

E. NEW BUSINESS

- 9. Cottonwood Acres Subdivision 2024 Addition
KPB File 2024-024
McLane Consulting Group / LCF Holding, LLC
Miracle Avenue & Dana Bayes Street North
Kalifornsky Area**

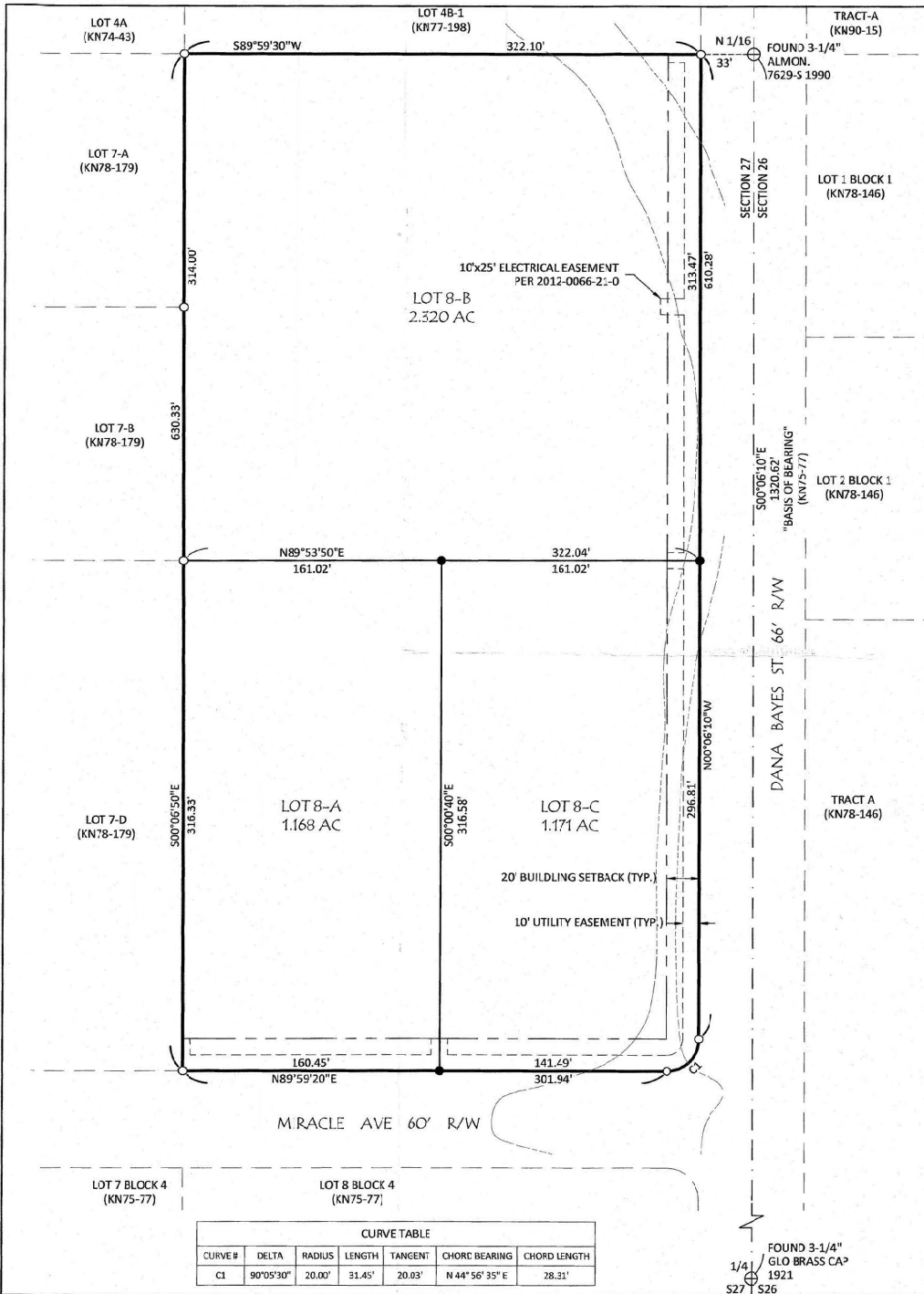


KPB File 2024-024
T 05N R 11W SEC 27
Kalifornsky

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

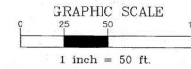


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LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- CONTOUR INTERVAL = 5'



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT.
4. 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.
5. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 5.1. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 25, 1959 RECORDED IN MISC. BOOK 3 PAGE 100, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - 5.2. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JULY 17, 2012 RECORDED AS DOCUMENT NUMBER 2012-006621-0, KENAI RECORDING DISTRICT, AS SHOWN HEREON.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT LCF HOLDING LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LCF HOLDING LLC, I 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.

