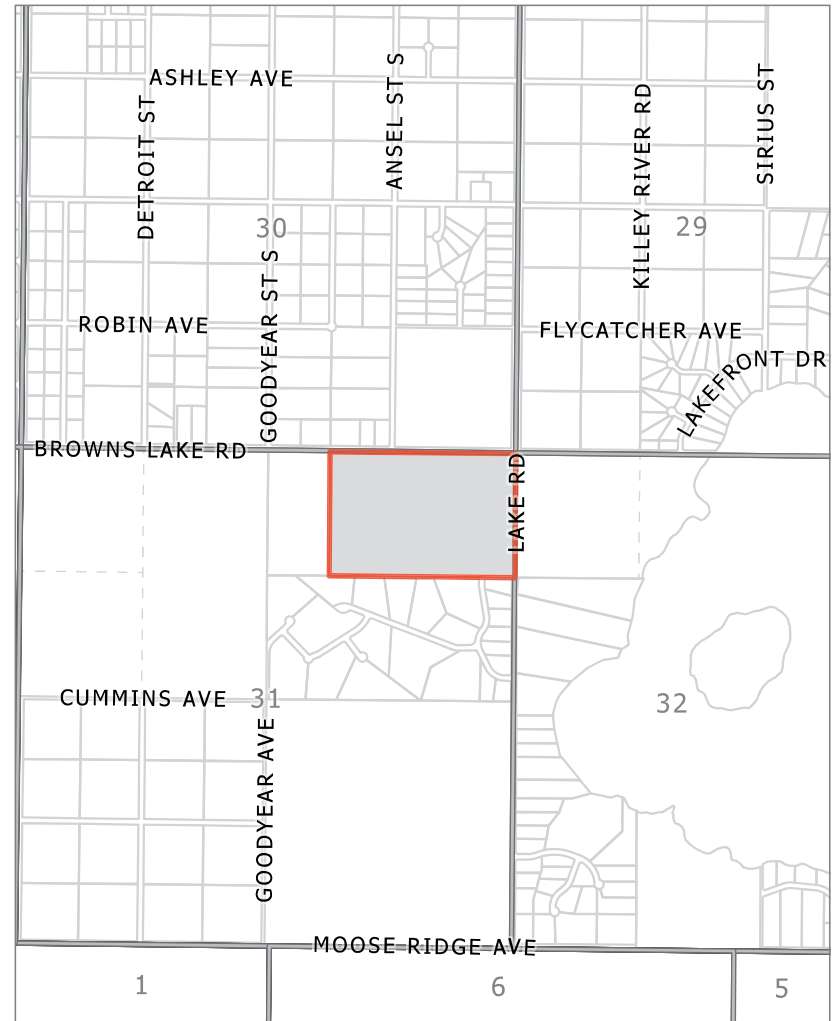
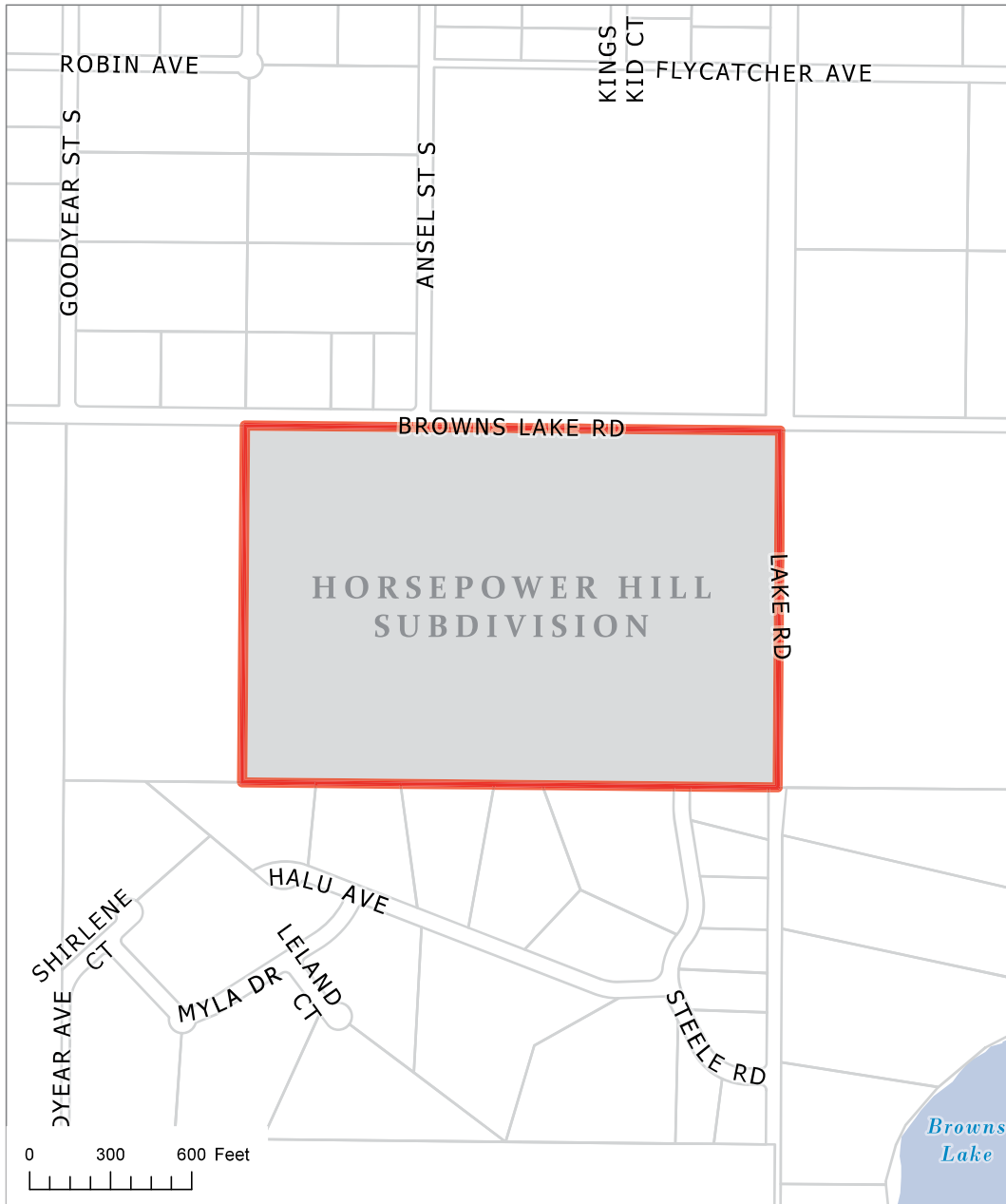


E. NEW BUSINESS

- 3. Horsepower Hill Subdivision; KPB File 2026-042
Edge Survey & Design / Morgan
Location: Browns Lake Rd, Lake Rd & Steele Rd
Funny River Area**



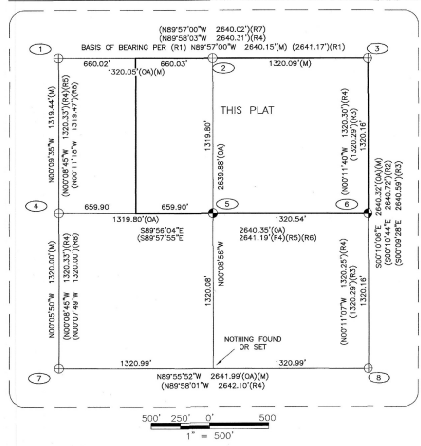
KPB File 2026-042
T05N R08W SEC31
Funny River

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.

