

E. NEW BUSINESS

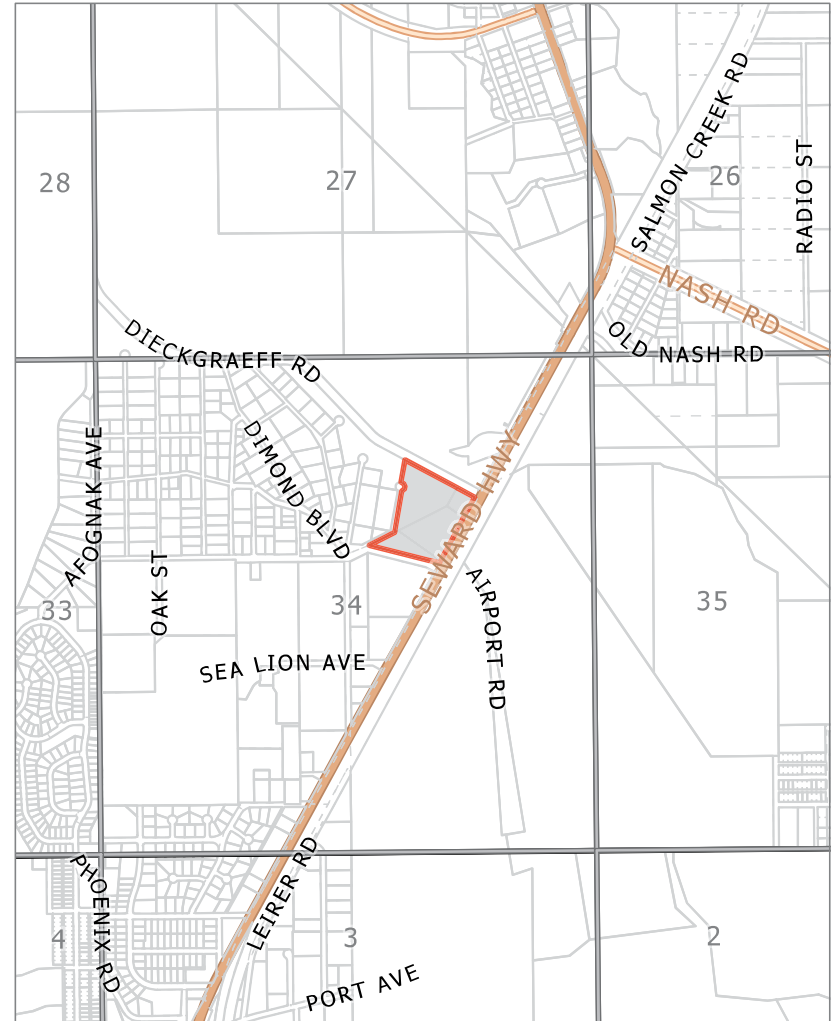
2. Forest Acres & Fort Raymond Sub Seward Gateway Properties

KPB file 2025-178R1

AK Lands / City of Seward; Maurer; Williams

**Location: Laurel Street, Juniper Street, Hemlock Avenue, Seward
Highway & Dieckgraeff Road**

City of Seward



KPB File 2025-178R1
T01N R01W SEC34
Seward

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD HEREBY ADOPT THIS PLAN 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 OF LOT 13, FORT RAYMOND SUB. AND TRACT 5B, FOREST ACRES SUB. LEVEE REPLAT

CITY OF SEWARD
 P.O. BOX 167
 SEWARD, AK 99664

AUTHORIZED OFFICIAL SIGNATURE: _____ DATE: _____
 TITLE: _____ PRINTED NAME: _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, TRAVIS E. MAURER AND ROBERT W. WILLIAMS, 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.

OWNER OF THAT UNSUBDIVIDED PORTION OF US SURVEY NO. 149 AND LOT 81, FOREST ACRES SUB. LEVEE REPLAT

TRAVIS E MAURER, OWNER: ROBERT W WILLIAMS, OWNER
 4302 RED OAK HWY 7011 SCHUBERT ST
 GIG HARBOR, WA 98155 LAS VEGAS, NV 89139

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

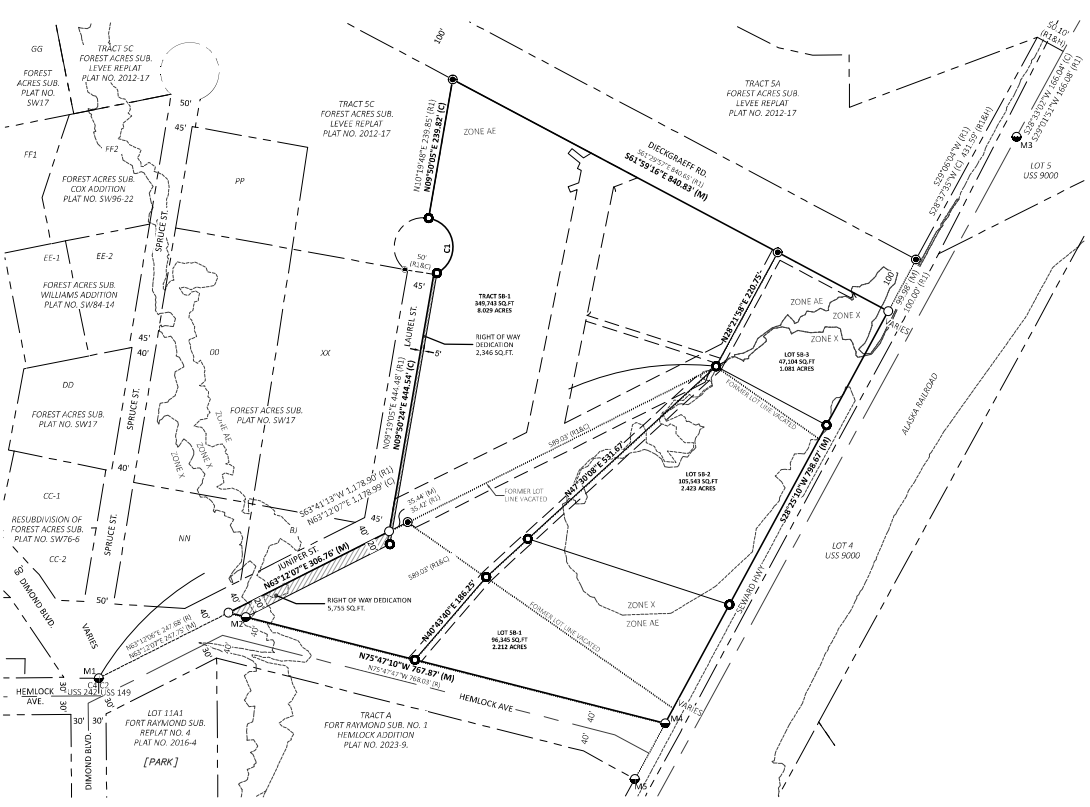
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SEWARD FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:
 30' RIGHT OF WAY DEDICATION AT JUNIPER ST. AND S' RIGHT OF WAY DEDICATION AT FORT RAYMOND SUB.
 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.

AUTHORIZED OFFICIAL SIGNATURE: _____ DATE: _____
 TITLE: _____ PRINTED NAME: _____

PLAT APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 26, 2026.

