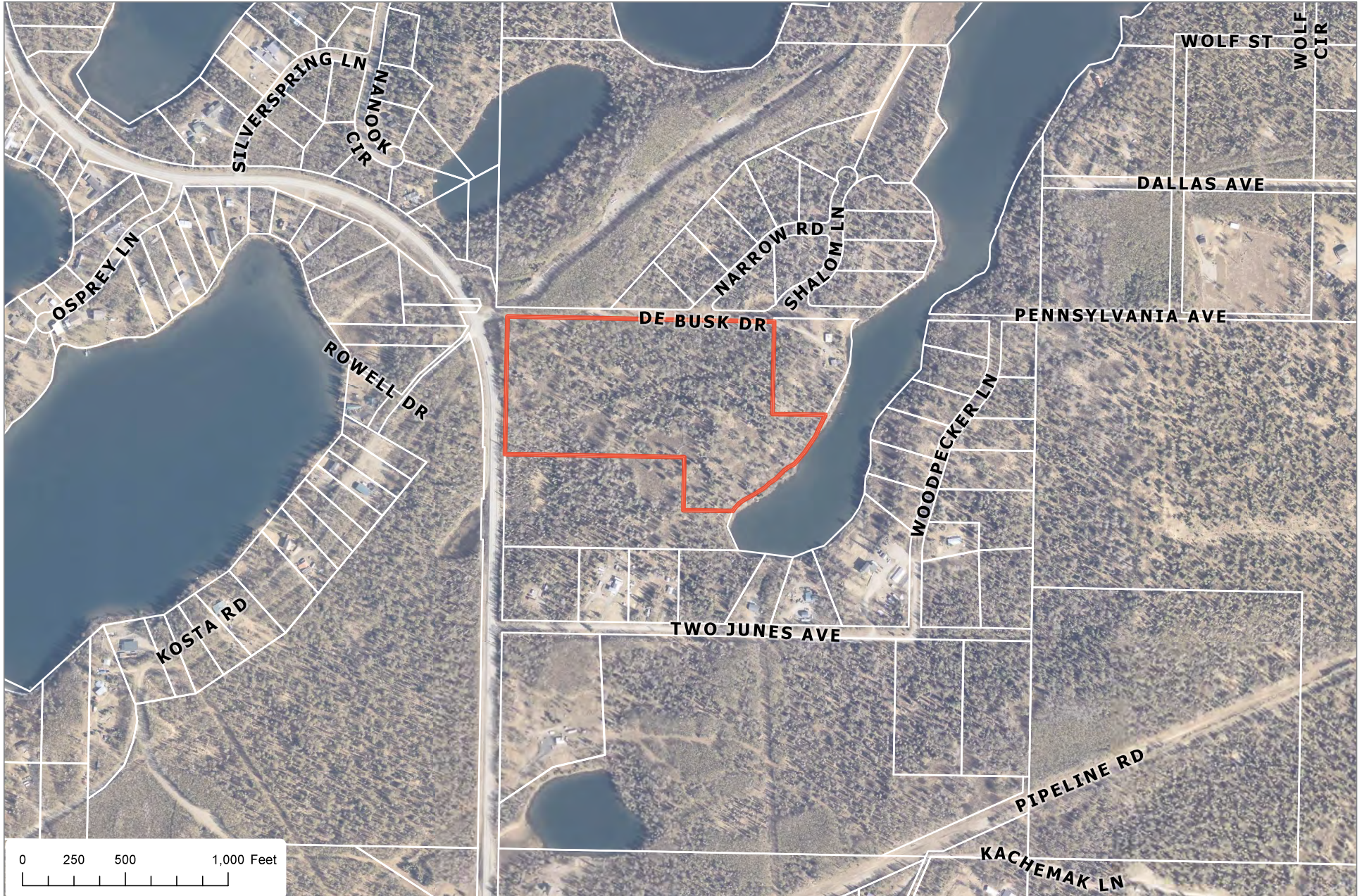
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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