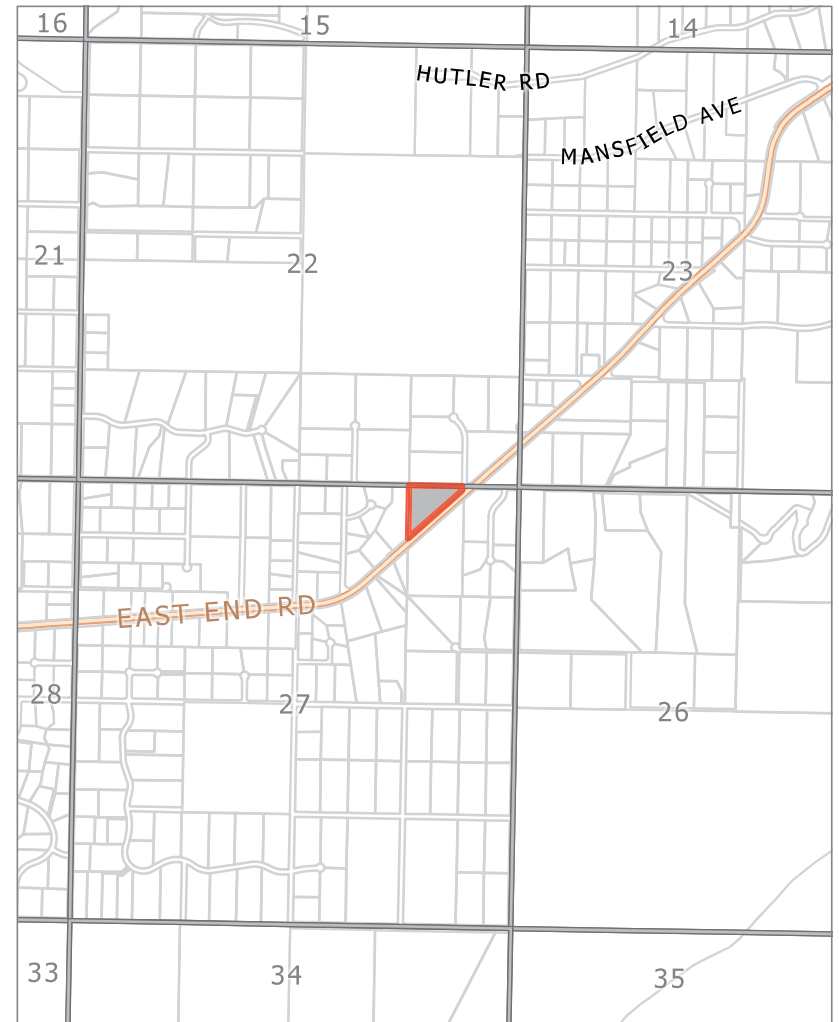