KENAI PENINSULA BOROUGH
 BY: _____ AUTHORIZED OFFICIAL SIGNATURE _____ DATE: _____



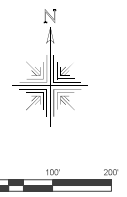
LEGEND

- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- FOUND 1 1/4" YELLOW PLASTIC CAP, STAMPED CLINE 157569
- ▲ NOTHING FOUND OR SET
- SET 1 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 HELMLOCK WITH GRADE
- SET 1 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 HELMLOCK WITH GRADE
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HELD BEARING AND/OR DISTANCE
- (R) RECORD PER PLAT SW1588-10
- (W) RECORD PER PLAT NO. 2012-17
- (I) EASEMENT PER PLAT NO. 2012-17
- (D) RECOVERED MONUMENT
- (DP) DEDICATED THIS PLAT



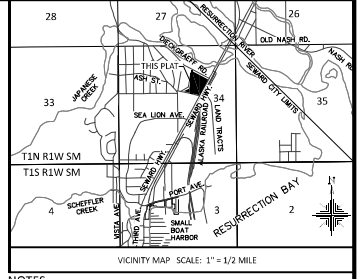
MONUMENT DETAILS

- M1 FOUND 2-1/2" ALCP IN MONUMENT CASE 3.7' BELOW R.M. SCARRED
- M2 SET 1.5" ALCP ON 5/8" X 30" REBAR FLUSH WITH GRADE
- M3 FOUND 3-1/4" ALCP IN MONUMENT CASE 6.4' BELOW R.M. GOOD CONDITION
- M4 FOUND 1.5" ALCP ON 5/8" REBAR 1.3' BELOW GRADE. ILLEGIBLE
- M5 FOUND 1.5" ALCP ON 5/8" REBAR 0.1' BELOW GRADE. ILLEGIBLE



SURVEYOR'S CERTIFICATE

I, STACY MAHER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PRACTICE AND RECORDS OF THE SURVEYOR, THAT THIS PLAN REPRESENTS A SURVEY MADE BY THE SURVEYOR, ALASKA, THAT THIS PLAN REPRESENTS A SURVEY MADE BY THE SURVEYOR, ALASKA, AND THAT THE SURVEYOR'S RECORDS SHOW THE SURVEY TO BE CORRECTLY DESCRIBED AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT.



NOTES:

1. THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE ZONE 4 NAD 83. ALL DISTANCES ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00001535 EXPRESSED IN U.S. SURVEY FEET.
2. NO EASEMENTS VACATED THIS PLAT.
3. A PORTION ON THIS PROPERTY IS SUBJECT TO A CLEAR ZONE EASEMENT IN FAVOR OF THE STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, RECORDED ON MARCH 5, 1963 AT BOOK 358 PAGE 192 AND RECORDED ON OCTOBER 14, 1963 AT BOOK 368 AT PAGE 237.
4. THIS PROPERTY IS SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT RECORDED AUGUST 20, 1988 PER SERIAL NO. 2004-00035-0.
5. THIS PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN DEED, EXECUTED BY THE STATE OF ALASKA, RECORDED ON MARCH 2, 1967 IN BOOK 330 PAGE 5, AND FURTHER SUBJECT TO DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND AND WATER MANAGEMENT RELEASE OF CONDITION IN DEED RECORDED OCTOBER 4, 1962 IN BOOK 27 AT PAGE 75. STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND DIRECTOR'S FINAL DECISION, RECORDED OCTOBER 3, 1997 IN BOOK 87 AT PAGE 885, AND STATE OF ALASKA OIL/GAS RELEASE NO. 2, RECORDED APRIL 8, 2004 UNDER SERIAL NO. 2004-00020-0.
6. 10' UTILITY EASEMENT LOCATED ON TRACT 61, PER PLAT 2012-17 HAS BEEN VACATED PER KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2019-25. 7. THIS PROPERTY IS SUBJECT TO A PERMIT AGREEMENT RECORDED MAY 22, 2012 AS SERIAL NO. 2012-00053-0. THIS PERMIT EXPIRED ON DECEMBER 31, 2020.
7. THE PUBLIC USE EASEMENT RECORDED UNDER SERIAL NO. 2024-00035-0 IS LOCATED WITHIN THE DEDICATED RIGHT-OF-WAY OF JUNIPER STREET.
8. THIS PLAT WAS GRANTED EXCEPTIONS TO APR 20 30 120 (STREET - WIDTH REQUIREMENTS) BY THE KPB PLAT COMMITTEE MEETING OF JANUARY 26, 2026.
9. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF SEWARD'S ZONING REGULATIONS.
10. 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.
11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. THE DEVELOPER IS RESPONSIBLE FOR CONTACTING THE CITY TO DETERMINE ANY RESTRICTIONS PRIOR TO ANY DEVELOPMENT FOR AREAS WITHIN A FLOODZONE AND/OR FLOODWAY.
12. FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTS TING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE AND ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 22222C0456, WHICH BEGINS AN EFFECTIVE DATE OF 10/20/2016. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
13. ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES

CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2, AND LOT 5B-3 CONTAINING 13,931 ACRES

A SUBDIVISION OF: LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10, LOT 81 AND TRACT 5B, FOREST ACRES SUBDIVISION, LEVEE REPLAT, 2012-17

THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY AS SHOWN ON THE FOLLOWING: BEGINNING AT A POINT ON THE NORTHERLY CORNER OF SAID SURVEY, NORTH 43 DEGREES 44' EAST, 118.83 FEET FROM CORNER NO. 1 OF SAID SURVEY, AND THE WEST POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 11' EAST, 252.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD; THENCE SOUTH 54 DEGREES 11' WEST, 586.7 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SURVEY; THENCE NORTH 54 DEGREES 41' EAST, ALONG SAID NORTHERLY BOUNDARY, 481.8 FEET TO THE POINT OF BEGINNING.

EXCEPT THE THEREAFTER ANY PORTION OF SAID LAND, ROAD RIGHT-OF-WAY AND THE ALASKA RAILROAD RIGHT-OF-WAY.

CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 KENAI PENINSULA BOROUGH

LOCATED WITHIN THE E1/2 OF SECTION 34, T1N, R1W, S1M, AK.

OWNER (TRACT 5B-1 & UNSUBDIVIDED PORTION OF US SURV) TRAVIS E MAURER, 4302 RED OAK HWY, GIG HARBOR, WA 98155
 OWNER (LOT 13 AND TRACT 5B) ROBERT W WILLIAMS, 7011 SCHUBERT ST, LAS VEGAS, NV 89139
 CITY OF SEWARD, P.O. BOX 167, SEWARD, ALASKA 99664

AK Lands, Land Surveying LLC
 P.O. Box 120485
 Anchorage, AK 99511
 aklands@aklands.com
 (907) 744-LAND

Date: 05/06/2026 Scale: 1"= 100' Date of Survey: JAN. 15-17, 2025 Sheet: 1 of 1
 Drawn: SWM PR: 1538 Field Book: 12/05-71 KPB No. 2025-178R1

KPB 2025-178R1

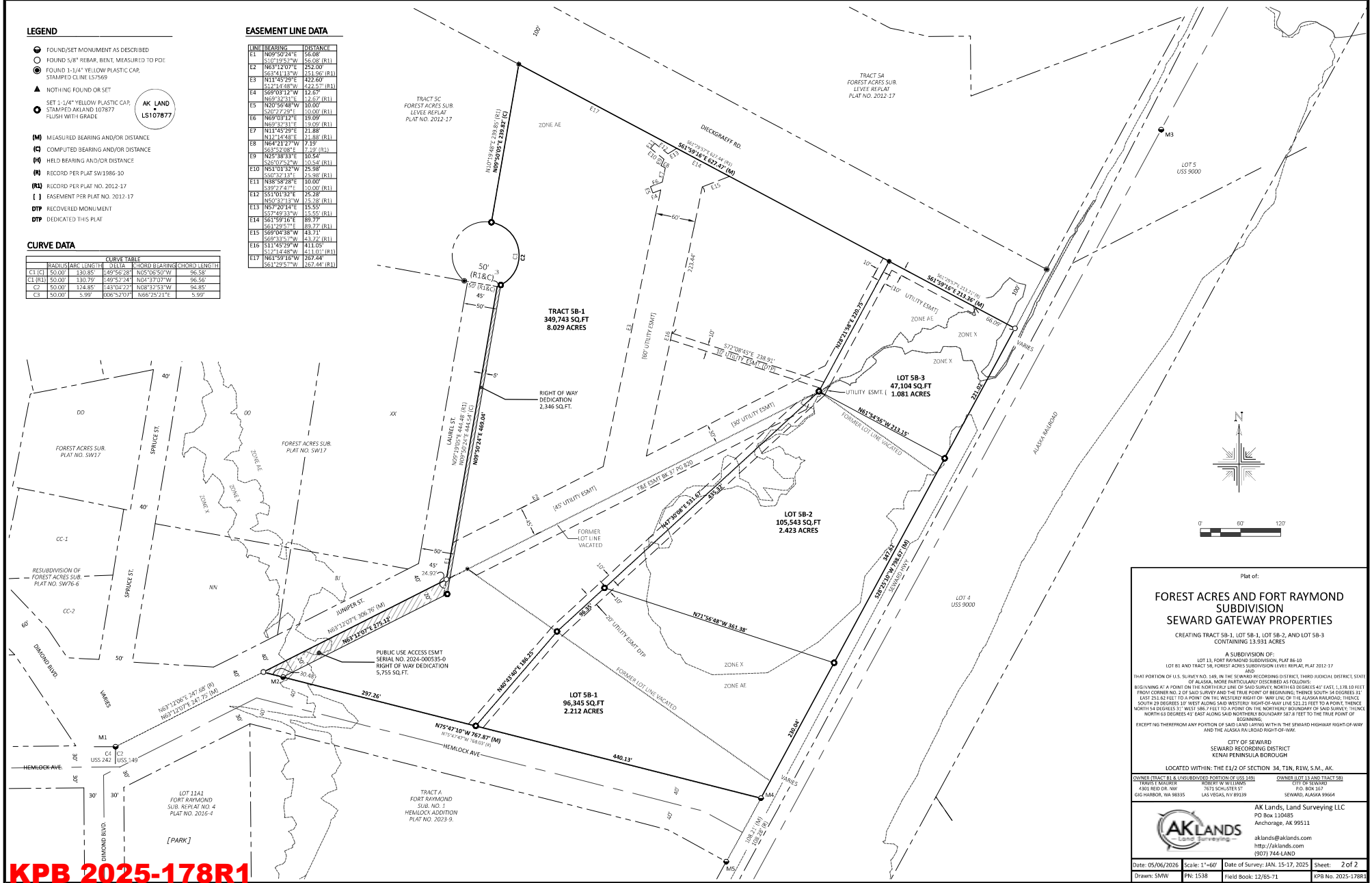
- LEGEND**
- FOUND/SET MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR, BENT, MEASURED TO POE
 - ⊙ FOUND 1/4" YELLOW PLASTIC CAP, STAMPED CLINE LS7568
 - ▲ NOTHING FOUND OR SET
 - ⊙ SET 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE
 - AK LAND LS107877
 - (M) MEASURED BEARING AND/OR DISTANCE
 - (C) COMPUTED BEARING AND/OR DISTANCE
 - (H) HELD BEARING AND/OR DISTANCE
 - (R) RECORD PER PLAT SW1986-10
 - (RL) RECORD PER PLAT NO. 2012-17
 - [] EASEMENT PER PLAT NO. 2012-17
 - (DT) RECOVERED MONUMENT
 - (DT) DEDICATED THIS PLAT