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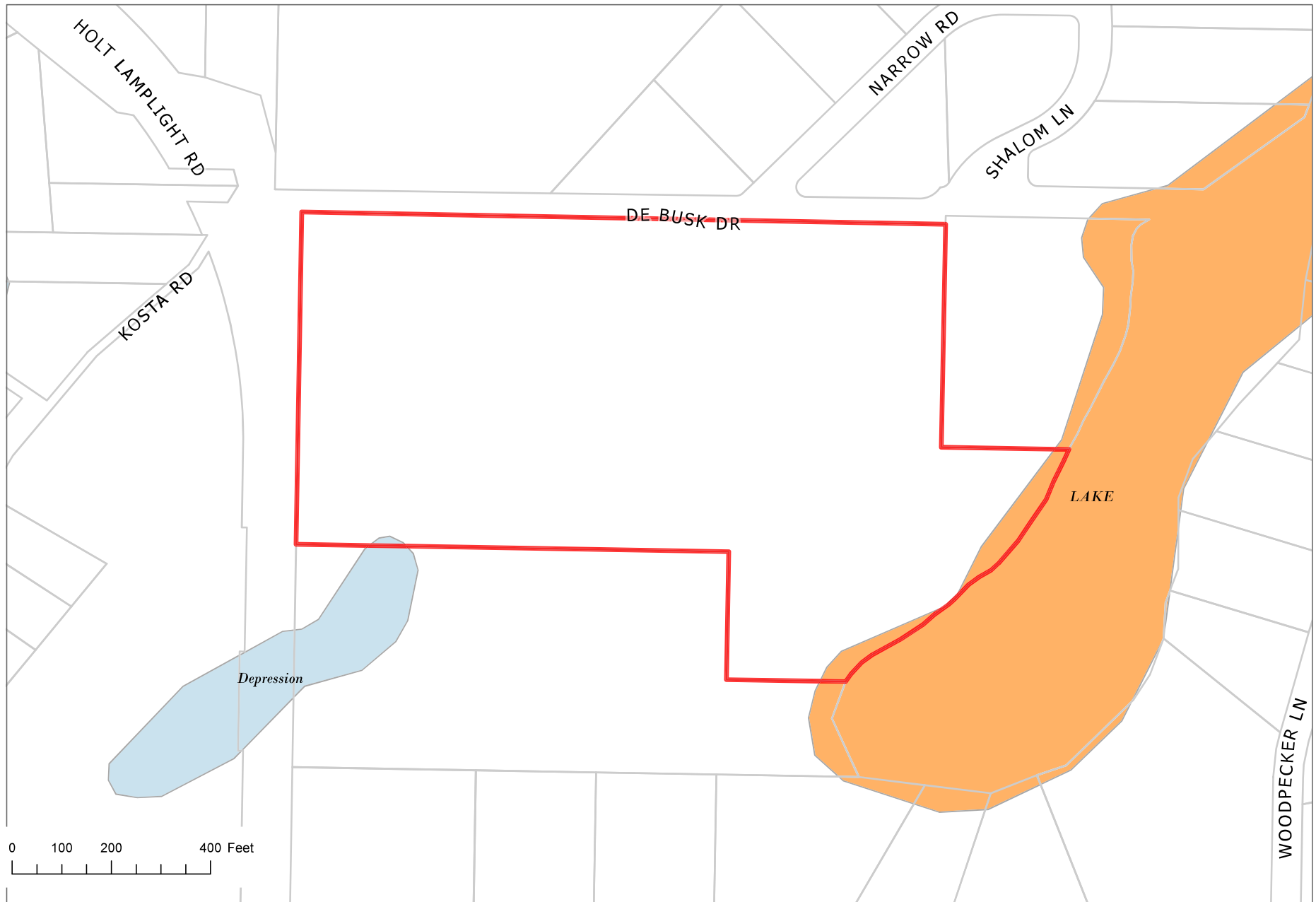