NORTHEAST 1/4 SECTION 31 BREAKDOWN



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER 5/8" X 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- - - INTERIOR LOTLINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - TOP/TOPE OF STEEP SLOPE
- - - LOW AREA
- - - DIRECTION OF SLOPE
- (OA) OVERALL
- (M) MEASURED AND HELD
- (ROW) RIGHT-OF-WAY
- (DTP) DEDICATED THIS PLAT
- (SLE) SECTION LINE EASEMENT

REFERENCES

- (R1) POAGE NO. 1, PLAT 79-161, KENAI RECORDING DISTRICT
- (R2) DANMEYER SUBDIVISION, PLAT 88-75, KENAI RECORDING DISTRICT
- (R3) BROWN'S LAKE WEST SUBDIVISION, PLAT 93-47, KENAI RECORDING DISTRICT
- (R4) SUNRISE MOUNTAIN PHASE 1, PLAT 95-31, KENAI RECORDING DISTRICT
- (R5) SUNRISE MOUNTAIN PHASE 2, PLAT 99-8, KENAI RECORDING DISTRICT
- (R6) SUNRISE MOUNTAIN PHASE 3, PLAT 202-101, KENAI RECORDING DISTRICT
- (R7) POAGE NO. 4, PLAT 2014-25, KENAI RECORDING DISTRICT
- (R8) RECORD OF SURVEY, PLAT 2018-49, KENAI RECORDING DISTRICT
- (R9) KENAI WATERSHED FORUM WETLAND ASSESSMENT

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

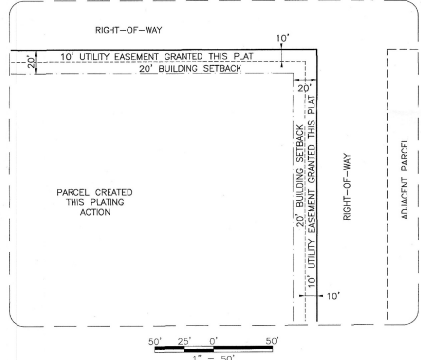
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON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

RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 50 FEET OF LAKE ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____
 KENAI PENINSULA BOROUGH
 144 NORTH BUNKLEY STREET
 SOLDOTNA, ALASKA 99669

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

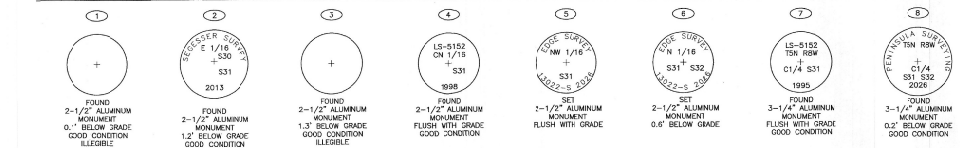


PLAT APPROVAL

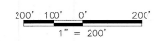
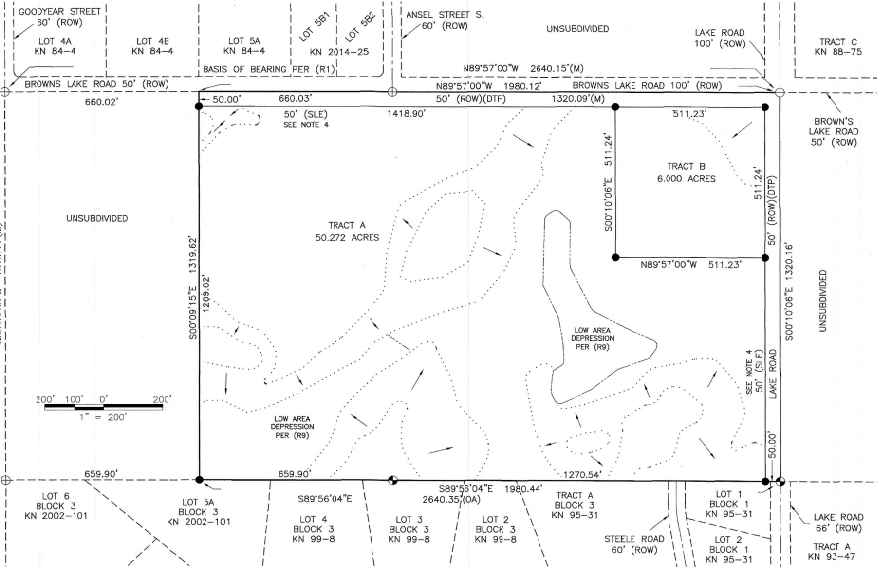
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 26, 2026. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL: _____ DATE: _____

MONUMENT SUMMARY



KPB 2026-042



NOTES

1. 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.
2. 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.
3. 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, PER KPB 14-06.
4. 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.
5. THIS SUBDIVISION SUBJECT TO AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND DRAINAGE RECORDED ON JANUARY 22, 1986 IN VOLUME 278, PAGE 613 AND 614 KENAI RECORDING DISTRICT.
6. EXCEPTION TO KPB CODES 20.3C.17C - BLOCK LENGTH, 20.3C.03D - PROPOSED STREET LAYOUT AND 20.3C.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 MEETING.
7. 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.

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

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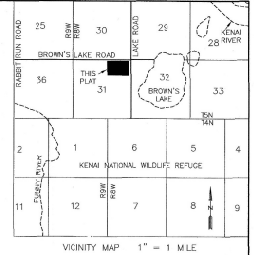
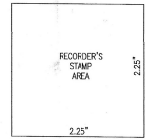
RIGHT OF WAY DEDICATED ON THIS PLAT: SOUTH 50 FEET OF BROWNS LAKE ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLD, P.E. ROW CHIEF
 STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-3, 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

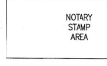
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: MICHAEL VINCENT MORGAN
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE
 MY COMMISSION EXPIRES: _____



KPB FILE No. 2026-XXX

HORSEPOWER HILL SUBDIVISION

4 SUBDIVISION OF PARCEL 1
 PLAT WAIVER RESOLUTION 93-33
 KENAI RECORDING DISTRICT

LOCATED WITHIN
 NE 1/4 SECTION 31, 15N, 86W, S.M.
 KENAI RECORDING DISTRICT
 STATE OF ALASKA

OWNER:
 MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669

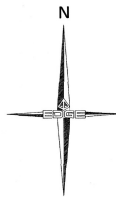
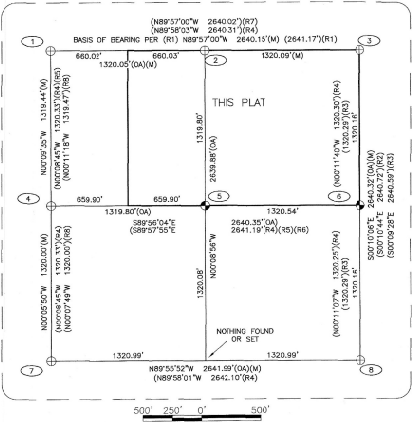
CONTAINING 60.003 ACRES



8000 CINGHIAH RD. ANCHORAGE, AK 99516
 Phone (907) 544-5990 Fax (907) 544-7754
 AEDL# 1392 www.edgesurvey.net

DRAWN BY: _____ DATE: 04/27/2026 PROJECT: 26-211
 CHECKED BY: _____ SCALE: AS SHOWN SHEET: 1 OF 1
 MA

NORTHEAST 1/4 SECTION 31 BREAKDOWN



LEGEND

- ⊕ 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-13012 2026
- SUBDIVISION BOUNDARY
- - - INTERIOR LOTLINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - TOP/TOE OF STEEP SLOPE
- - - LOW AREA
- ↗ DIRECTION OF SLOPE
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- (M) MEASURED AND HELD
- (ROW) RIGHT-OF-WAY
- (DIP) DEDICATED THIS PLAT
- (SLE) SECTION LINE EASEMENT