CURVE DATA

CURVE TABLE			
RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
50.00	130.85	N49°56'28"	96.58
50.00	130.29	N49°52'24"	96.56
50.00	134.85	N43°02'21"	90.85
50.00	5.99	S86°52'02"	5.99

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N69°50'24"E	56.68
E2	N71°19'57"W	56.68 (R1)
E3	N69°50'24"E	42.00
E4	S62°41'13"W	251.96 (R1)
E5	N11°43'29"E	112.60
E6	S12°14'48"W	222.67 (R1)
E7	N69°50'24"E	12.67 (R1)
E8	N20°56'48"W	10.00
E9	S20°27'09"E	10.00 (R1)
E10	N69°03'12"E	19.69
E11	N69°03'12"E	19.69 (R1)
E12	N11°45'29"E	21.88
E13	N11°44'48"E	11.48 (R1)
E14	N69°03'12"E	7.99
E15	S62°50'08"E	7.99 (R1)
E16	N49°59'33"E	10.84
E17	S26°02'54"W	10.84 (R1)
E18	N50°32'13"E	25.98 (R1)
E19	N51°01'32"E	25.28
E20	S50°27'11"W	15.38 (R1)
E21	N51°01'32"E	25.28
E22	N50°27'11"W	15.38 (R1)
E23	N57°20'14"E	15.53
E24	S57°48'13"W	15.53 (R1)
E25	S61°59'10"E	89.79
E26	S61°29'57"E	89.79 (R1)
E27	S69°04'38"W	43.21
E28	S69°33'57"W	43.22 (R1)
E29	S11°43'59"W	111.05
E30	S12°14'48"W	111.05 (R1)
E31	N61°59'16"W	267.44
E32	S61°59'16"W	267.44 (R1)



Plat of:
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GADGETY PROPERTIES
 CREATING TRACT SB-1, LOT SB-1, LOT SB-2, AND LOT SB-3 CONTAINING 13.933 ACRES

A SUBDIVISION OF:
 LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
 LOT 81 AND TRACT 56, FOREST ACRES SUBDIVISION LEVEL REPLAT 2012-17

THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY NORTH 43 DEGREES 44' EAST, 118.00 FEET FROM CORNER NO. 2 OF SAID SURVEY AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 31' EAST 251.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD; THENCE SOUTH 29 DEGREES 10' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 921.21 FEET TO A POINT; THENCE NORTH 54 DEGREES 31' WEST 586.71 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SURVEY; THENCE NORTH 63 DEGREES 45' EAST ALONG SAID NORTHERLY BOUNDARY 318.8 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LIES WITHIN THE SEWARD HIGHWAY RIGHT-OF-WAY AND THE ALASKA RAILROAD RIGHT-OF-WAY.

CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 KENAI PENINSULA BOROUGH

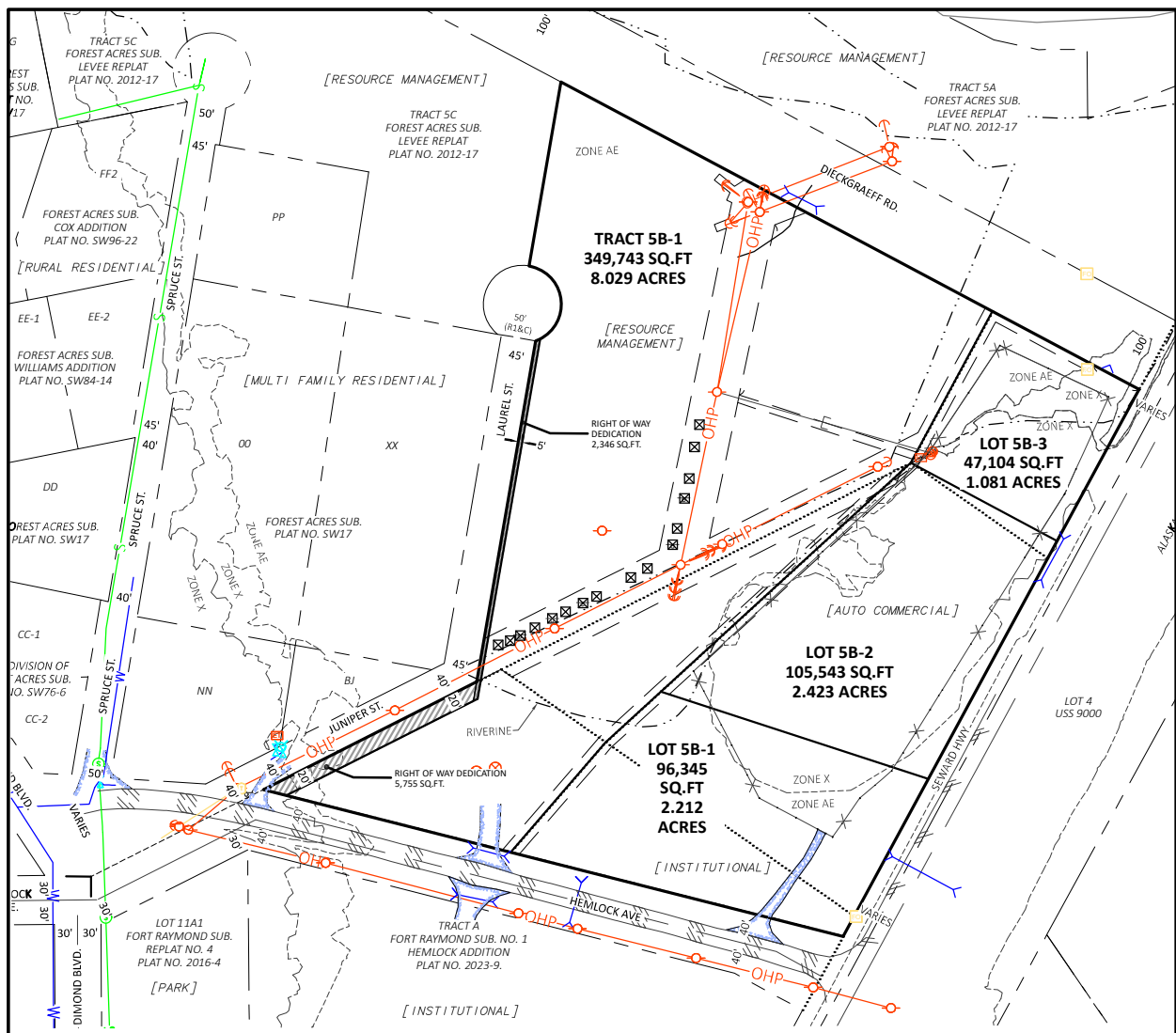
LOCATED WITHIN: THE E1/2 OF SECTION 34, T1N, R1W, S.M., AK.