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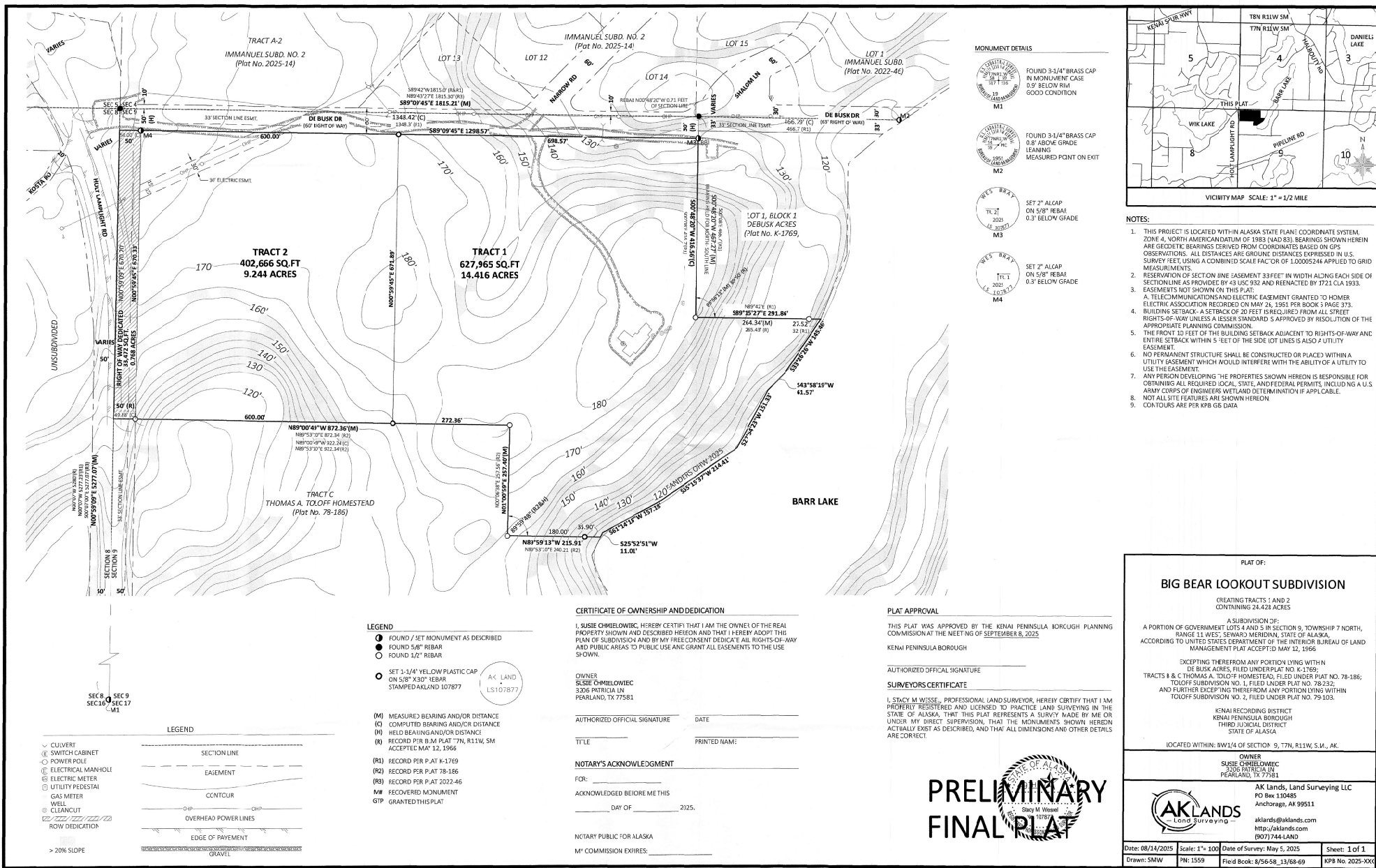