REFERENCES

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- (R3) BROWN'S LAKE WEST SUBDIVISION, PLAT 93-47, KENAI RECORDING DISTRICT
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- (R5) SUNRISE MOUNTAIN PHASE 2, PLAT 99-8, KENAI RECORDING DISTRICT
- (R6) SUNRISE MOUNTAIN PHASE 3, PLAT 2022-101, KENAI RECORDING DISTRICT
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- (R8) RECORD OF SURVEY, PLAT 2018-49, KENAI RECORDING DISTRICT
- (R9) KENAI WATERSHED FORUM WETLAND ASSESSMENT

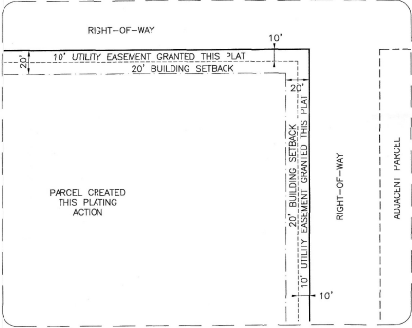
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UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'



PLAT APPROVAL

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

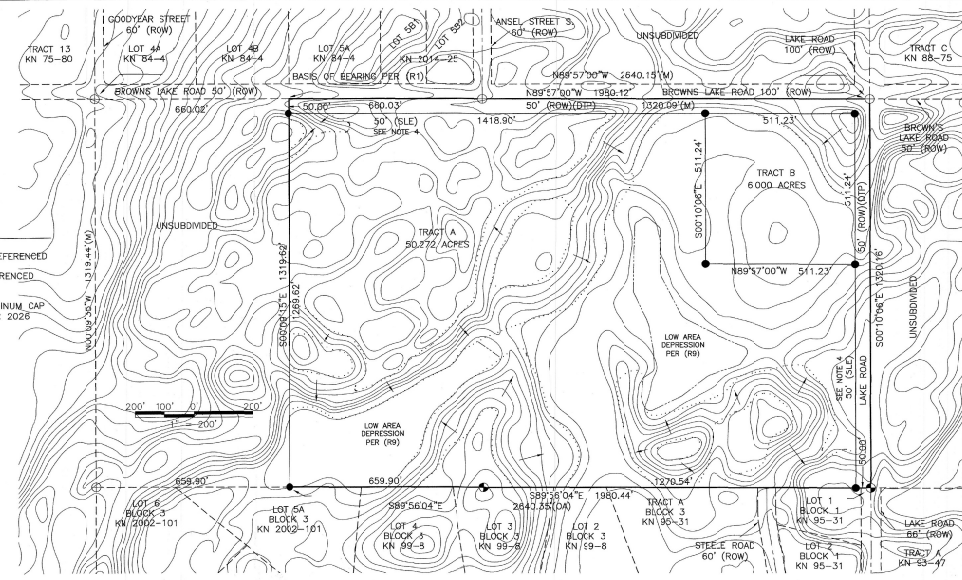
AUTHORIZED OFFICIAL

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
44 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99659

DATE

MONUMENT SUMMARY

- 1. FOUND 1-1/2" ALUMINUM MONUMENT 0.1" BELOW GRADE GOOD CONDITION ILLISIBLE
- 2. FOUND 2-1/2" ALUMINUM MONUMENT 1.2" BELOW GRADE GOOD CONDITION
- 3. FOUND 2-1/2" ALUMINUM MONUMENT 1.3" BELOW GRADE GOOD CONDITION ILLISIBLE
- 4. FOUND 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE GOOD CONDITION
- 5. SET 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE
- 6. SET 2-1/2" ALUMINUM MONUMENT 0.6" BELOW GRADE
- 7. FOUND 3-1/4" ALUMINUM MONUMENT FLUSH WITH GRADE GOOD CONDITION
- 8. FOUND 3-1/4" ALUMINUM MONUMENT 0.2" BELOW GRADE GOOD CONDITION



NOTES

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6. EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 MEETING.
7. 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.

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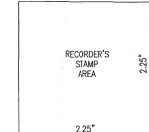
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MELANIE ARNOLDS, P.E. ROW CHIEF
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

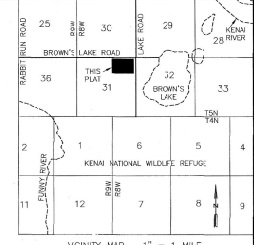
DATE

CERTIFICATE OF SURVEYOR

I, MARK ANONETTI 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.



PRELIMINARY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL VINCENT MORGAN
37407 DEVILLE ROAD
SOLDOTNA, ALASKA 99659

NOTARY'S ACKNOWLEDGEMENT

FOR: MICHAEL VINCENT MORGAN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____



KPB FILE No. 2026-XXX

HORSEPOWER HILL SUBDIVISION

A SUBDIVISION OF
PARCEL 1
PLAT WAIVER RESOLUTION 93-33
KENAI RECORDING DISTRICT

LOCATED WITHIN
NE 1/4 SECTION 31, T5N, R5W, S.M.
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
MICHAEL VINCENT MORGAN
37407 DEVILLE ROAD
SOLDOTNA, ALASKA 99659
CONTAINING 60,033 ACRES



8000 KING STREET ANCHORAGE, AK 995 6
Phone (807) 344-9590 Fax (807) 344-7794
AED# 1392 www.edgesurvey.net

DRAWN BY: DATE: 04/27/2026 PROJECT: 26-5-1
CHECKED BY: SCALE: AS SHOWN SHEET: 1 OF 1
MA

KPB 2026-042 Contours Map

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
HORSEPOWER HILL SUBDIVISION**

| | |
|--------------------------------|--|
| KPB File No. | 2026-042 |
| Plat Committee Meeting: | May 26, 2026 |
| Applicant / Owner: | Michael Morgan / Soldotna, Alaska |
| Surveyor: | Jason Young, Edge Survey and Design, LLC |
| General Location: | Funny River – Brown’s Lake |

| | |
|---------------------------|---|
| Parent Parcel No.: | 066-430-33 |
| Legal Description: | T 5N R 8W SEC 31 SEWARD MERIDIAN KN - PW E1/2 NW1/4 NE1/4 & NE1/4 NE1/4 |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | 20.30.170, 20.30.030 |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide 60.003 acres parcel into two tracts and two dedications. The tracts will be of size 6.000 acres and 50.272 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is by Browns Lake Rd on the north and Lake Rd on the east. Browns Lake Rd is not fully dedicated and not Borough maintained. Lake Rd along this portion is not dedicated but is Borough maintained from Funny River Rd to the north and to the south past this property to Moose Ridge Ave.

This plat is not finalizing any vacation of right-of-way.

The plat is proposing two dedications with this platting action. On the north Browns Lake Rd is shown to be dedicating 50 feet to match to north 50 feet already dedicated. On the east Lake Rd if proposing to dedicate 50 feet for the road.

There are two right-of-way and drainage easements listed in the certificate to plat and noted on the drawing at plat note 5. Staff recommends these easements be added to the drawing and referenced to plat note 5.

The plat is affected by section line easements on the north and east that currently match the proposed dedications of 50 feet. The section line easements are identified on the drawing and referenced to plat note 4.