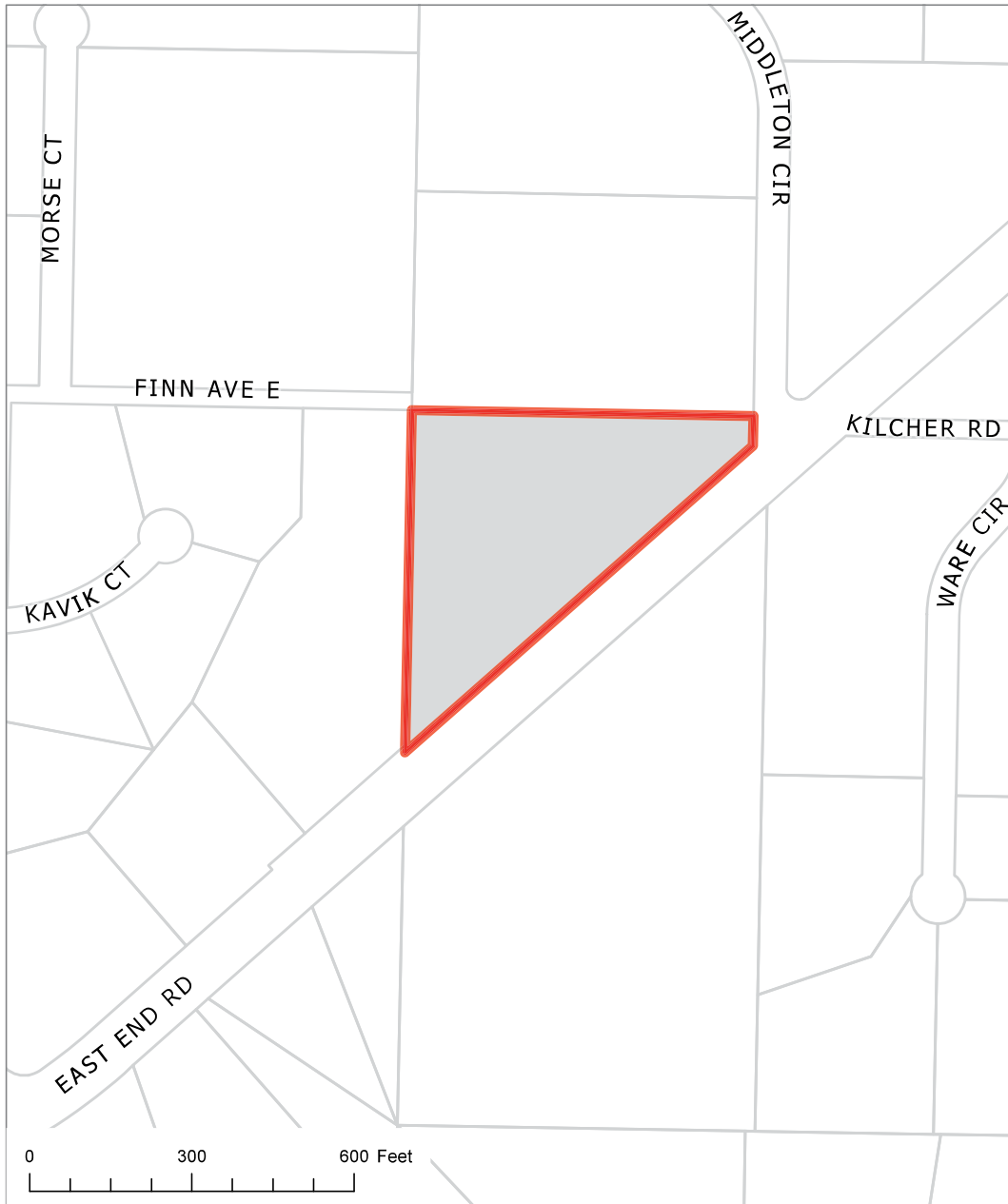


