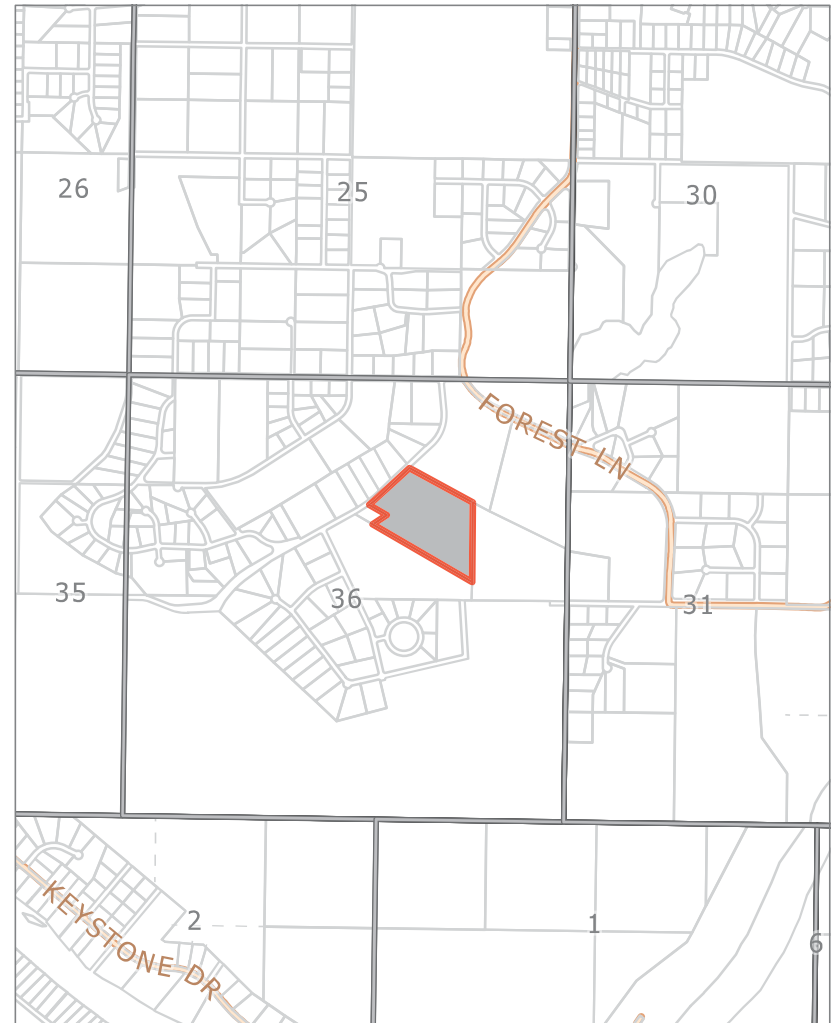


E. NEW BUSINESS

- 4. Forest Hills Lookout Subdivision Watson Addition No. 2
KPB File 2024-101
Johnson Surveying / Eicher
Location: Diamond Willow Lane
Sterling Area**