Block length is not compliant. Both the north and the east have long streaks with no break in them with a road. The extension of Ansel St would be a good location for a road at 1320 feet from the corner of Lake Rd and Browns Lake Rd. Any place toward the south end along the east side of the plat and Lake Rd would be an idea spot for a road to go into the property. There appears to be a trail that comes from Lake Rd into the property and goes to Steele Rd in the plat to the south, making an opportune location. The surveyor has requested an exception to KPB 20.30.170 Block length and 20.30.030 Street Layout for the plat, to address these items.

| | |
|--------------------------|--|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: |
|--------------------------|--|

| | |
|------------------|--|
| | The 50' ROW on lake road is not necessary. 33' would match the existing road to the south. |
| SOA DOT comments | |

Site Investigation:

Looking at KPB GIS data, there are areas of steep terrain that is over 20% grade. These areas are shown on the drawing with a dashed line and an arrow of direction of down slope.

The drainage has a general flow to the east towards Browns Lake. There does not look to be any issue with drainage though.

There are wetlands identified on the drawing. They are noted as Depression as identified from the KWF Wetland Assessment.

The plat is not located in a FEMA designated flood hazard zone or a habitat protection area.

Staff recommendation: place 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.

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

Staff Analysis

The land was originally surveyed as part of Section 31 Township 5 North, Range 8 West by the Bureau of Land Management. The NE1/4 was granted a Platting Exception by Resolution 85-12. The NE1/4 was then granted a Plat Waiver by Resolution 92-08 filed as 92-22W to divide two parcels out. Plat Waiver Resolution 92-08 Amended filed as 93-33W correct 92-22W for a typographical error in the legal description of Parcel 1. This platting action will subdivide Parcel 1 into two new tracts and two dedications.

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

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Funny River Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

Being the first platting action of the property, there are no existing utility easement found to be shown or vacated.

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.

HEA has sent a request for an easement to be shown on an existing underground primary electric line. The comment / request is in the packet for viewing.

The plat is proposing a new 10' utility easement adjacent to the right-of-way, shown on the detail.

Utility provider review:

| | |
|------------------|-----------------------|
| HEA | See comment in packet |
| ENSTAR | |
| ACS | |
| GCI | |
| SEWARD ELECTRIC | |
| CHUGACH ELECTRIC | |
| TELALASKA | |

KPB department / agency review:

| | |
|------------|---|
| Addressing | <p>Reviewer: Pace, Rhealyn Affected Addresses: 33275 Browns Lake Rd</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: Browns Lake Rd, Lake Rd, Steele Rd, Ansel St S, Goodyear St S</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: 33275 Browns Lake Rd will remain with Tract A</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> |

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

In the detail, revise Plating to Platting.

Ad the point numbers of the monument summary to the plat drawing pins.

PLAT NOTES?

- 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).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB File No to 2026-042

Add the scale to the title block

Modify the legal description to be the quantity type as described in the certificate to plat and Statutory Warranty Deed 2003-015620-0 and add also described as Plat Waiver 93-33W amending Resolution 92-08 filed s 92-22W

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:

Flag Lake Rd to the south, Goodyear St and Ansel S to the north, to the road rather than to the edge of the right-of-way.

Brown's Lake Rd needs to be corrected to Browns Lake Rd

Add road names to the detail and ROW width

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:

Lake Rd is a 50' dedication of top of a 50' SLE. The dedication only needs to be 33' to match the dedication to the south, as KPB code states 60' width for roads is needed. KPB will accept no less than 30'. Browns Lake can be reduced to a 30' dedication. These recommendations should only be considered if the road layout and utility in place support the reduction in width.

Locate, and label the easement in the CTP at bk 279 pg 614 and bk 279 pg 613 on the drawing. Reference them to plat note 5.

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.170 Block Length 20.30.030 Proposed Street Layout

Surveyor's Discussion:

The petitioner requests an exception to the requirements to dedicate additional right-of-way along the south boundary and to not extend Ansel Street south of Browns Lake Road of the proposed plat. The petitioner requests an exception to the requirement to provide a closed end cul-de-sac or extension of Steele Road.

Surveyor's Findings:

1. Adjacent Land Use Constraints: Adjacent plat to the south did not dedicate right-of-way sufficient to comply with current block length standards. Plats 95-31, 99-8 and 2002-101 to the south of this plat consist of small parcels and are unlikely to dedicate additional right-of-way in the future. As a result, requiring dedication along the subject property would not create a continuous or functional block system.
2. Terrain Constraints: The southern boundary of this plat consists of several steep slopes, making design and construction of a right-of-way in this location impractical.
3. Adequate Access Provided: All proposed lots and tracts are provided with adequate legal access consistent with KPB Title 20. The proposed street layout meets access needs without compromising public safety or circulation.
4. Consistency with intended Parcel Configuration: The plat is designed to create large parcels consistent with the intended land use pattern. Requiring additional right-of-way solely to meet block length standards would unnecessarily fragment these parcels and conflict with the logical subdivision layout.
5. Future Subdivision Feasibility: If large parcels are subdivided in the future, additional right-of-way dedication can be required at that time to meet applicable block length and access standards based on the specific development proposal.
6. Limited Access and Impact; the portion of Steele Road has three driveway access points. No existing parcels would be adversely affected by not ending Steele Road with a cul-de-sac.

Staff Discussion:

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.

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.

Staff Findings:

7. Steele Road to the south is a 60' dedication.

8. By granting these exceptions, no adjacent parcels will be denied access to their parcels.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee 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 this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present 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 by application;
Findings 1, 2, & 6 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 2, 4 & 5 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 1, 4 & 8 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.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

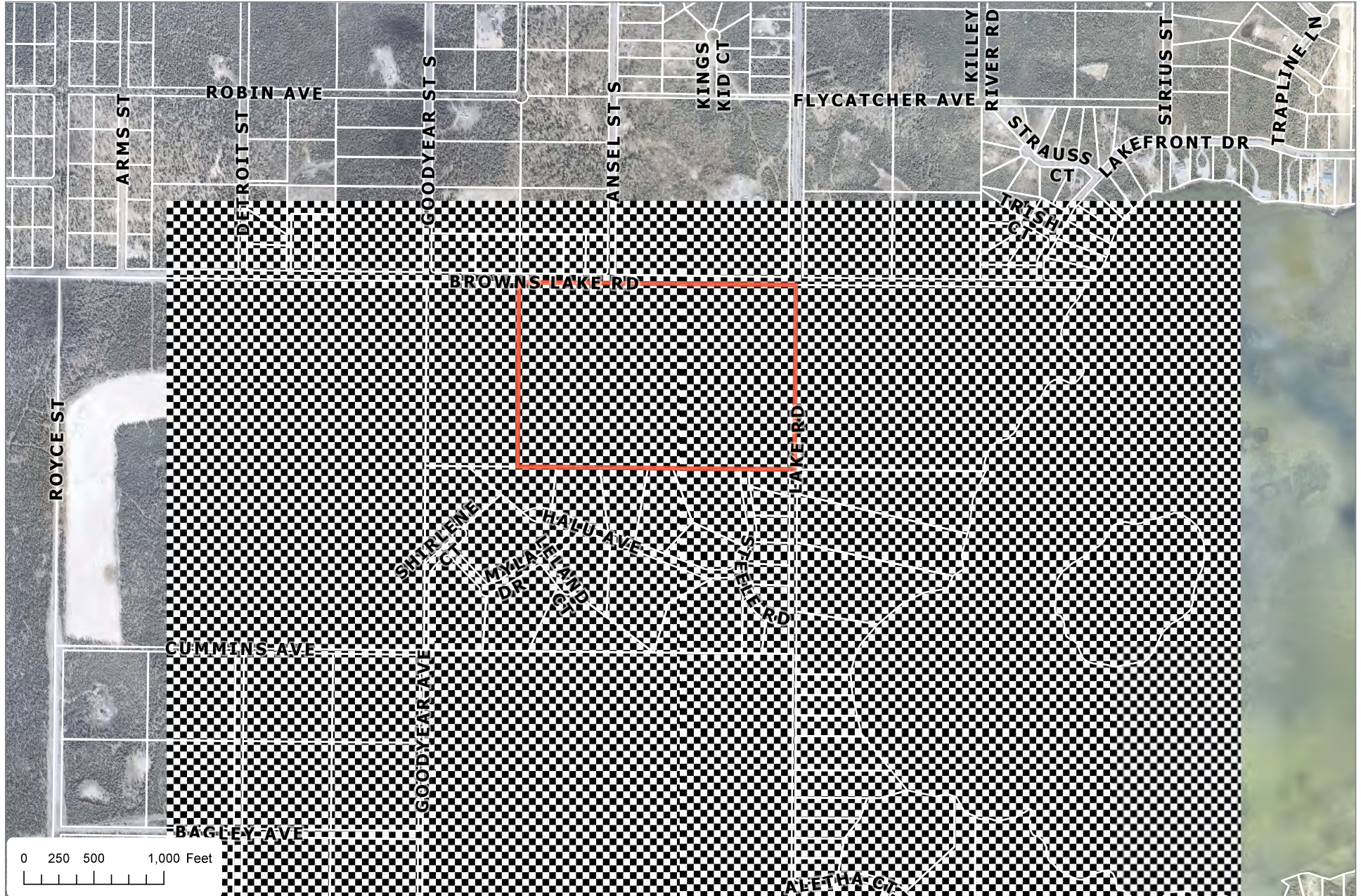
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