CHERYL FORD, MEMBER
 LCF HOLDING LLC.
 PO BOX 2611
 SOLDOTNA, AK 99669

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT LCF HOLDING L.C., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LCF HOLDING LLC, I 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.

LONNIE FORD, MEMBER
 LCF HOLDING LLC.
 PO BOX 2611
 SOLDOTNA, AK 99669

WASTEWATER DISPOSAL

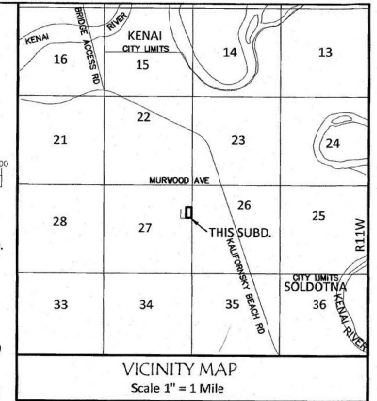
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE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

CODY R. McLANE C.E. 1:510 AK DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF , 2024.

AUTHORIZED OFFICIAL



NOTARY'S ACKNOWLEDGEMENT

FOR: CHERYL FORD
 ACKNOWLEDGED BEFORE ME THIS
 _____ DAY OF _____, 2024
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
 STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: LONNIE FORD
 ACKNOWLEDGED BEFORE ME THIS
 _____ DAY OF _____, 2024
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
 STATE OF ALASKA

Plat #	
Rec Dst	
Date	20__
Time	__ N



COTTONWOOD ACRES SUBDIVISION 2024 ADDITION
 REPLAT OF LOT 8 BLOCK 3 COTTONWOOD ACRES SUBDIVISION ADDITION NO. 1 (KN75-77)

LCF HOLDING L.C., OWNER
 PO BOX 2611, SOLDOTNA, AK 99569

4.659 AC. M/L SITUATED IN THE NE1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK. 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECS.COM	KPB File No.	2024-XX
		Project No.	242008
Scale 1" = 50'	Date: FEB 2024	BOOK NO: 24-XX	Drawn by: AHH

AGENDA ITEM E. NEW BUSINESS

**ITEM #9 - PRELIMINARY PLAT
COTTONWOOD ACRESUBDIVISION 2024 ADDITION**

KPB File No.	2024-024
Plat Committee Meeting:	March 25, 2024
Applicant / Owner:	LFC Holdings LLC of Soldotna
Surveyor:	James Hall / McLane Consulting LLC
General Location:	Miracle Ave and Dana Bayes St in the Kalifornsky area

Parent Parcel No.:	055-282-04
Legal Description:	Lot 8 Block 3 Cottonwood Acres Subdivision Addition No. 1 KN 75-77
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.659 acres lot into 3 lots have sizes of 1.168, 1.171 and 2320 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is on Dana Bayes St and Miracle Ave, which are both 60' borough maintained dedications. Lot 8-B will continue to have access from Dana Bayes St. Lot 8-A will have access from Miracle Ave. Lot 8-c will have access from both Dana Bayes St and Miracle Ave. RSA review has concerns about driveway placement for Lot 8-C off of Miracle Ave due to the closeness to the corner. **Staff recommends:** a note be added of this concern and a recommendation to consult with RSA on driveway placement.

In the southeast corner of the plat, the road appears to possibly be crossing the corner of the property. Surveyor should locate the edge of road to property line and if inside the property, show on plat and consult with RSA about issue. **Staff recommends:** if the road is an issue to be resolved by dedication, the Committee concur the dedication be added to the final to fix the encroachment issue.

The plat is not affected by a section line easement nor a patent easement.