Wetlands

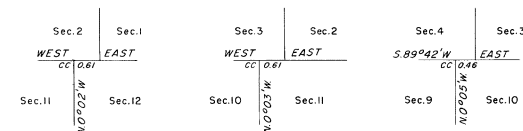


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**KPB 2025-110 Contours Map**

## TOWNSHIP 7 NORTH, RANGE II WEST, OF THE SEWARD MERIDIAN, ALASKA



0 1 2  
SCALE IN CHAINS

## ENLARGED DIAGRAMS

This plat represents the dependent resurvey of the south boundary of sections 1 through 4, and the survey of a portion of the south and east boundaries, and subdivisional and meander lines.

Survey executed by C. Norman Brown, Cadastral Surveyor, May 26 to August 19, 1964, under Special Instructions dated May 3, 1963, and approved May 9, 1963, for Group No. 161, Alaska.

The west two miles of the north boundary were surveyed in 1922 by Fred Dahlquist. The west boundary was surveyed in 1953 by Gordon W. Webber. The west two miles of the south boundary, the east four miles of the north boundary, the north mile of the east boundary, were surveyed in 1955 by Robert Q. Pickering.

The meanders of the lakes were determined by photogrammetric methods, using photographs taken in 1964.

A portion of this township is designated Tract "A" for legal description purposes.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. May 12, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*R. E. Brown*

Acting Chief, Division of Engineering







## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/18/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2025-110

Petitioner(s) / Land Owner(s): Susie Chmielowiec of Pearland, TX

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, September 8, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

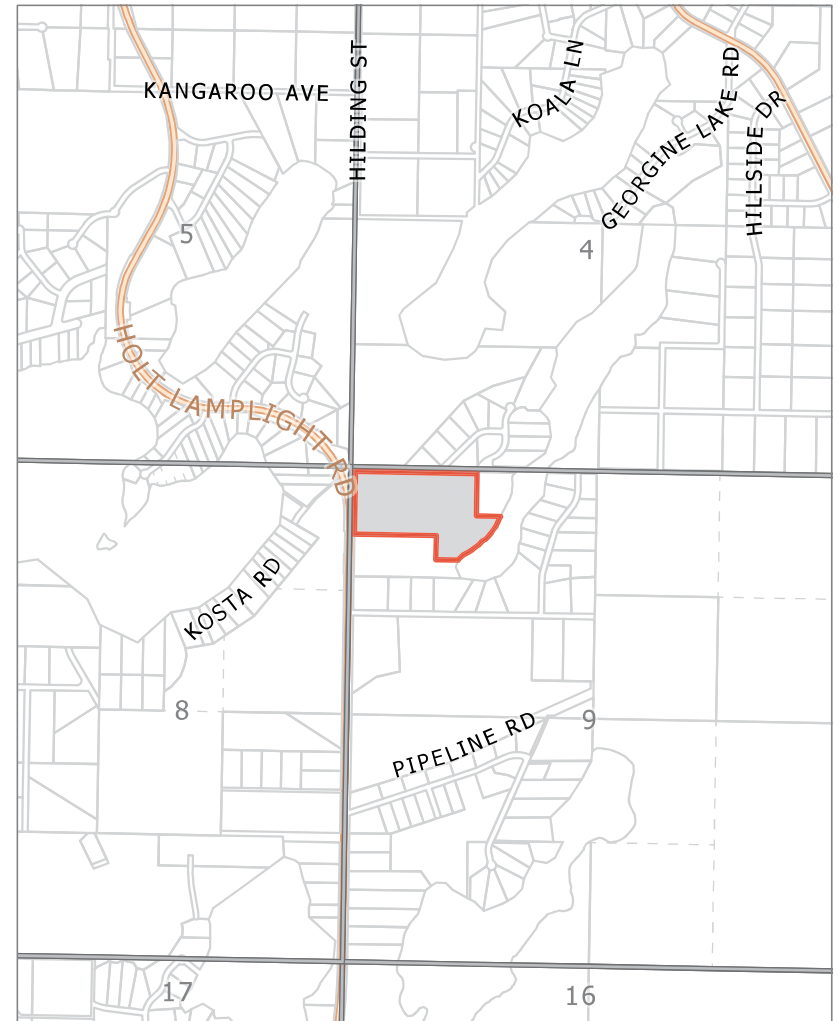
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 8/18/2025



KPB File 2025-110  
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