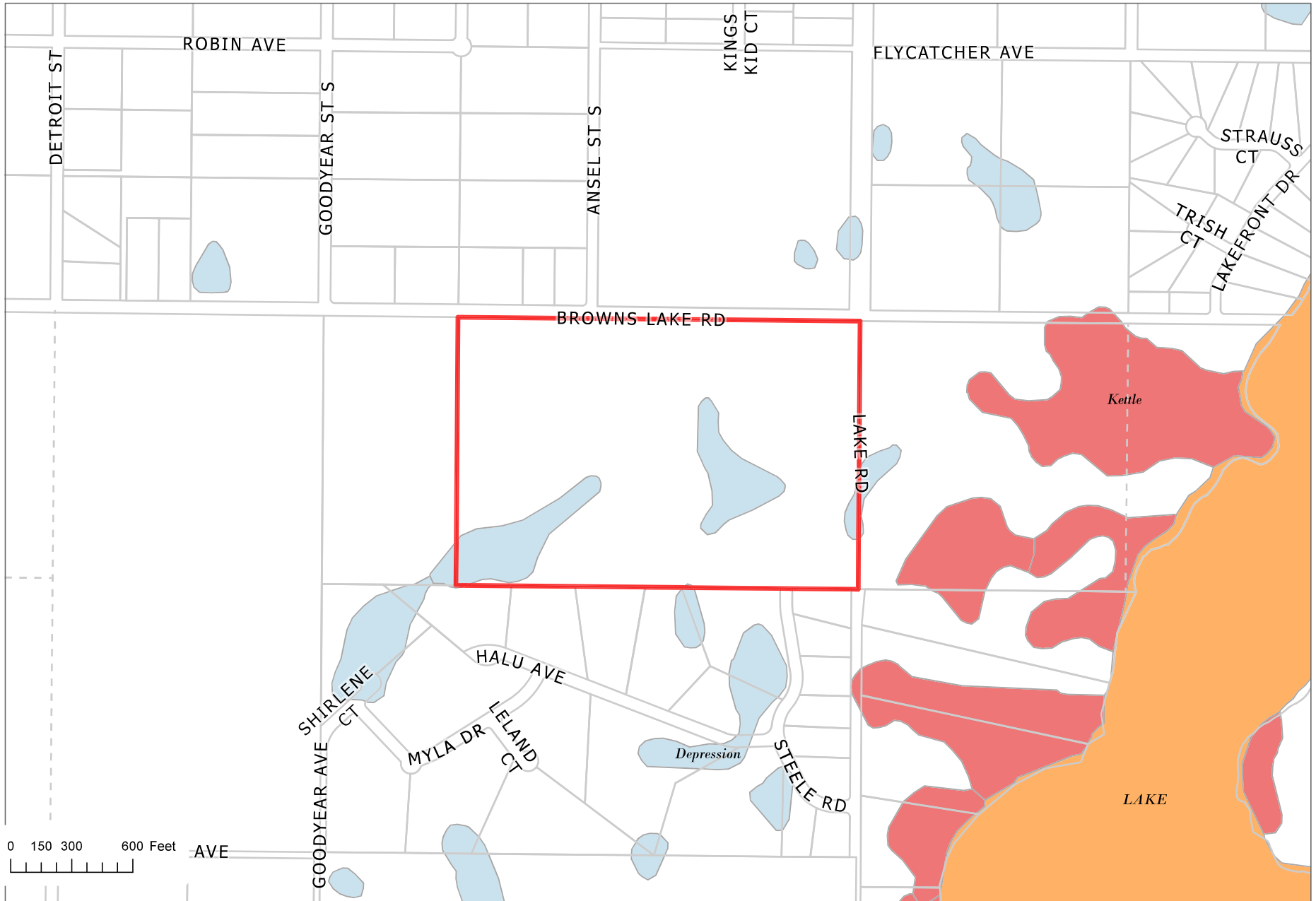
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