E. NEW BUSINESS

- 2. Yourkowski Subdivision; KPB File 2024-083**
Geovera, LLC / Yourkowski, Lewis
Location: East End Road
Fritz Creek Area / Kachemak Bay APC



KPB File 2024-083
T 05S R 12W SEC 27
Fritz Creek

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



Aerial Map



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

NOTES

1. BASIS OF BEARING IS FROM THE RECORD OF SURVEY PLAT OF MIDDLETON TRACT (HM 2010-60).
2. WASTEWATER DISPOSAL, WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT 10 FEET ADJOINING RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED BY THIS PLAT.
5. 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.
6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
7. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 28, PG 429 HRD).
8. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
9. PROPERTY IS AFFECTED BY STATE OF ALASKA PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER INCLUDING TERMS AND CONDITIONS THEREOF RECORDED IN BK 77, PG 48 (HRD).
10. EAST END ROAD CENTERLINE AND EXISTING MIDDLETON CIRCLE RIGHT-OF-WAY IS PER STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RECORD OF SURVEY PROJECT NO. 0414(10) (HM 2016-3).

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL, ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____

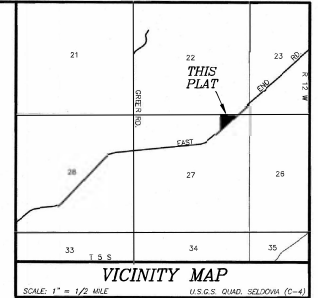
LEGEND

- INDICATES 2" BRASS CAP MON (4129-S 1979) RECOVERED THIS SURVEY
- ✱ INDICATES GLO SECTION CORNER MONUMENT OF RECORD PER HM 2016-3
- INDICATES REBAR W/ PLASTIC CAP (5780-S RECORD HM 2010-60) RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR (3686-S PER HM 86-102) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL DATE _____
KENAI PENINSULA BOROUGH



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, 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.

MICHAEL YOURKOWSKI
3059 KACHEMAK DRIVE
HOMER, ALASKA 99603

MINDY LEWIS
3059 KACHEMAK DRIVE
HOMER, ALASKA 99603

KARA YOURKOWSKI
3059 KACHEMAK DRIVE
HOMER, ALASKA 99603

CAMERON YOURKOWSKI
3059 KACHEMAK DRIVE
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR MICHAEL YOURKOWSKI AND MINDY LEWIS
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR KARA YOURKOWSKI AND CAMERON YOURKOWSKI
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

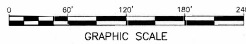
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

THE EAST END ROAD RIGHT-OF-WAY
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE _____
MELANIE ARNOLDS, P.E.
CENTRAL REGION ROW CHIEF
STATE OF ALASKA DOT & PF
4111 AVIATION AVENUE
ANCHORAGE, ALASKA 99516



KPB 2024-083



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

YOURKOWSKI SUBDIVISION

THE SUBDIVISION OF THAT PORTION OF THE W1/2 NE1/4 NE1/4, SEC 27, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA LYING NORTH OF EAST END ROAD CONTAINING 5.654 ACRES. OWNERS: MICHAEL YOURKOWSKI AND MINDY LEWIS KARA YOURKOWSKI AND CAMERON YOURKOWSKI 3059 KACHEMAK DRIVE, HOMER, ALASKA 99603

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

DRAWN BY: SCS DATE: JULY 2024 SCALE: 1" = 60'
CHK BY: SCS JOB #2024-34 SHEET 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
YOURKOWSKI SUBDIVISION**

| | |
|--------------------------------|---|
| KPB File No. | 2024-083 |
| Plat Committee Meeting: | August 26, 2024 |
| Applicant / Owner: | Michael Yourkowski, Mindy Lewis, Kara Yourkowski and Cameron Yourkowski / Homer, AK |
| Surveyor: | Stephen Smith / Geovera, LLC |
| General Location: | Mile 10 East End Road, Homer, AK / Kachemak Bay APC |

| | |
|---------------------------|--|
| Parent Parcel No.: | 172-060-02 |
| Legal Description: | T 5S R 12W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF THE W1/2 NE1/4 NE1/4 LYING NORTH OF HOMER EAST RD |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | none |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 5.954-acre parcel into two lot of size 1.669 acres and 3.304 acres and a dedication.

Location and Legal Access (existing and proposed):

Legal access to the property is currently from East End Road for both lots at approximately mile 10. East End Road is a state maintained road of width 100 feet. Lot 2 also is abutting Middleton Circle on the east side of the plat.

On the north side of the plat is a 33' section line easement running the length of the plat across both lots. There are two structures located within the section line easement that the surveyor as noted one as being on skids and the other having a dirt floor, so neither are of permanent nature.

The plat is proposing to dedicate the prescriptive easement to the center of East End Rd of 50 feet wide to the State of Alaska.

There is no vacation of right-of-way being proposed with this plat.

There is a single drive accessing the property from East End Rd shown for use by both lots. If a new access is not planned and this is continued, it is suggested that a joint ingress-egress easement be completed by the owners for futures usage.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

Block length is not compliant per KPB 20.30.170. Staff recommends the Plat Committee concur an exception is not needed as connections to East End Rd are limited due to visibility and access points by the AKDOT.

| | |
|--------------------------|---|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments |
|--------------------------|---|

| | |
|------------------|---|
| SOA DOT comments | The Department appreciates the 50' half-width dedication fo East End Road |
|------------------|---|

Site Investigation:

There ae structures located on the plat that will be divided between the lots. Two houses appear the be shown by KPB GIS data. This plat will put a house on each of Lot 1 and 2 when completed.