OWNER (TRACT B) & UNSUBDIVIDED PORTION OF USS 1491	OWNER (LOT 1 AND TRACT 56)
TRAVEL WILCOX	ROBERT W. WILCOX
4185 REED LN NW	7875 SCHWABER ST
GIG HARBOR, WA 98315	LAS VEGAS, NV 89139
	SEWARD, ALASKA 99664

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

Date: 05/06/2025 Scale: 1"=60' Date of Survey: JAN. 15-17, 2025 Sheet: 2 of 2
 Drawn: SMW PR: 1538 Field Book: 12/65-71 KPB No. 2025-178R1

KPB 2025-178R1



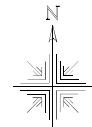
LEGEND

- POWER POLE
- GUY ANCHOR
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- UTILITY VAULT
- TELECOM. PEDISTAL
- FIRE HYDRANT
- WOOD POST (18"X18"X5' +/-)
- SEWER MANHOLE
- SIGN
- FENCE
- EDGE OF ASPHALT
- FEMA FLOOD ONE
- AREA OF RIVERINE
- OVER HEAD POWER
- UNDERGROUND ELECTRIC APPROXIMATE
- UNDERGROUND SEWER LINE GIS
- UNDERGROUND WATER LINE GIS

[CITY OF SEWARD ZONING]

NOTES:

- 1) SURVEY PERFORMED IN WINTER CONDITIONS; NOT ALL SITE FEATURES WERE LOCATED OR VISIBLE. THIS SURVEY WAS NOT INTENDED TO DOCUMENT ALL SITE IMPROVEMENTS.
- 2) ZONING INFORMATION, UNDERGROUND WATER, AND SEWER LINES AND ARE FROM THE CITY OF SEWARD GIS INTERACTIVE MAP. FEMA FLOOD ZONES ARE BASED ON THE FEMA NFHL (NATIONAL FLOOD HAZARD LAYER WEB MAP SERVICE) DOWNLOADED ON APRIL 4, 2025 AND BEST FIT TO THE KENAI PENINSULA BOROUGH PARCEL DATA. AREA OF RIVERINE IS BASED ON THE KENAI PENINSULA GIS DATABASE DOWNLOADED AS A SHAPEFILE ON MAY 5, 2026.
- 3) OTHER UNDERGROUND UTILITIES, NOT SHOWN HEREON, MAY EXIST WITHIN THE PROPOSED SUBDIVISION.
- 4) AK LANDS, LAND SURVEYING LLC MAKES NO WARRANTY, REPRESENTATION, OR GUARANTY REGARDING THE ACCURACY OR COMPLETENESS OF EXISTING SITE IMPROVEMENTS, UTILITIES, GIS DATA OR OTHER FEATURES SHOWN.



PROPOSED SUBDIVISION
 TRACT 5B-1 AND LOT 5B-1, 5B-2, & 5B-3
 FOREST ACRES SUBDIVISION
 SEWARD GATEWAY PROPERTIES

EXHIBIT	
PROJECT NO. 1538	DATE OF FIELD SURVEY JAN. 15-17, 2025
DATE MAY 6, 2025	FIELD BK. AND PG. 12/65-71

PO BOX 110485
 ANCHORAGE, AK 99511
 aklands@aklands.com
 (907) 744-LAND
 https://aklands.com



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	<ul style="list-style-type: none"> • City of Seward • Robert W. Williams of Las Vegas, Nevada • Travis E. Maurer of Gig Harbor, Washington
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	Seward south of Resurrection River

Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42; and 145-026-01
Legal Description:	<p>145-021-33: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.</p> <p>145-021-40: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1</p> <p>145-021-42: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B</p> <p>145-026-01: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13</p>
Assessing Use:	145-021-33; 145-021-40; and 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure four existing parcels into three new lots and a new tract. In addition, the plat is proposing two dedications to Juniper Street and Laurel Street.

The Plat Committee previously approved this plat during its regular meeting of January 26, 2026. The plat has been revised by changing the number of lots fronting the Seward Highway from one lot to three lots.

Location and Legal Access (existing and proposed):

Proposed Tract 5B-1 will have legal access from Hemlock Avenue and Dieckgraeff Road, both 80-foot-wide dedications maintained by the City of Seward, coming off the state-maintained Seward Highway.

Connecting from Hemlock Avenue, Juniper Street is a 40-foot dedication that transitions into Laurel Street, a 45-foot dedication. Juniper Street and Laurel Street are both city-maintained and provide legal access to proposed Tract 5B-1.

Proposed Tract 5B-1 will have legal access by Hemlock Street via a gravel drive.

Proposed lots 5B-1, 5B-2, and 5B-3 all front the Seward Highway on the eastern boundary. The SOA DOT&PF has stated that there is to be no direct access to the Seward Highway for any new lots. Proposed Lot 5B-1 will be required to access Hemlock Avenue and proposed Lot 5B-3 will be required to access Dieckgraeff Road. **Staff recommends** a plat note be added to the final plat submittal indicating the restricted access for the proposed lots.

Available data indicates an access point from proposed Lot 5B-3 to the Seward Highway. According to the SOA DOT&PF, any previously issued access permits become invalid once the property undergoes a platting action and must be reissued. This platting action voids the previous permit.

The only legal access for proposed Lot 5B-2 is the Seward Highway. Based on the SOA DOT&PF review, access is denied for the Seward Highway and a re-design of the lot is necessary to provide legal access. **Staff recommends** the applicant comply with DOT&PF's request or provide written confirmation of an agreement indicating access to the Seward Highway, a copy of the written agreement will be acceptable.

Staff notes, if the redesign increases density, adds new right-of-way locations, or otherwise increase the subdivision's impact, it will require submittal of a new preliminary plat, application, and fee (KPB 20.25.110 (D)) as it would be a third revision.

The plat is proposing a 20-foot dedication to Juniper Street and a 5-foot dedication to Laurel Street.

Block length is compliant with the Seward Highway, Hemlock Avenue, Dimond Boulevard, Dieckgraeff Road and the various cul-de-sacs in the area make for complete block circulation and breaks.

KPB Roads Dept. comments	<p>Out of Jurisdiction: Yes</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments:</p> <p>Please ensure that the utility easement and setbacks are included on this plat</p>
SOA DOT ROW	
SOA DOT& PF	<ul style="list-style-type: none"> ○ No direct access to Seward Highway for all lots. ○ Applicant should reconfigure proposed lots to allow all lots to access through Hemlock Avenue and Dieckgraeff Road, or some other form of internal circulation that excludes direct access to the Seward Highway. ○ Access for Lot 5B-2 could be through Laurel St, Juniper St, Hemlock Ave, and Dieckgraeff Road via access easement or flag lot, or similar, depending on applicant's preference. ○ Per Alaska Highway Preconstruction Manual: 1190.4. Functional Classification: Highways, roads, and streets are classified according to their intended function as arterials, collectors, or local roads or streets. Arterials are primarily, if not exclusively, for through traffic along the roadway. Local roads and streets are primarily, if not exclusively, to provide access to the public road system from the property adjacent to the roadway. Collectors serve as limited through traffic ways and provide access from the adjacent property. For safety and efficiency, arterials should have a few, if any, private driveways. <p>Driveways will not be allowed on other arterials if other access is available. The Department's primary concern is the safe, efficient movement of through traffic. If driveways directly accessing the arterial are necessary,</p>

	then their number, location, and design will be controlled to minimize the effect on through traffic. ○ All future utility connections must be taken through Hemlock Avenue.
Seward Fire Dept	No concerns

Site Investigation:

The terrain of the plat is relatively flat throughout the property. The contour map shows a consistent elevation of 35 feet mostly with a few high spots of 40 feet on the east side of the property near the highway. With the terrain being flat, drainage will need to be maintained with development of the property.