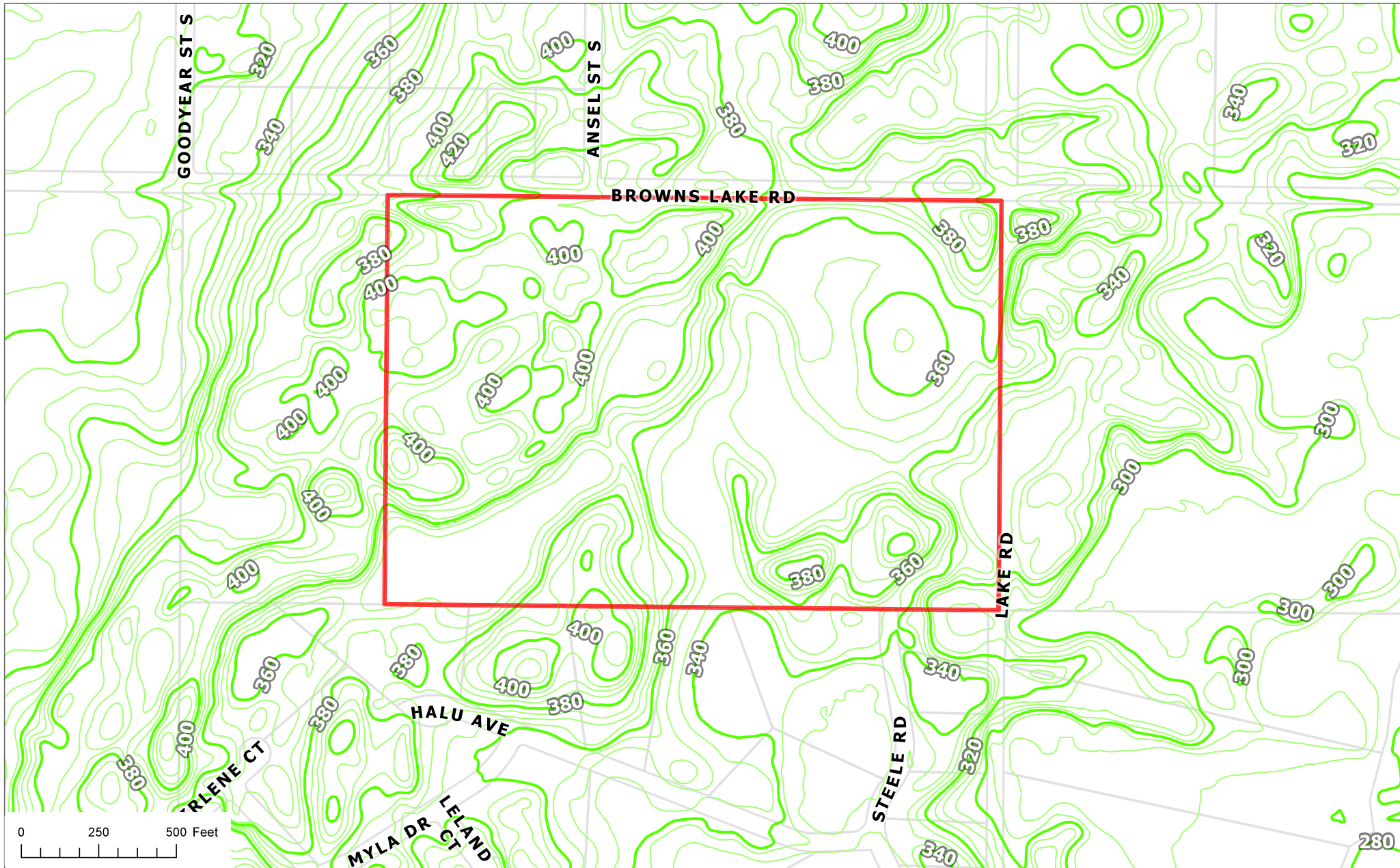
END OF STAFF REPORT



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.

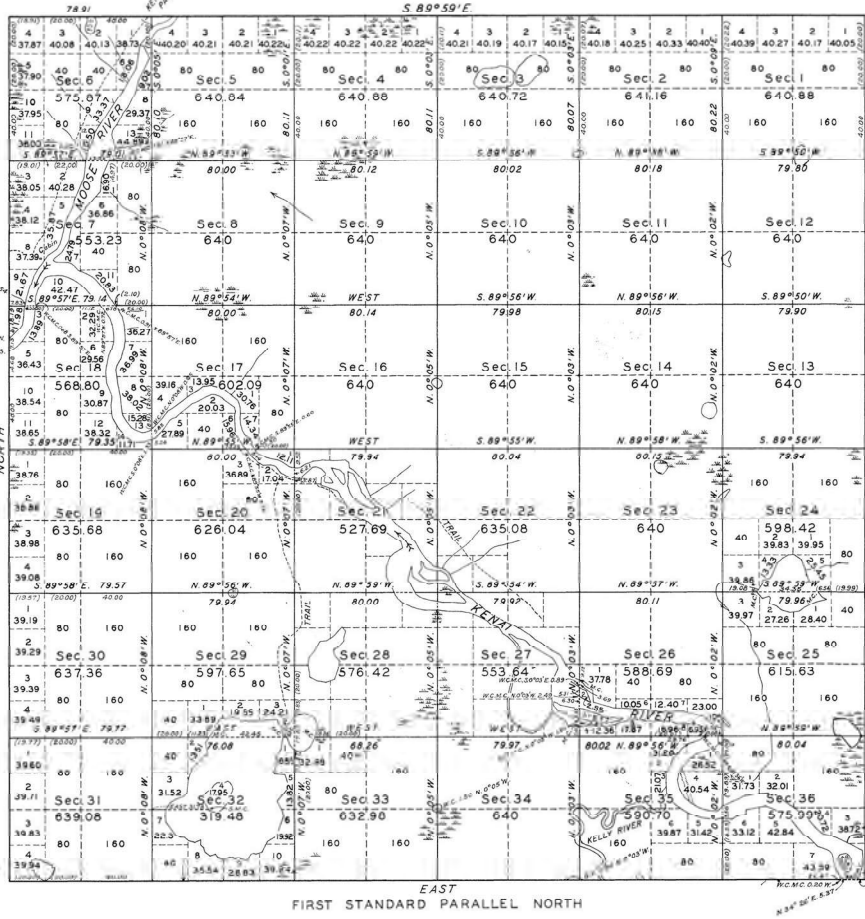


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.

TOWNSHIP NO. 5 NORTH, RANGE NO. 8 WEST OF THE SEWARD MERIDIAN, ALASKA
IN TWO SHEETS SHEET NO. 1



THE AREA IS GENERALLY COVERED WITH A FAIR STAND OF SPRUCE, BIRCH, AND ASPEN TIMBER WHICH IS OF LITTLE COMMERCIAL VALUE.

FOR DETAILS IN SECTIONS 21, 22, 27, AND 28, SEE SHEET 2.

Long. 150° 46' 09\"/>

EAST
FIRST STANDARD PARALLEL NORTH

MEAN MAGNETIC DECLINATION 26° 30' E.

AREA SURVEYED: 21895.00 ACRES

| LINES DESIGNATED | BY WHOM SURVEYED | GROUP | | | | MILEAGE | | WHEN SURVEYED | |
|------------------|-----------------------------|-------|---------------|------|-------|--------------|---------------|---------------|---|
| | | NO. | DATE | MLS. | CHS. | BEGUN | COMPLETED | | |
| EXTERIOR | FLOYD G. BETTS, C.E. | 51 | JULY 26, 1935 | 17 | 78.91 | AUG. 7, 1939 | OCT. 10, 1939 | | |
| SUBDIVISION | LEONARD W. BERLIN, SURVEYOR | " | " | 59 | 62.31 | " | " | " | " |
| MEANDER | " | " | " | 37 | 4.16 | " | " | " | " |
| MISCELLANEOUS | " | " | " | 2 | 0.54 | " | " | " | " |