No contours are shown, viewing KPB data there does not appear to be any steep areas. **Staff recommends** the surveyor confirm with their own data if there are steep areas and if so, show any on the final submittal.

There are no wetlands per KWF Wetlands Assessment. Per the River Center review the area is not identified in a FEMA mapped flood hazard area or a habitat protection district.no flood notes from KPB 20.30.280 or 20.30.290 are required to be on the plat. Plat note #6 is note necessary and can be removed at the surveyor’s discretion.

| | |
|-------------------------------|---|
| 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 | |

Staff Analysis

The land is an aliquot part of Section 27, Township 5 South, Range 12 West, SM, Alaska. The legal description according to the certificate to plat is “That portion of he West One-half of he Northeast one-quarter of the Northeast one-quarter (W1/2 NE1/4 Ne1/4) of Section 27, Township 5 South, Range 12 West of the SEWARD MERIDIAN, Lying North of the East End Road, in the Homer Recording District, Third Judicial District, State of Alaska.” Which matches the Personal Representative Deed at Serial 2024-00573-0 to the applicants. **Staff recommends** the surveyor review his drawing for proper representation of the legal description above as it appears short of the EE1/64 corner. This would add additional dedication on the east if verified.

This is the first division of the property any easements as listed in the certificate to plat affecting the property are identified on the plat in the plat notes.

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

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Kachemak Bay Advisory Planning Commission is not currently active.

There does not appear to be any encroachments to or from the property.

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

Utility Easements

HEA has requested that 'if during the field survey it is determined that an electric line will cross the common boundary line, then HEA request that the line be depicted and provide a label or plat note stating "The existing overhead powerline is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat."

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

| | |
|------------------|---------------------|
| HEA | Comment noted above |
| ENSTAR | No comment |
| ACS | |
| GCI | |
| SEWARD ELECTRIC | |
| CHUGACH ELECTRIC | |
| TELALASKA | |

KPB department / agency review:

| | |
|-----------------|--|
| Addressing | <p>Reviewer: Leavitt, Rhealyn Affected Addresses: 66395 CIVIL CORPS RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: MISSIONARY WAY, CIVIL CORPS RD</p> <p>Existing Street Name Corrections Needed: TYPO ON MISSIONARY WAY</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: ADDRESS WILL NOT BE AFFECTED</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric Comments: No comments</p> |
| Planner | <p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p> |
| Assessing | <p>Reviewer: Windsor, Heather Comments: No comment</p> |

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add the date of August 26, 2024 to the Plat Approval.
To the west the right-of-way of East End Rd should be shown as 110'.
Add KPB File no. 2024-083 to the title block

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.

- 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:

Prescriptive easement per State of Alaska Department of Transportation and Public Facilities Record of Survey Project no. 0414(10) (HM 2016-3) shows the easement going to the E1/64. Legal description of land is the W1/2 NE1/4 NE1/4 lying north of East End Rd. look to be short 30' on east side of property to center of Middleton Cir.

KPB Public Works Dept ROW Map filed in HM84-47 shows a right-of-way in front of project to be 100'.