There are no structures on the property according to the KPB GIS data. There are two parking lots on the property that will be split between the two tracts when done.

The City of Seward did review the plat at the City of Seward Planning and Zoning meeting on May 6, 2025 and noted the plat to be located in a special flood hazard area, FEMA mapped Flood Zone AE, a high-risk flood zone area. With the revision submitted, the City of Seward issued a Memorandum that additional review or approval by the Planning and Zoning Commission and City Council is not required. The memorandum is included as is the previous city review.

The City of Seward is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Seward administers their own floodplain management programs under City Code 15.25 Floodplain Management. For information on the floodplain regulations and requirements in Seward, please contact the Seward Planning and Zoning Department at 907-224-4020 or at planning@cityofseward.net **Staff recommends the surveyor include the following note:** The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

KPB River Center review has determined that the plat is not in a habitat protection district

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

A majority of the parcel on the to the east of Juniper St and its projection north was located in the claim of the Alaska Central Railway Company that was surveyed as US Survey No 149 in 1906. The portion on the west was part of Government Lot 1 of Section 34, Township 1 North, Range 1 West, S. Alaska. The east portion was divided by various deed descriptions and Fort Raymond Subdivision SW86-10 platted the east part including Lot13. Forest Acres Subdivision SW17 subdivided the west portion showing Tract 5. Forest Acres Subdivision Levee Replat SW2012-17 further subdivided Tract 5 creating Tract 5B. and B1. This platting action is combing Tract 5B, B1 of

SW2012-17, Lot 13 of SW86-10 and an unplatted part of USS 149 between the three to then divide into two new Tracts.

The plat is located within the City of Seward but does not have access to sewer or water. At the City of Seward Planning and Zoning meeting of May 6, 2025 city staff noted that a subdivision agreement would be required. A Memorandum from the City of Seward Planner dated December 3, 2025 that an agreement has been executed outlining the public improvements and obligations the developer must fulfill to complete the subdivision and that the City of Seward recommends final approval of the preliminary plat before the Plat Committee.

Notice of the proposed plat was mailed to the beneficial interest holder on April 21, 2026. The beneficial interest holder replied with a letter requesting further review and approve the replat. Staff considers this to be a letter of objection and requires the owner to supply to staff before final approval can be given, a letter of non-objection from the beneficial interest holder.

Utility Easements

Several easements are noted in the plat notes and shown if possible. Staff recommends those shown on the drawing be tied to the plat notes associated to them.

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 not indicated a utility easement adjacent to road rights-of-way. The plat is subject to City of Seward Zoning regulations. Unless the City has any set width, **staff recommends** the surveyor confirm with the City of Seward a utility easement and add a note with width or use KPB 20.30.060 as a standard width of 10’.

The SOA DOT&PF stated in their review that all future utility connections must be taken through Hemlock Avenue.

Utility provider review:

HEA	Out of service area
ENSTAR	No comment or recommendation
ACS	No objections
GCI	No comment
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 2500 Laurel St, 1000 Hemlock Ave, 2405 Seward Hwy, 2413 Seward Hwy.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Dieckgraeff Rd, Seward Hwy, Hemlock Ave, Juniper St, Laurel St.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p>
------------	---

	List of Approved Street Names: List of Street Names Denied: Comments: City of Seward will advise on addresses
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing	Reviewer: Windsor, Heather Comments: No comments

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Modify the date in the Plat Approval to May 26, 2026.
Add measurement to the lots.

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:

- 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:

- 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:

Label the new and proposed easements crossing the 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.

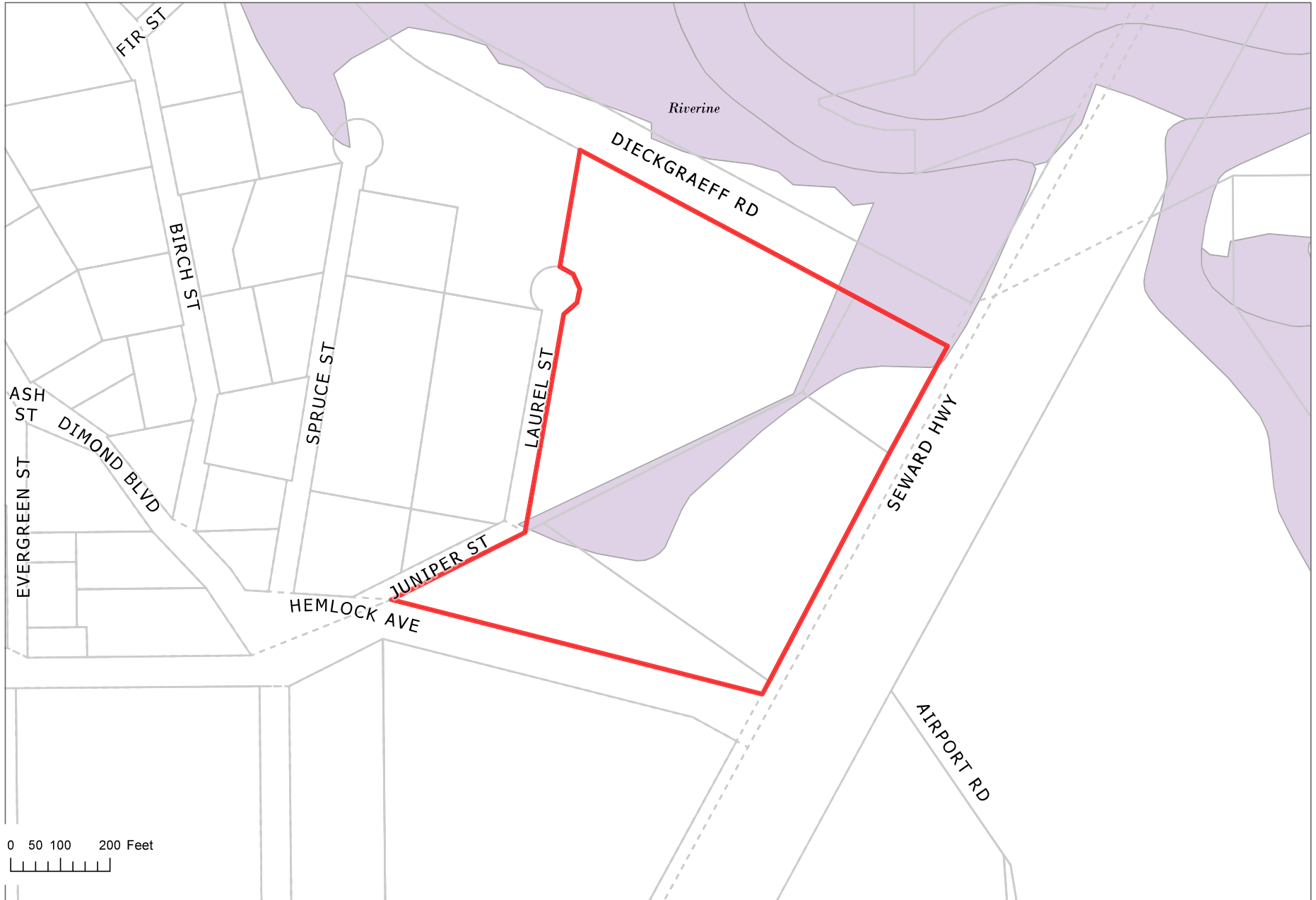
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



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.