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

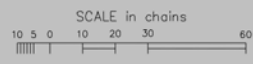
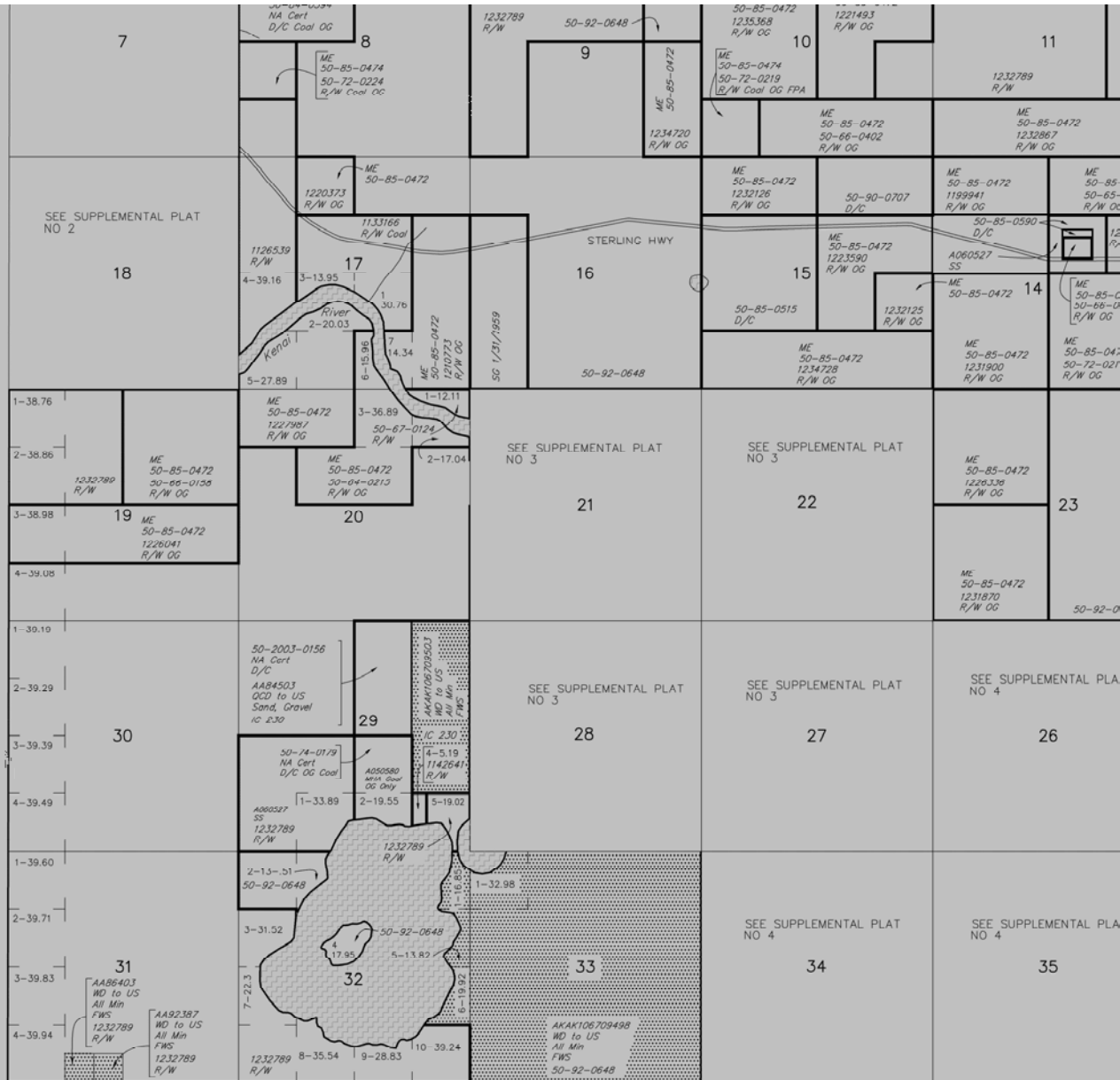
THE ABOVE PLAT OF TOWNSHIP NO. 5 NORTH, RANGE NO. 8 WEST, OF THE SEWARD MERIDIAN, ALASKA, IS STRICTLY CONFORMABLE TO THE FIELD NOTES OF THE SURVEY THEREOF WHICH HAVE BEEN EXAMINED AND APPROVED.

Thomuel 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.

Joel Ward Wolfson
ASSISTANT COMMISSIONER.



This plat only o
ords h
effect
Refer

KENAI PENINSULA BOROUGH
PLANNING COMMISSION

RESOLUTION 85-12

GRANTING A PLATTING EXCEPTION FOR LANDS COMING UNDER PROVISION OF AS 29.33.170A AND KPB 20.04.040B AS PETITIONED BY MARY L. CAVANAUGH.

WHEREAS, it has been determined that:

1. Each tract or parcel of land will have adequate access to a dedicated public highway or street by frontage upon a dedicated public highway or street;
2. Each parcel is 5 acres in size or larger and that the land is divided into 4 or fewer parcels;
3. The conveyance is not made for the purpose of, or in connection with, a present or projected subdivision development;
4. No dedication of a street, alley, thoroughfare or other public area is involved or required by Chapter 20.20 of this title.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That the following parcel has been granted a platting waiver:

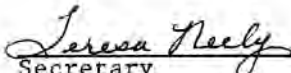
NE $\frac{1}{4}$ of Section 31, T5N, R8W, S.M., Alaska, containing 160 acres, more or less.

Section 2. That this resolution is automatically void if not recorded in the proper recording district within 30 days of adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 4th DAY OF November, 1985.


Myron Mickey, Acting Chairman
Planning Commission

ATTEST:


Teresa Neely
Secretary

NOTARY'S ACKNOWLEDGEMENT:

Subscribed and sworn before me this 5th day of November, 1985.

My Commission expires: July 24, 1985


Teresa Neely
Notary Public for State of Alaska



FILED
KPB
391753
NOV 15 11 21 AM '85
RECORDED
DISTRICT

85-013998
10-

KENAI PENINSULA BOROUGH
PLANNING COMMISSION

PLAT WAIVER RESOLUTION 92-08

KENAI RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 31, TOWNSHIP 5 NORTH, RANGE 08 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, MARY L. CAVANAUGH HAS PETITIONED FOR A WAIVER OF PLATTING REQUIREMENTS FOR THE FOLLOWING DESCRIBED PARCEL:

E1/2 NW1/4 NE1/4 & S1/2 NE1/4 & NE1/4 NE1/4, SECTION 31, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, ALASKA; CONTAINING 140 ACRES M/L.

WHEREAS, 29.04.090 OF ALASKA STATUTES PROVIDES THAT THE PLATTING AUTHORITY SHALL WAIVE THE PREPARATION, SUBMISSION FOR APPROVAL, AND RECORDING OF A PLAT UPON SATISFACTORY EVIDENCE THAT CERTAIN CONDITIONS EXIST.

WHEREAS, IT HAS BEEN DETERMINED THAT ALL REQUIREMENTS HAVE BEEN MET.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

SECTION 1. THAT A WAIVER OF PLATTING REQUIREMENTS IS HEREBY GRANTED FOR THE ABOVE DESCRIBED PARCEL.

SECTION 2. THAT THE PLAT WAIVER IS BEING GRANTED FOR THE PURPOSE OF CREATING TWO PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1: E1/2 OF W1/2 OF NE1/4 AND NE1/4 OF NE1/4, SECTION 31, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, ALASKA; CONTAINING 60 ACRES M/L.

PARCEL 2: S1/2 OF NE1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, ALASKA; CONTAINING 80 ACRES M/L.

SECTION 3. THAT THIS RESOLUTION IS VOID IF NOT RECORDED IN THE APPROPRIATE RECORDING DISTRICT WITHIN TEN DAYS OF ADOPTION.

SECTION 4. THAT THIS RESOLUTION BECOMES EFFECTIVE UPON BEING PROPERLY RECORDED.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 22ND DAY OF JUNE, 1992.

John C. Hammelman
JOHN HAMMELMAN, CHAIRPERSON
PLANNING COMMISSION

NOTARY ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 22ND DAY OF JUNE, 1992.

Nancy D. Jungmann
NOTARY PUBLIC FOR STATE OF ALASKA
MY COMMISSION EXPIRES: 10-13-93

Notary Public
St. of ALASKA
NANCY D. JUNGMAN

9 2-3 9 9 6

KENAI REC 20
DISTRICT
RECORDED BY *Kemur River Realty by SCT*

'92 JUN 26 AM 9 01

93-33w

KENAI PENINSULA BOROUGH
PLANNING COMMISSION

PLAT WAIVER RESOLUTION 92-08 AMENDED

KENAI RECORDING DISTRICT

AMENDING RESOLUTION 92-08, FILED AS 92-22W IN THE KENAI RECORDING DISTRICT, GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 31, TOWNSHIP 5 NORTH, RANGE 08 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, Mary L. Cavanaugh petitioned for a waiver of platting requirements for the following described parcel:

E1/2NW1/4NE1/4 & S1/2NE1/4 & NE1/4NE1/4, Section 31, Township 5 North, Range 8 West, Seward Meridian, Kenai Recording District, Alaska; containing 140 acres M/L.