- 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:

To the west is a proposed subdivision that was preliminarily approved at the July 22, 2024 Plat Committee meeting. Surveyor should check status need the finalization of plat for status of adjacent plat.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



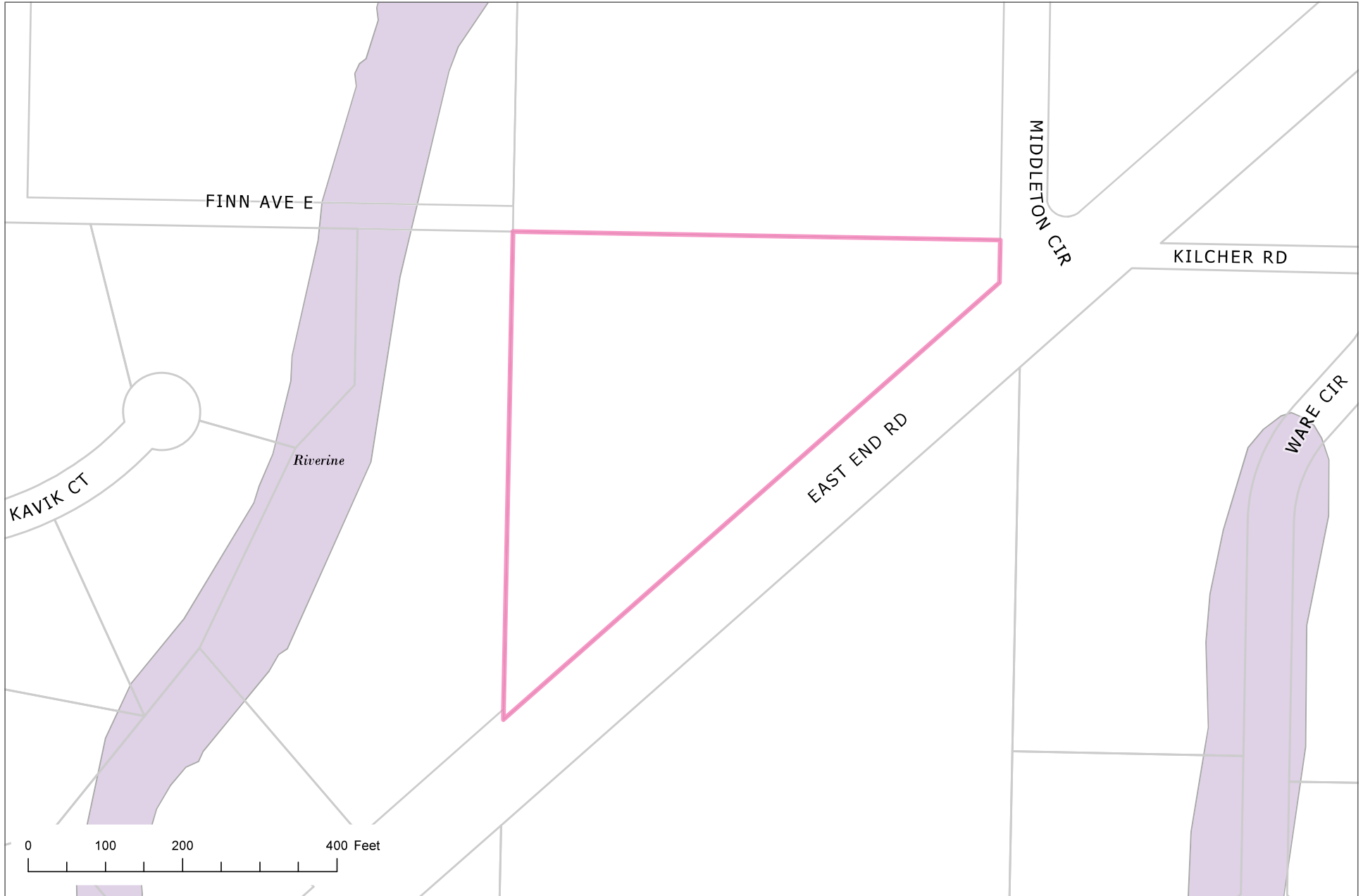
Aerial Map



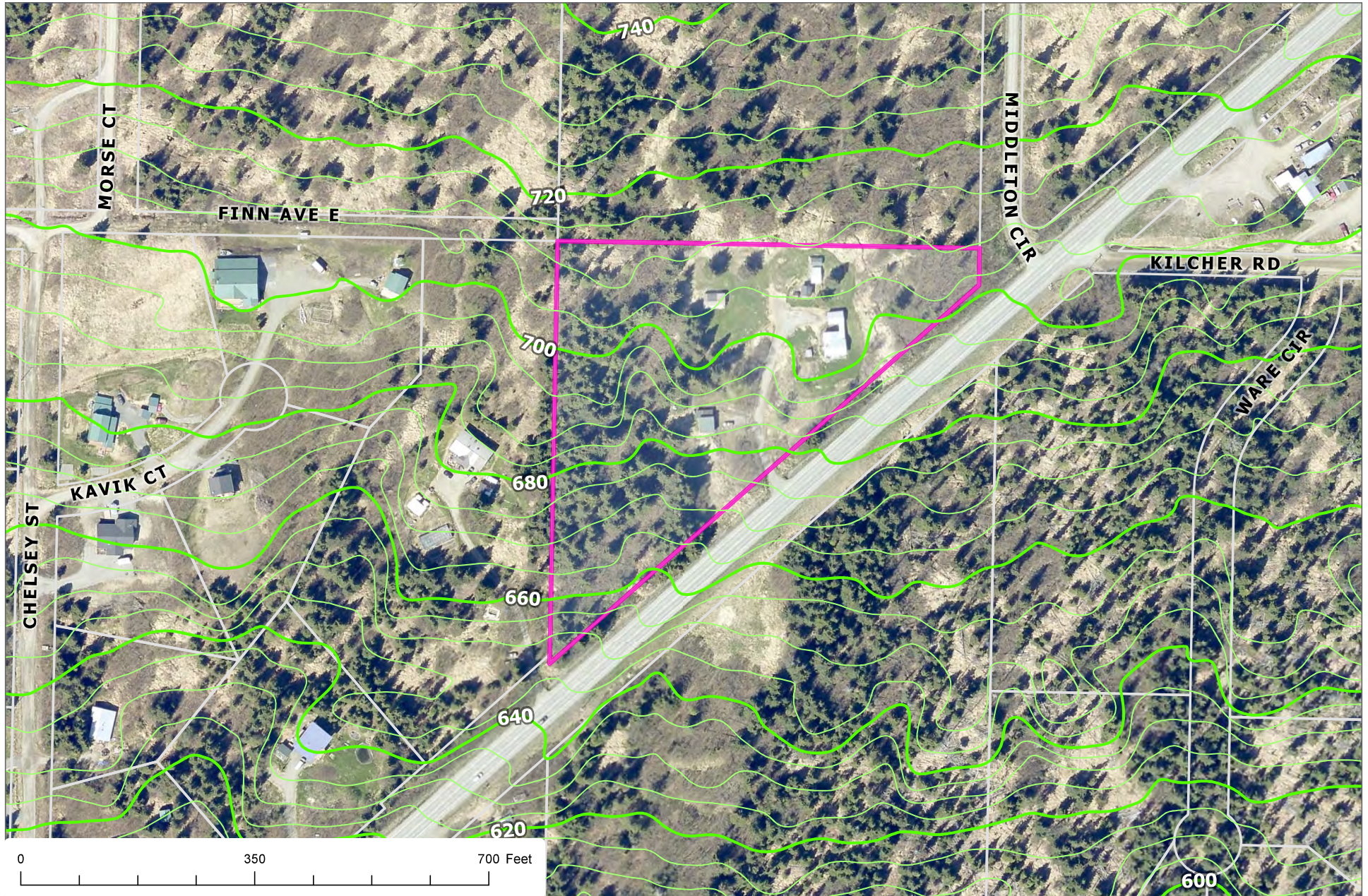
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