KPB Parcel ID(s):

**14502133, 14502140,
14502601, 14502142**

 Selected Parcel
Boundary or Boundaries

Regulatory Floodplain

SMFDA



FIRM_Panels



Regulatory_Floodway



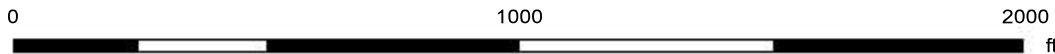
Floodplain

 AE

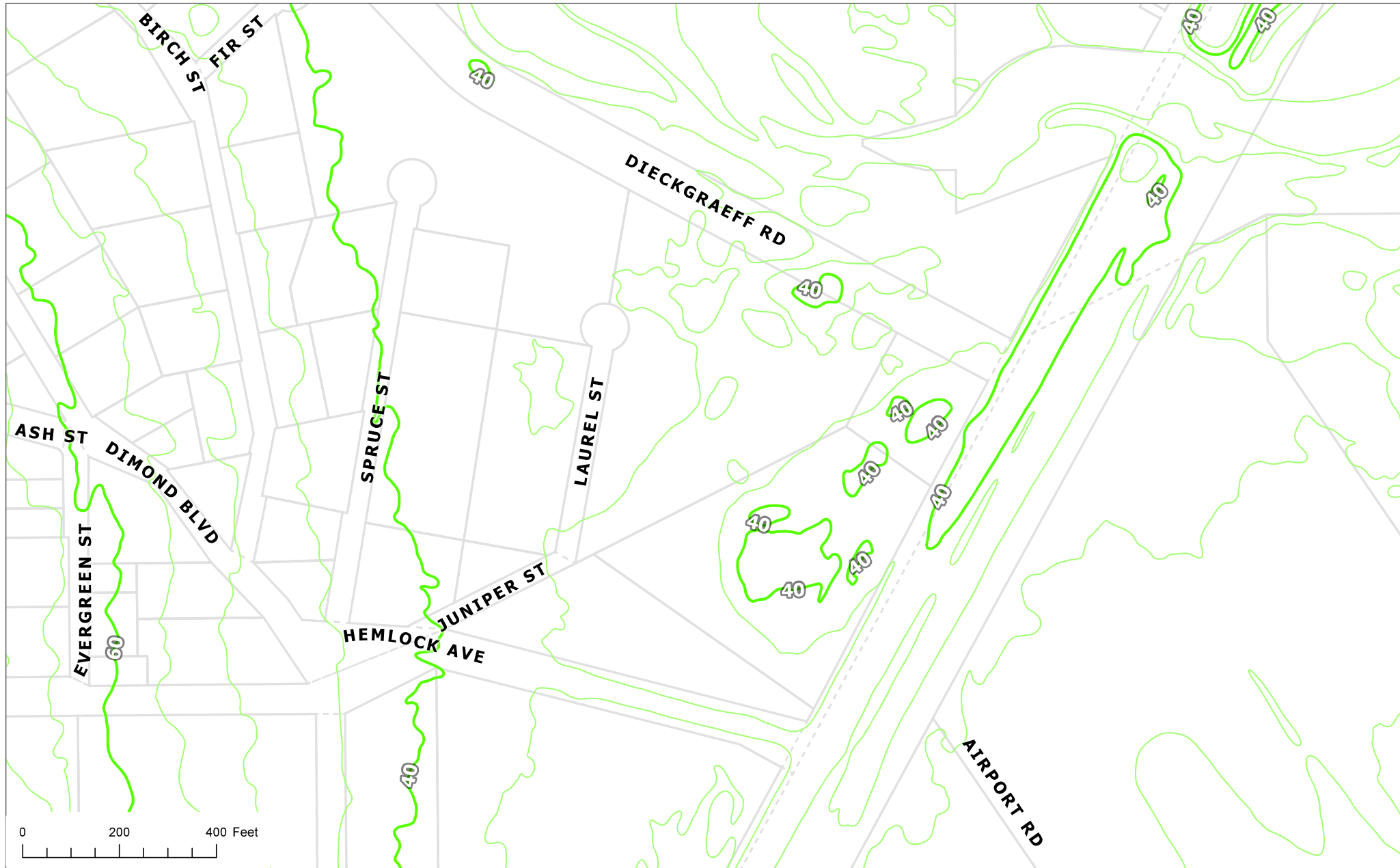
 X

**Community Flood Insurance
Rate Map (FIRM) Panel(s):**

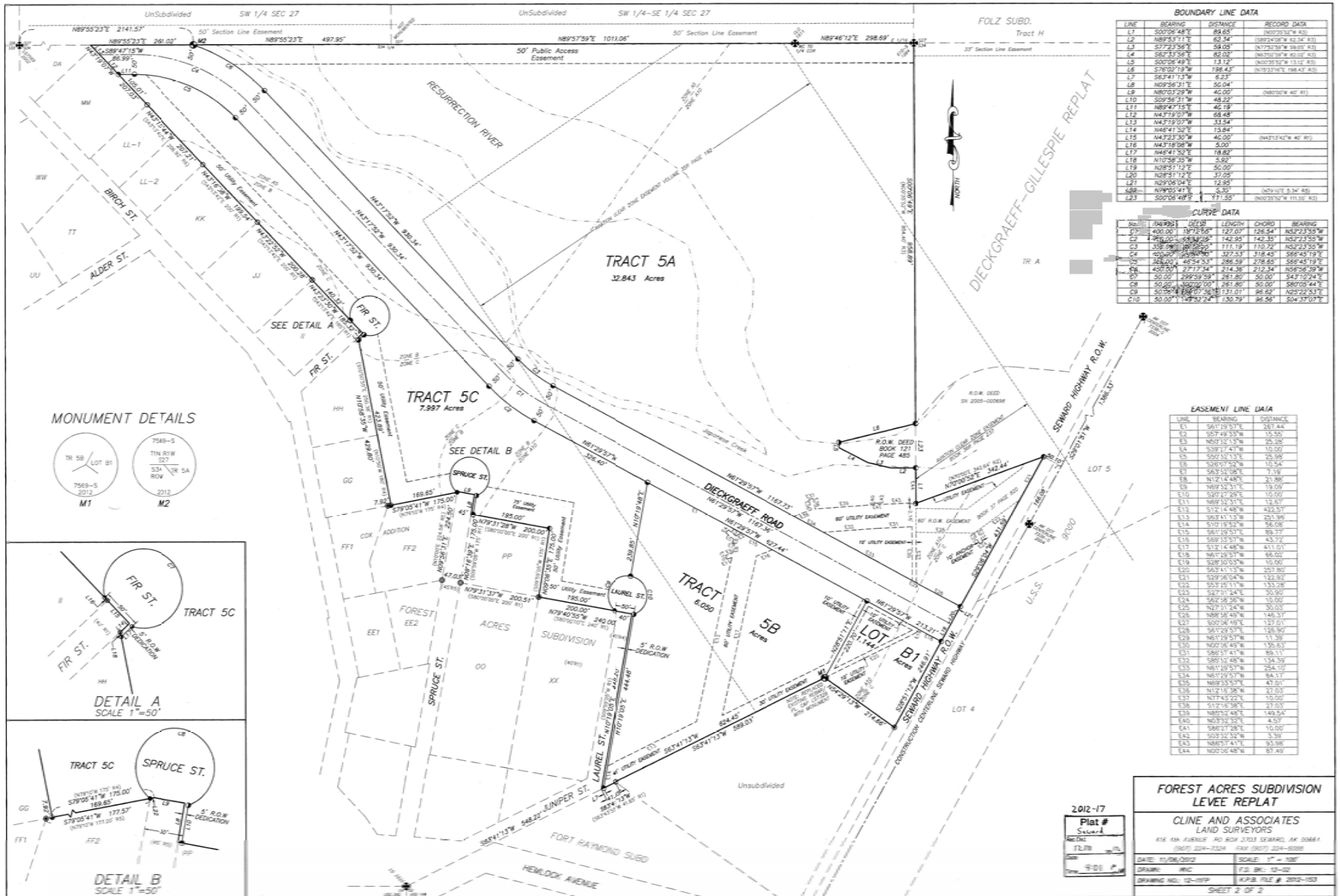
02122C4543E



For a detailed description of the mapped floodplain areas, please see the letter accompanying 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.