WHEREAS, on June 22, 1992, the Planning Commission of Kenai Peninsula Borough approved that application; and

WHEREAS, after filing, an error in description of Parcel 1 was discovered.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF KENAI PENINSULA BOROUGH:

Section 1. That the parcel description in Section 2 of Plat Waiver Resolution 93-08, filed as 92-22W in the Kenai Recording District is hereby amended to read.


Parcel 1. E1/2 of NW1/4 of NE1/4 & NE1/4 NE1/4, Section 31, Township 5 North, Range 8 West, Seward Meridian, Kenai Recording District, Alaska; containing 60 acres m/l.

Parcel 2. S1/2 of NE1/4 of Section 31, Township 5 North, Range 8 West, Seward Meridian, Kenai Recording District, Alaska; containing 80 acres m/l.

Section 3. That the only change is the correction of the description of Parcel 1 described under Section 2 of Resolution 92-08.

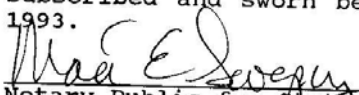
Section 4. That this resolution becomes effective upon being properly recorded.

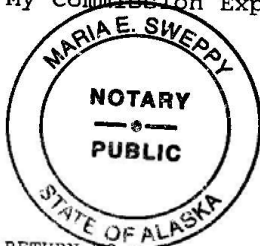
ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 14th DAY OF JUNE, 1993.


JOHN HAMMELMAN, CHAIRPERSON
PLANNING COMMISSION

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn before me this 14 day of June, 1993.


Notary Public for State of Alaska
My Commission Expires: 11-16-95

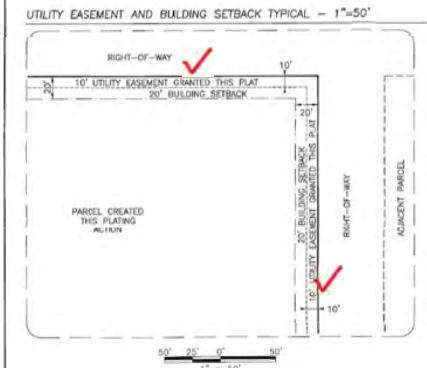
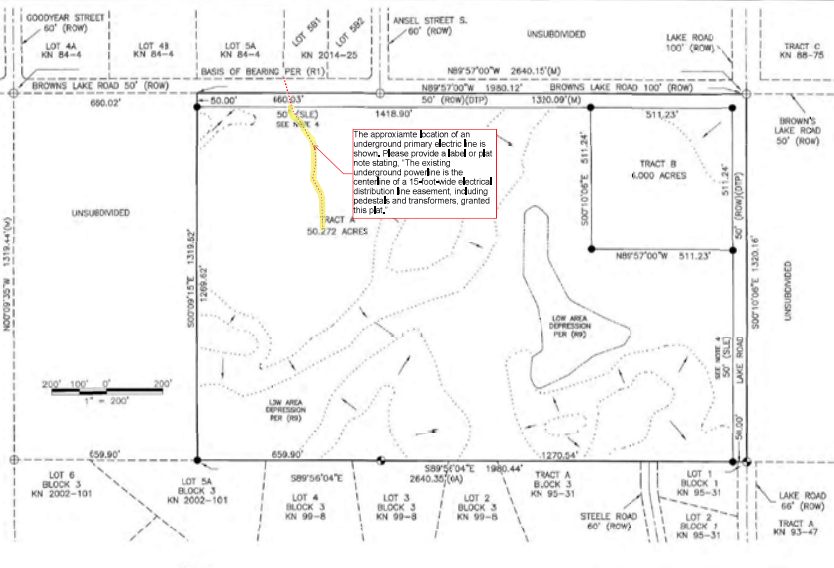
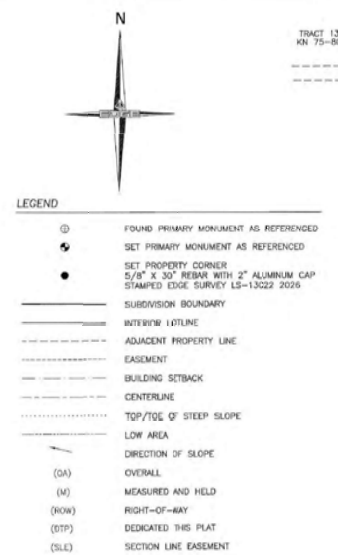
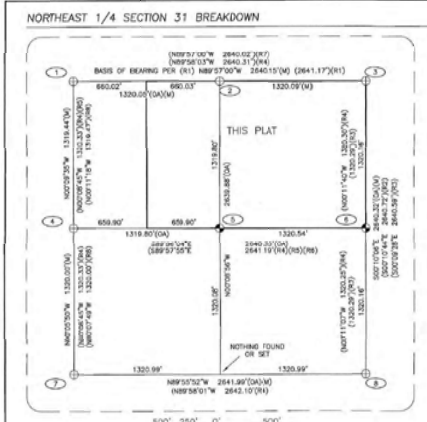


93-4356

KENAI REC 20-
DISTRICT
REQUESTED BY KPB

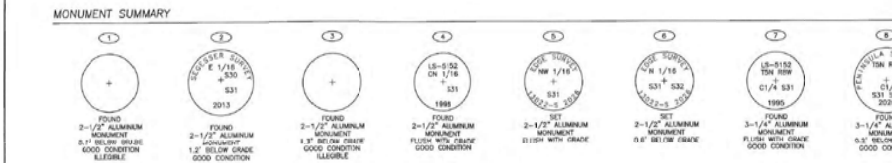
'93 JUN 15 PM 1 07

RETURN TO:
Kenai Peninsula Borough
Planning Department
144 North Binkley
Soldotna, Alaska 99669



PLAT APPROVAL
 THIS PLAT HAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 26, 2026.
 KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL: [Signature] DATE: [Blank]
 AUTHORIZED OFFICIAL: MELANIE ARNOLDS, P.E. ROW CHIEF STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES DATE: [Blank]



KPB 2026-042

- NOTES**
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
 - 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.
 - 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. PER KPB 14.06.
 - 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 SUBJECT TO AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND DRAINAGE RECORDED ON JANUARY 22, 1988 IN VOLUME 279, PAGE 613 AND 614, KENAI RECORDING DISTRICT.
 - EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 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.

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA 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:
 RIGHT OF WAY DEDICATED ON THIS PLAT - SOUTH 50 FEET OF BROWNS LAKE ROAD
 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH 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:
 RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 50 FEET OF LAKE ROAD
 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

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.

RECORDED'S STAMP AREA
 2.25"

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: MICHAEL VINCENT MORGAN
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE
 MY COMMISSION EXPIRES: _____

NEARBY SWAMP AREA

KPB File No. 2026-XXX
HORSEPOWER HILL SUBDIVISION
 A SUBDIVISION OF PARCEL 1
 PLAT WAIVER RESOLUTION 9.3-3.3
 KENAI RECORDING DISTRICT
 LOCATED WITHIN NE 1/4 SECTION 31, T5N, R9W, S1M
 KENAI RECORDING DISTRICT
 KENAI PENINSULA BOROUGH
 STATE OF ALASKA
 OWNER: MICHAEL VINCENT MORGAN
 37407 DEVILLE ROAD
 SOLDOTNA, ALASKA 99669
 CONTAINING 60.003 ACRES

EDGE SURVEY AND DESIGN, LLC
 8000 KING STREET ANCHORAGE, AK 99518
 Phone (907) 344-0000 Fax (907) 344-7734
 AEA# 1392 www.edgesurvey.net

DRAWN BY: JY DATE: 04/27/2026 PROJECT: 26-511
 CHECKED BY: MS SCALE: AS SHOWN SHEET: 1 OF 1