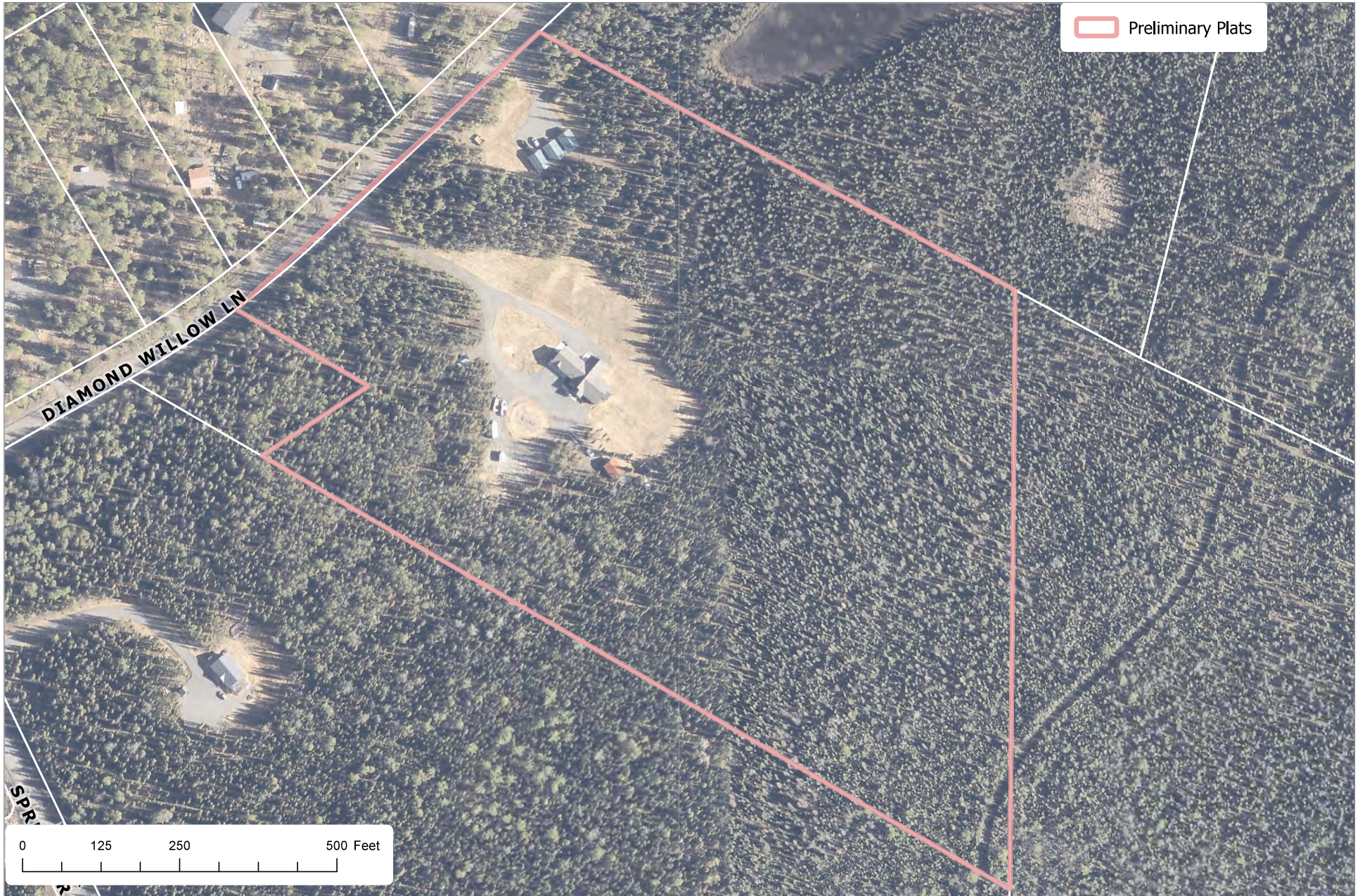


KPB File 2024-101
T 05N R 10W SEC 36
Sterling

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



Aerial Map



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



Forest Hills Lookout Watson Addition No. 2 Preliminary Plat

A subdivision of Lot 16A Forest Hills Lookout Watson Addition (KRD 2012-94).
Located in the NE1/4 Section 36, T5N R10W, S4M,
Kenai Recording District Kenai Peninsula Borough File