BOUNDARY LINE DATA

LINE	BEARING	DISTANCE	RECORD DATA
L1	S00°06'48"E	89.65'	(N02°35'30" W)
L2	N89°55'23"E	2141.57'	(N02°42'08" W 52.34' R)
L3	S07°23'56"E	56.08'	(N02°35'30" W 58.05' R)
L4	S62°33'58"E	82.02'	(N02°35'30" W 83.02' R)
L5	S00°06'48"E	173.12'	(N02°35'30" W 173.12' R)
L6	S7°02'12"E	178.43'	(N02°35'30" W 188.43' R)
L7	S63°41'13"W	6.23'	
L8	N09°36'31"E	50.04'	
L9	N08°03'20"W	42.00'	
L10	S09°36'31"W	48.22'	(N02°35'30" W R)
L11	N89°47'15"E	40.79'	
L12	N43°19'07"W	68.48'	
L13	N43°19'07"W	33.54'	
L14	N48°41'32"E	13.84'	
L15	N43°23'30"W	40.00'	(N43°14'10" W 40' R)
L16	N43°19'08"W	5.00'	
L17	N48°41'52"E	18.82'	
L18	N10°38'35"W	5.92'	
L19	N08°51'12"E	50.00'	
L20	N08°51'12"E	37.05'	
L21	N29°08'04"E	12.85'	
L22	N49°05'41"E	5.35'	(N49°15'10" W 40' R)
L23	S00°06'48"E	771.50'	(N02°35'30" W 1110.50' R)

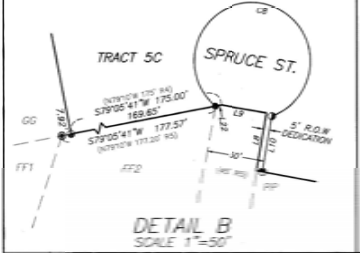
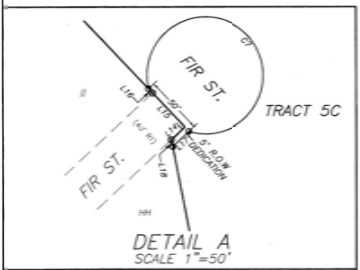
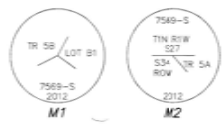
CURVE DATA

NO.	BEARING	CHORD	CHORD BEARING	CHORD	BEARING
C1	S00°06'48"E	127.07'	126.54'	N02°35'30" W	
C2	S07°23'56"E	142.85'	142.35'	N02°35'30" W	
C3	S62°33'58"E	171.19'	170.72'	N02°35'30" W	
C4	S00°06'48"E	314.45'	314.45'	S65°45'19"E	
C5	S7°02'12"E	286.52'	278.65'	S65°45'19"E	
C6	S63°41'13"W	214.36'	212.34'	N56°36'39"W	
C7	N09°36'31"E	50.00'	50.00'	S47°17'24"E	
C8	N08°03'20"W	37.05'	30.00'	S67°05'44"E	
C9	N43°19'07"W	131.01'	86.62'	N29°22'53"E	
C10	S00°06'48"E	130.79'	86.56'	S04°37'07"E	

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	S01°19'51"E	281.44'
E2	S57°49'35"W	15.50'
E3	N02°32'13"W	25.20'
E4	S02°31'47"E	10.00'
E5	S00°32'13"E	26.98'
E6	S26°07'52"W	10.54'
E7	S63°30'58"E	7.18'
E8	N12°14'49"E	21.86'
E9	N69°32'31"E	19.09'
E10	S20°27'26"E	10.00'
E11	N69°32'31"E	12.92'
E12	S12°14'49"W	422.57'
E13	S63°41'13"W	201.96'
E14	S07°18'53"W	146.28'
E15	S61°29'51"E	89.77'
E16	S69°33'57"E	43.72'
E17	S12°14'49"W	613.01'
E18	N61°29'51"E	68.02'
E19	S39°30'53"W	16.00'
E20	S63°41'13"W	257.80'
E21	S09°36'31"W	142.93'
E22	S53°25'11"W	133.28'
E23	S42°01'24"E	30.90'
E24	S62°36'36"W	10.00'
E25	N07°01'24"W	50.03'
E26	N68°58'49"E	146.37'
E27	S07°18'53"W	126.90'
E28	N61°29'51"W	11.39'
E29	S00°06'48"E	123.01'
E30	N02°35'30"W	135.83'
E31	S66°57'47"E	89.11'
E32	S85°52'49"E	134.39'
E33	N61°29'51"E	264.10'
E34	N61°29'51"E	84.11'
E35	N69°33'57"E	47.01'
E36	N12°14'49"W	27.03'
E37	N12°14'49"W	10.00'
E38	S12°14'49"E	27.03'
E39	N89°52'48"E	149.54'
E40	N03°30'23"E	4.57'
E41	S66°27'28"E	10.00'
E42	S03°32'32"W	3.39'
E43	N89°52'48"E	33.68'
E44	N02°35'30"W	87.49'

MONUMENT DETAILS



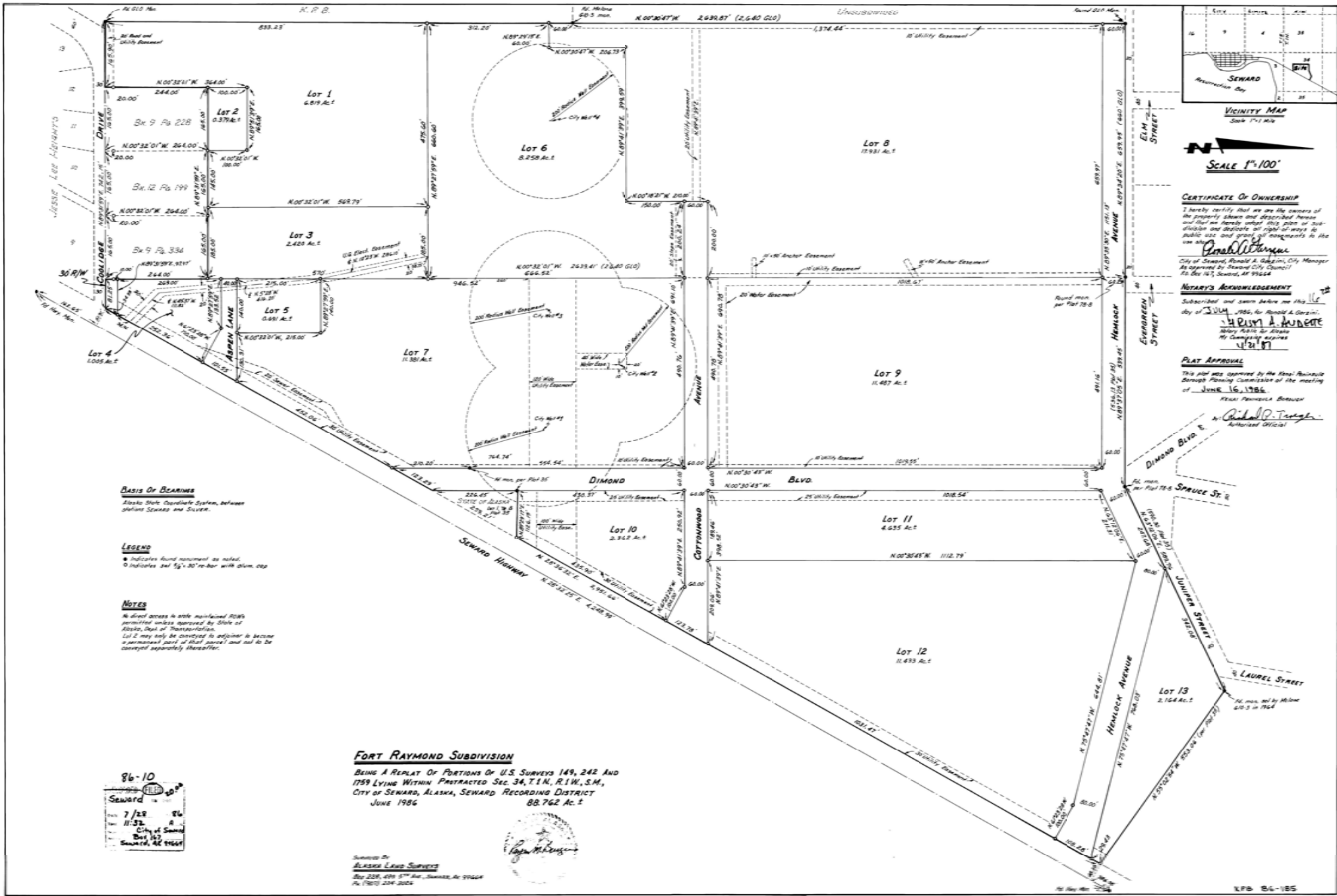
2012-17
 Plat #
 Survey
 Date
 9-01

**FOREST ACRES SUBDIVISION
 LEVEE REPLAT**

**CLINE AND ASSOCIATES
 LAND SURVEYORS**
 416 4th Avenue, 40 South Street, Newark, NJ 07102
 (907) 224-1334 FAX (907) 224-8888

DATE: 10/10/12 SCALE: 1" = 50'
 DRAWING: HNC P.D. NO.: 12-01
 DRAWING NO.: 12-01-01 P.L.P. FILE #: 2012-103

SHEET 2 OF 2



VICINITY MAP
Scale 1"=1 Mile

SCALE 1"=100'

CERTIFICATE OF OWNERSHIP
I hereby certify that we are the owners of the property shown and described herein and that we hereby subject this plat of subdivision and dedicate all right-of-ways to public use and grant of easements in the use of the same.