Block length is compliant, being located on a corner and several cul-de-sacs on adjacent lots within the block being occupied complete it.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: The Miracle Ave frontage for Lot 8-C is close to the regulated intersection with Dana Bayes St. Potential driveway placement off of Miracle may be restricted through the RSA permitting process.
SOA DOT comments	No Comment

Site Investigation:

There are existing buildings located on the plat, that when complete will be located on Lot 8-B.

There are no steep areas locates on the plat as the terrain is relatively flat with a slope to the east. There are no wetlands, floodways or FEMA flood hazard areas located on the property according to KWP Wetland

data.

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

Staff Analysis

Originally being an aliquot part of Sec 27, Township 5 North, Range 11 West SM Alaska. This parcel was divided as the S1/2 of the NE1/4 of Sec 5 T5N R11W SM Alaska by the plat Cottonwood Acres Subdivision Addition No 1 KN 75-77.

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 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

Utility Easements

There is a utility easement listed in the Certificate to Plat. HEA has requested that the drawing listing of the filing, match the CTP and the plat note. HEA has also stated that plat note 5.1 can be removed as the document noted does not affect this plat.

The easement listed in document 2012-006621-0 is a separate easement from the 10' utility easement along the right-of-way and should be shown that way. **Staff recommends:** that the 10' by 25' easement lines be extended to the east line of the plat.

Affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process and have either not commented or given reviews of no objection or no comment. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	Plat note 5.1 does not affect this plat and can be removed. Make the filing information on the note on the drawing portion match the plat note at 5.2.
ENSTAR	No Comment
ACS	No objections
GCI	No Comment

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 35735 DANA BAYES ST N Existing Street Names are Correct: No List of Correct Street Names: DANA BAYES ST N, MIRACLE AVE Existing Street Name Corrections Needed: PLAT NEEDS TO CORRECT TO DANA BAYES ST N All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 35735 DANA BAYES ST N WILL REMAIN WITH LOT 8-B.
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.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	Kalifornsky APC not active

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Add the KPB File 2024-024

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.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
Add road lines and name labels to road to get to site and around It from Kalifornsky Beach Rd
- 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:

Lots to the west need Block 3 added to the lot label
Lot to the north needs Block 2 added to the lot label
Tract to the east need Block 1 added to the lot label

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Add Block 3 to lot labels
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Road appears to cross southeast corner of lot. Check with roads department to see if need to address issue and if so, do dedication to take road out of property.

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.

20.60.110. Dimensional data required.

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monumented lines were not surveyed during this platting action, show the computed data per the record plat information.

B. The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

Staff recommendation: comply with 20.60.110.

Measured and recorded data needs shown on the plat where appropriate.

20.60.140. Block and lot numbering. Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.

Staff recommendation:

Label block 3 on each lot.

20.60.160. Easements.

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

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

B. Private easements may not be granted on the plat.

Staff recommendation: *comply with 20.60.160.*

Easement listed in 2012-006621-0 is a 10'x25' easement and is separate from the 10' utility easement on the front of the lot, therefore should be shown as such. Extend east/west lines to the east line of the plat as described.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add the date of March 25, 2024 to the Plat Approval

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.