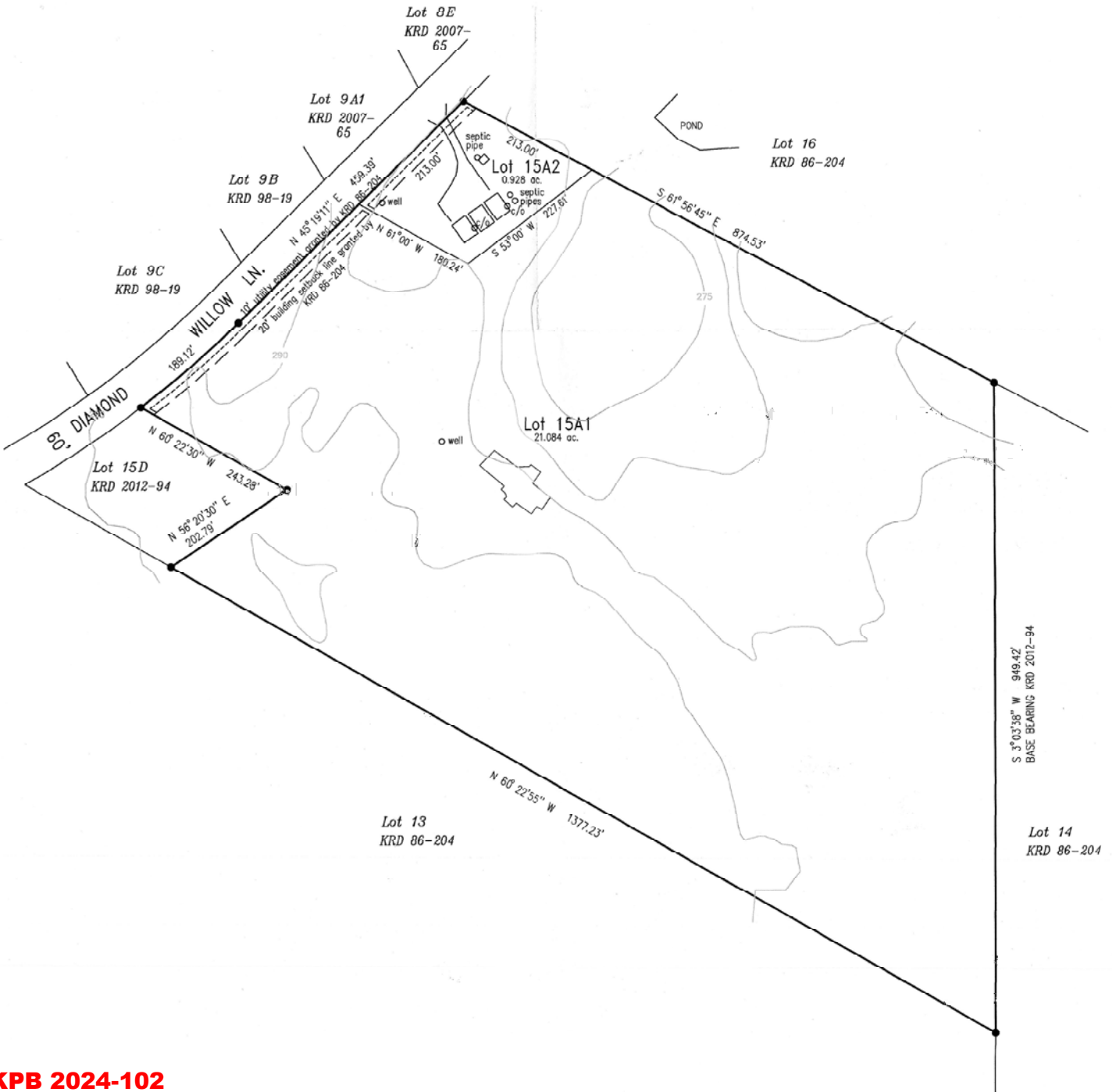
Prepared for
Jacob and Ruby Ann Eicher
40441 Diamond Willow Ln.
Soldotna, AK 99669

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 282-3772

SCALE 1" = 100' AREA = 22.012 acres 8 August, 2024

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' of the building setback is also a utility easement, as is the entire setback within 5' of the side lot lines.
2. 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. This property is subject to the Terms, Covenants, Conditions, and Provisions, including rights of way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, U.S.C.1601 et seq.
4. Contour interval 5'. No grades exceed 20%. There are no wet areas on the property.