Ronald A. Gargini
City of Seward, Ronald A. Gargini, City Manager
As Approved by Seward City Council
PL. No. 187, Seward, AK 99664

NOTARY ACKNOWLEDGMENT
Subscribed and sworn before me this 16th day of JULY, 1986, for Ronald A. Gargini,
HELEN A. ANDRETT
Notary Public for Alaska
My Commission Expires
12/31/87

PLAT APPROVAL
This plat was approved by the Final Plat Review through Planning Commission of the meeting of JUNE 16, 1986.
KENT PENNELL BOROUGH
By: *Richard P. Trench*
Authorized Official

BASIS OF BEARINGS
Alaska State Coordinate System, between stations Seward and Silver.

LEGEND
● Indicates found monument as noted.
○ Indicates 3rd 5/8" 30' re-bar with alum. cap.

NOTES
No direct access to water maintained roads permitted unless approved by State of Alaska, Dept. of Transportation.
Lot 2 may only be conveyed to adjoining lot in permanent part of that parcel and not to be conveyed separately thereafter.

FORT RAYMOND SUBDIVISION
BEING A REPLAT OF PORTIONS OF U.S. SURVEYS 149, 242 AND 1759 LYING WITHIN PROTRACTED SEC. 34, T.1N, R.1W, S.M., CITY OF SEWARD, ALASKA, SEWARD RECORDING DISTRICT
JUNE 1986 88.762 AC. ±

Surveyed by
ALASKA LAND SURVEY
Box 228, 439 5th Ave., Seward, AK 99664
PL. (787) 204-2024





May 13, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plat and have the following comments:

- **Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1)**
 - No direct access to Seward Highway for all lots.
 - Applicant should reconfigure proposed lots to allow all lots to access through Hemlock Avenue and Dieckgraeff Road, or some other form of internal circulation that excludes direct access to the Seward Highway.
 - Access for Lot 5B-2 could be through Laurel St, Juniper St, Hemlock Ave, and Dieckgraeff Road via access easement or flag lot, or similar, depending on applicant's preference.
 - Per Alaska Highway Preconstruction Manual: 1190.4. Functional Classification: Highways, roads, and streets are classified according to their intended function as arterials, collectors, or local roads or streets. Arterials are primarily, if not exclusively, for through traffic along the roadway. Local roads and streets are primarily, if not exclusively, to provide access to the public road system from the property adjacent to the roadway. Collectors serve as limited through traffic ways and provide access from the adjacent property. For safety and efficiency, arterials should have a few, if any, private driveways.

Driveways will not be allowed on other arterials if other access is available. The Department's primary concern is the safe, efficient movement of through traffic. If driveways directly accessing the arterial are necessary, then their number, location, and design will be controlled to minimize the effect on through traffic.
- All future utility connections must be taken through Hemlock Avenue.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Kenai Area Planner, DOT&PF

cc: Steven Rzepka, Highway Design/Approach Road Reviews, DOT&PF
Christopher Post, Acting Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF

From: [Piagentini, Vincent](#)
To: [Carpenter, Beverly](#)
Subject: FW: <EXTERNAL-SENDER>Re: KPB Plat 2025-178R1
Date: Wednesday, May 13, 2026 2:16:14 PM
Attachments: [image001.png](#)
[Outlook-xgisieki.png](#)
[05-13-2026 DOT&PF Plat Comment Letter - KPB 2025-178R1.pdf](#)

From: Marasigan, Romorenzo B (DOT) <romorenzo.marasigan@alaska.gov>
Sent: Wednesday, May 13, 2026 2:04 PM
To: Doug Schoessler <doug@cityofseward.net>; Piagentini, Vincent <vpagentini@kpb.us>
Cc: Rzepka, Steven J (DOT) <steven.rzepka@alaska.gov>; Post, Christopher L (DOT) <chris.post@alaska.gov>; Rearden, Devki (DOT) <devki.rearden@alaska.gov>; Kutcher, Gabe J (DOT) <gabe.kutcher@alaska.gov>; Bosin, Anna D (DOT) <anna.bosin@alaska.gov>; DeCarli, Marcie A (DOT) <marcie.decarli@alaska.gov>
Subject: <EXTERNAL-SENDER>Re: KPB Plat 2025-178R1

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

Good afternoon, Doug and Vincent,

DOT&PF reviewed the Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1). Please see attached for our plat comment letter.

Cordially,



Romorenzo Marasigan

Kenai Area Planner

[Alaska Department of Transportation & Public Facilities](#)

Office: 907.269.0514 | romorenzo.marasigan@alaska.gov

Keep Alaska Moving

From: Doug Schoessler <doug@cityofseward.net>
Sent: Tuesday, May 12, 2026 5:26 PM
To: Marasigan, Romorenzo B (DOT) <romorenzo.marasigan@alaska.gov>; Kutcher, Gabe J (DOT)

<gabe.kutcher@alaska.gov>; DeCarli, Marcie A (DOT) <marcie.decarli@alaska.gov>

Cc: Piagentini, Vincent <vpiagentini@kpb.us>

Subject: RE: KPB Plat 2025-178R1

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Romorenzo,

Thanks for returning my call and the Teams meeting today to discuss the plat for **Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1)**.

As we discussed there seems to be some misunderstanding on the lots involved in this plat. Please see the information below, and the attachment. You may already have it. Apparently, the owner left you a concept copy showing a cul-de-sac on lot 5B-1. You and I looked at it on Teams. That drawing is not the official plat or plan. These are 3 separate lots. They may be sold separately, or developed, to apartments, storage yards, a hotel or a local business as City Code allows. The City of Seward supports the attached plat and the development proposed to start there. Please feel free to share this email with your team at DOT for further review.

-The center lot does not have access from Hemlock Ave or Dieckgraeff Road. Only from the Seward Highway.

-To the west, Juniper Street turns to the north and becomes Laurel Street. There is no access to these three plated lots.

In order to give access to the Lot 5B-2 the City of Seward requests the following changes in blue.

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

• **Forest Acres and Forth Raymond Subdivision Seward Gateway Properties (KPB 2025-178R1)**

- *No objection to the proposed plat.*
- *No direct access to Seward Highway from lots 5B-1 and 5B-3.*
- *Those two lots must take access through Hemlock Avenue and Dieckgraeff Road.*
 - *Seward Highway access for lot 5B-2 is allowed but must submit a new driveway permit to Right of Way for the existing driveway.*
- *All future utility connections must be taken through Hemlock Avenue.*
- *Per Alaska Highway Preconstruction Manual: 1190.4. Functional Classification:*

Highways, roads, and streets are classified according to their intended function as arterials, collectors, or local roads or streets. Arterials are primarily, if not exclusively, for through traffic along the roadway. Local roads and streets are primarily, if not exclusively, to provide access to the public road system from the property adjacent to the roadway. Collectors serve as limited through traffic ways and provide access from the adjacent property. For safety and efficiency, arterials should have a few, if any, private driveways.

Note: The Speed limit changes from 45 to 35 just a bit before Hemlock. If it is helpful, The City

would support the 35 MPH sign being moved a little to the north to Dieckgraeff Road for a safety consideration. This would reduce the speed limit to 35 in front of these lots. This is a large area for development for the city and only one driveway needed to access the highway there.

We are requesting these changes noted above to be expedited to KPB and the City to be considered and approved at the Planning meeting in Soldotna.

Please let me know if you have any questions or concerns. I'd be happy to discuss them with you all. If you like, I can make a trip to Anchorage to sit down with you all.

Thank you for your consideration,
Doug



Doug Schoessler – PUBLIC WORKS DIRECTOR

City of Seward 434 6th Ave, PO Box 167 Seward AK 99664

Office: 907-224-4058 Direct: 907-224-4093

Cell: 907-422-7118 Email: doug@cityofseward.net