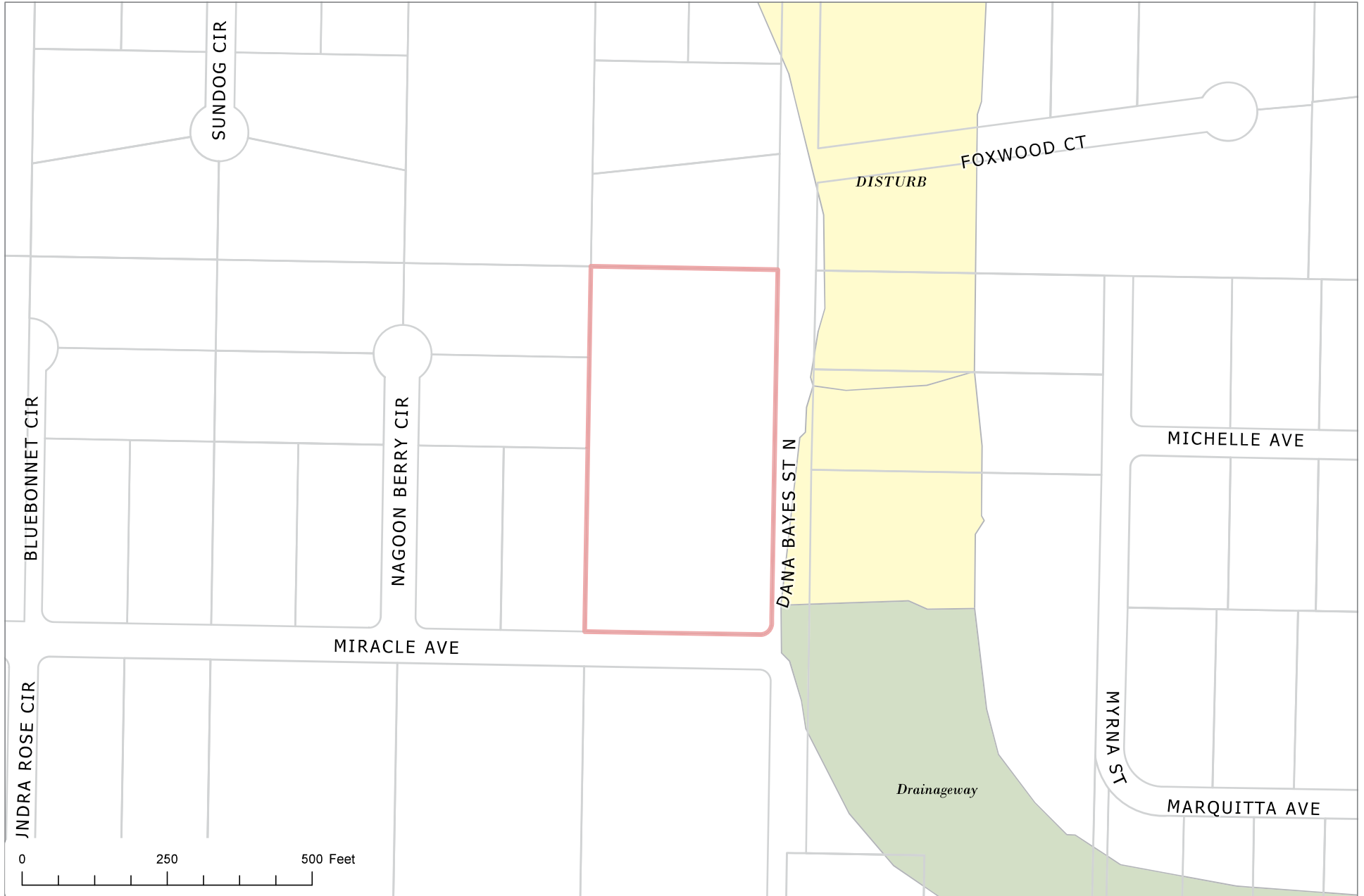
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