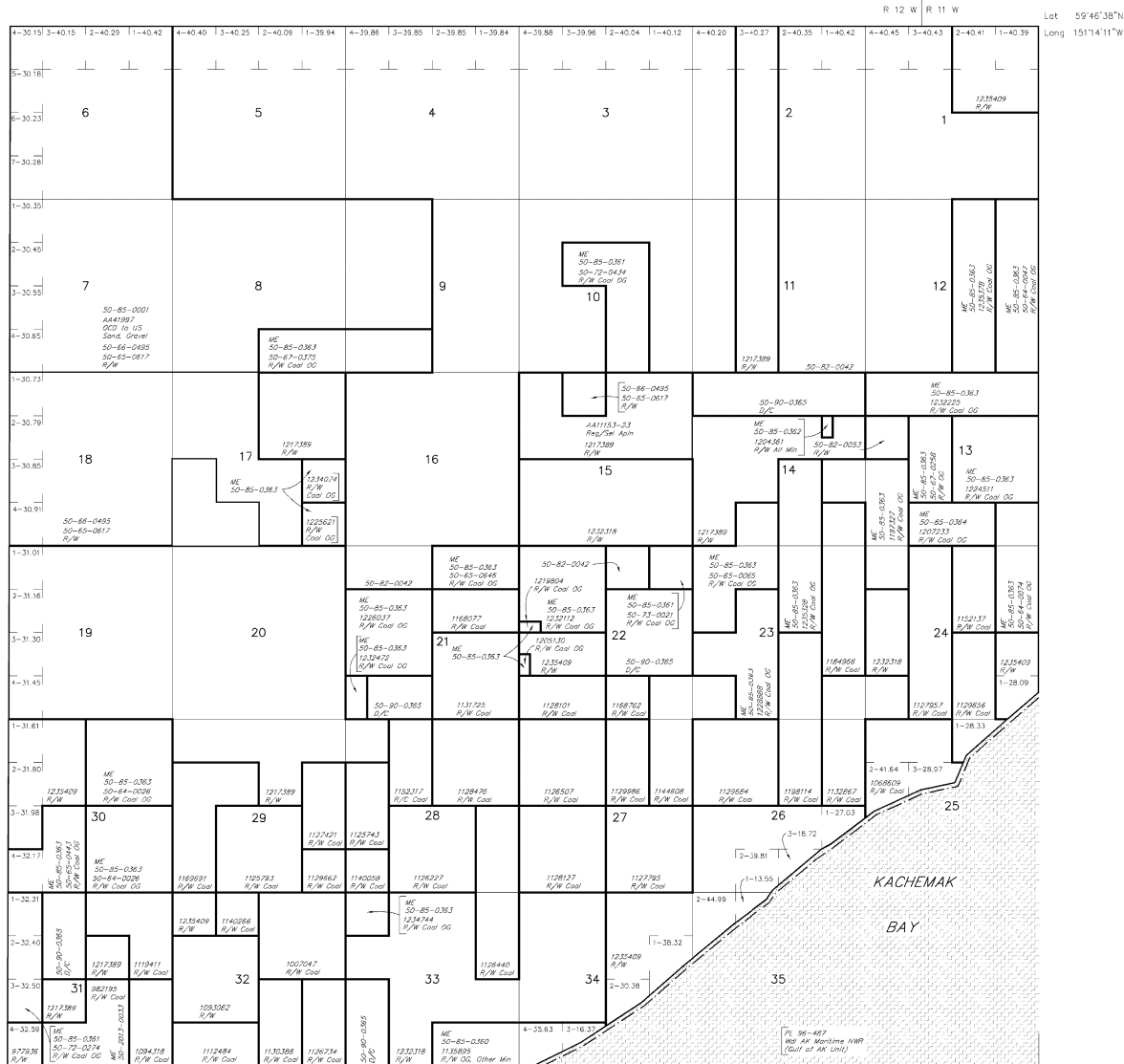
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.

SURVEYED TOWNSHIP 5 SOUTH RANGE 12 WEST OF THE SEWARD MERIDIAN, ALASKA

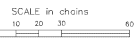
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES



MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058732 55 Reserved Min Estate Only



WARNING:
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Recordation does not reflect title changes which may have been affected by lateral movements of rivers or other bodies of water. Refer to the original surveys for critical survey information.

| | | |
|------------|--|---------|
| CURRENT TO | | Sew Mer |
| 1-6-2020 | | T 5 S |
| | | R 12 W |

ACAD