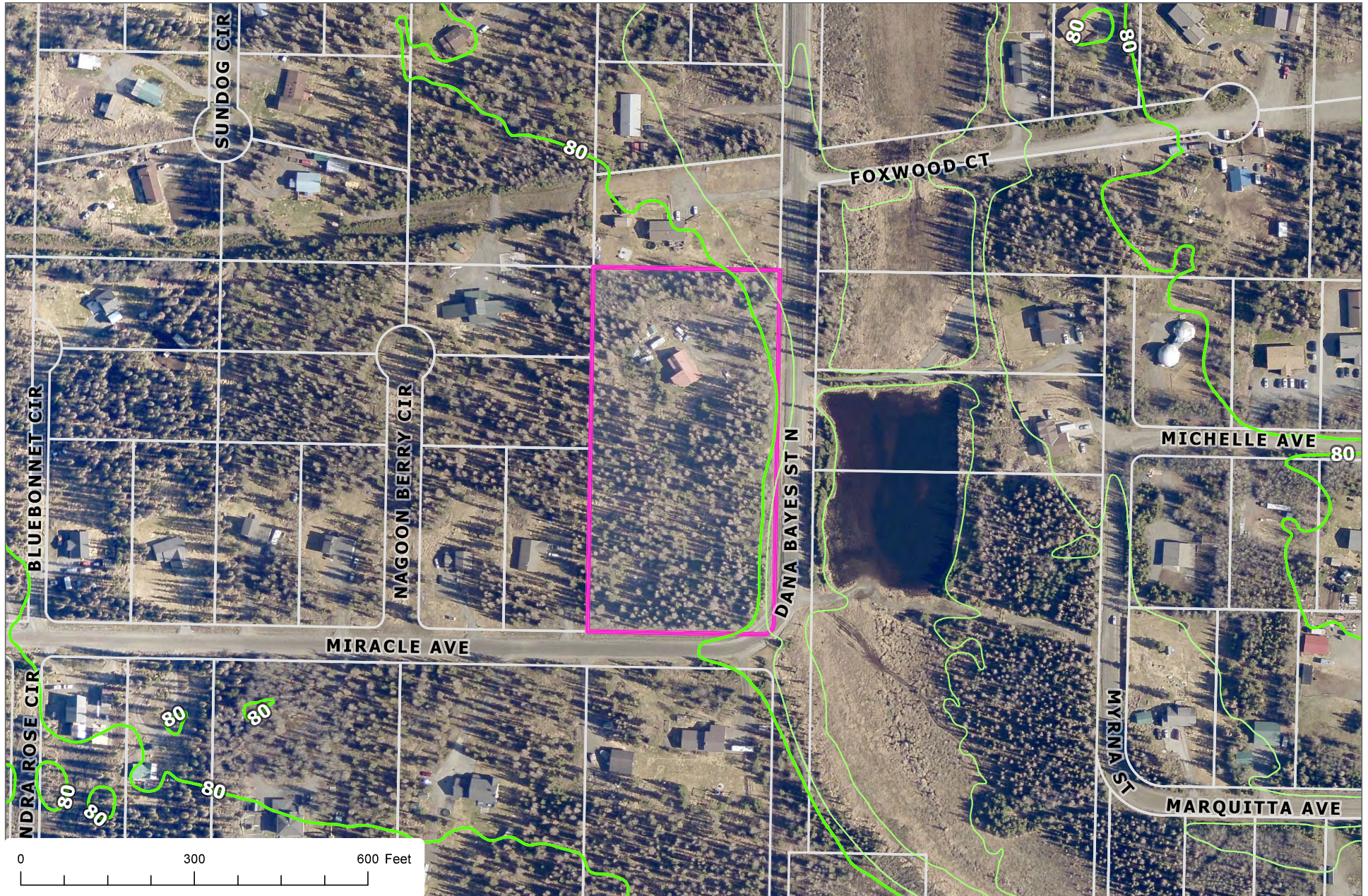
END OF STAFF REPORT



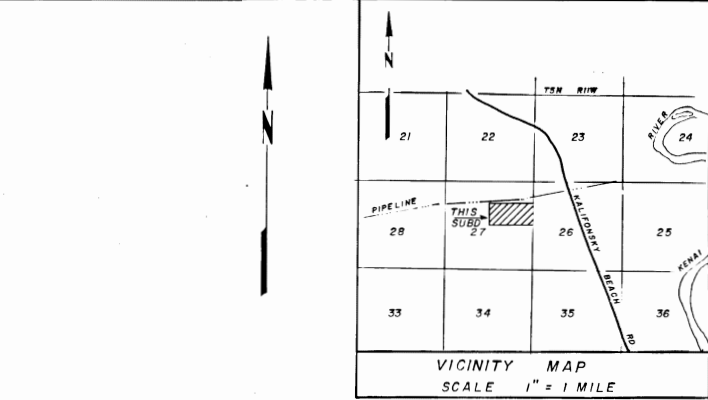
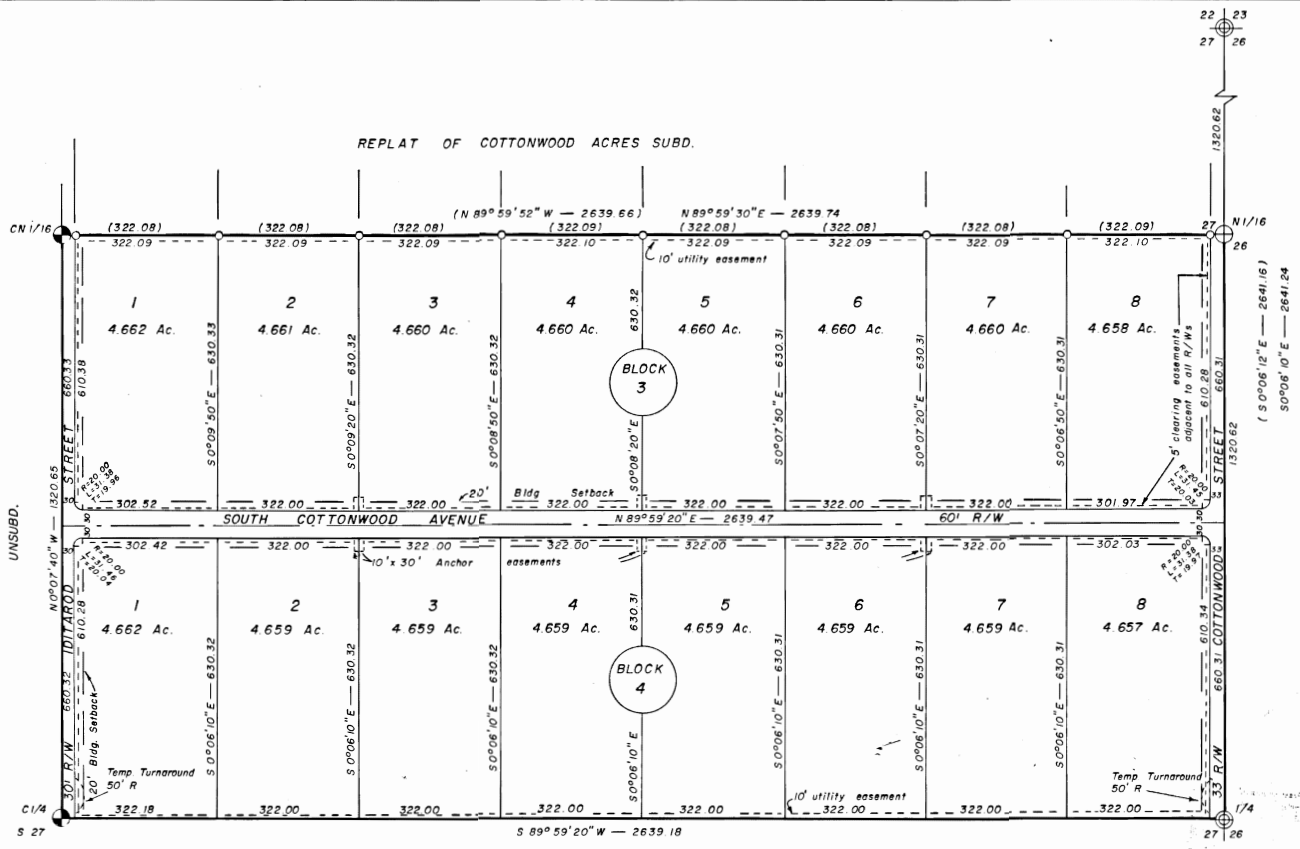
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LEGEND AND NOTES:

- ⊕ Found G.L.O. brass cap monument
- ⊙ Found official survey brass cap (R.C.U)
- ⊙ Set 3" cast Al monument.
- ⊙ Found 1/2" steel rebar.
- ⊥ Set 1/2" x 24" steel rebar at all lot corners.

All bearings refer to the east line of Section 27 as being S0°06'12"E of record.

Date of record shown in ().

PLAT APPROVAL.

Pict approved by the Commission this 4th day of August, 1975.

Stanley S. McLane
Mayor

75-74

RECORDED - FILED 3.45

Kenai SEC. DIST.

PLAT 8-19-75

TIME 2:26 P.M.

Recorded by R.P.B.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date August 6, 1975

The Briggs Corporation
owner

Stale R. Briggs, President
owner

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 6 day of August, 1975.

My commission expires 8/16/78

Michael Ballhoffer
notary public for Alaska



COTTONWOOD ACRES
SUBDIVISION ADDITION NO. 1

The Briggs Corporation, owner
Star Route Box 65, Eagle River AK. 99577

DESCRIPTION
THE 1/2 NE 1/4 SEC. 27 T5N, R11W S.M. AK.
CONTAINING 80.019 ACRES LOCATED IN THE
KENAI PENINSULA BOROUGH.

Surveyed by S.S. McLane R.L.S.

DATE OF SURVEY July 14 - 23, 1975	SCALE 1" = 200'	BK. NO. 74-1
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