AGENDA ITEM E. NEW BUSINESS

**ITEM 4 - PRELIMINARY PLAT
Forest Hills Lookout Subdivision Watson Addition No. 2**

KPB File No.	2024-101
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Ruby Ann and Jacob Eicher of Soldotna, AK
Surveyor:	Jerry Johnson – Johnson Surveying
General Location:	Diamond Willow Lane, Sterling Area

Parent Parcel No.:	058-362-09
Legal Description:	T 5N R 10W Sec 36 Seward Meridian KN 2012094 Forest Hills Lookout Watson Addn Lot 15a
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	On Site – On site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 22.012-acre parcel into two lots: one measuring 0.928 and the other 21.084 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is provided by Diamond Willow Lane, a 60-foot constructed road maintained by the borough. Diamond Willow Ln going east connects to Foster Avenue to the north, which then connects to Forest Lane to the east. Forest Lane connects to the Sterling Highway to the north which is also state-maintained.

There are no dedications or vacations proposed with this platting action.

No section line easements affect this subdivision.

Block length is not compliant, but the block this lot is located in is chopped up in an irregular shape and with large irregular lots. **Staff recommends** the Plat Committee concur an exception is not needed at this time but request a plat note be added that further division of Lot 15A1 will require a road dedication.

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

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	No comment

Site Investigation:

Multiple structures are depicted on the plat. When the plat is complete there will be three structures located on Lot 15A2 and one structure on Lot 15A1. A well is depicted on Lot 15A2 that appears to be within the 20-foot building setback.

The topography is relatively level. Contours are depicted on the plat at intervals of 5-feet and also stated in plat

note number 4. There are no steep areas identified on the plat, as no grades exceed 20%.

No zoning restriction or wetlands affect this plat. The River Center review did not identify this plat to be located within a FEMA flood hazard area or habitat protection district.

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

Originally the land was an aliquot part of the N 1/2 of Section 36, Township 5 North, Range 10 West, Seward Meridian, Alaska and the Kenai Peninsula Borough. Forest Hills Lookout Subdivision, KN 85-103, subdivided the land creating eighteen parcels and was later amended by Forest Hills Lookout Subdivision Amended Plat, KN 86-204. Lot 15 was re-subdivided by Forest Hills Lookout Watson Addition, KN 2012-94, creating lots 15A and 15B. The proposed subdivision will replat lot 15A into lots 15A1 and 15A2.

A soils report will be required and an engineer will sign the final plat for Lot 15A2. Lot 15A1 will not need a soils report as it is larger than 200,000 sq ft.

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

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.

A well is depicted on Lot 15A2 that appears to be within the 20-foot building setback. **Staff requests** a note be placed on the final plat to indicate that acceptance of the plat by the Borough does not indicate acceptance of any encroachments.

Utility Easements

Forest Hills Lookout Subdivision, KN 85-103, granted a 10-foot utility easement abutting all right-of-way's and was extended to include within 5-feet of the side lot lines by Forest Hills Lookout Watson Addition, KN 2012-94. The utility easement is depicted on the plat and noted as plat note number one.

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

Utility provider review:

HEA	No Comments
ENSTAR	

ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 40441 DIAMOND WILLOW LN</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: DIAMOND WILLOW LN</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: 40441 DIAMOND WILLOW LN WILL REMAIN WITH LOT 15A1</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Update the Plat Approval date to October 14, 2024.
Moify KPB File Number to 2024-101

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:

Correct lot number to "Lot 15A Forest Hills Lookout Watson Addition"

- 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:

Correct lot label directly east adjacent to the subdivision, to: Lot 15B KN 2012-94

Correctly represent the lots across Diamond Willow Ln

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:

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.

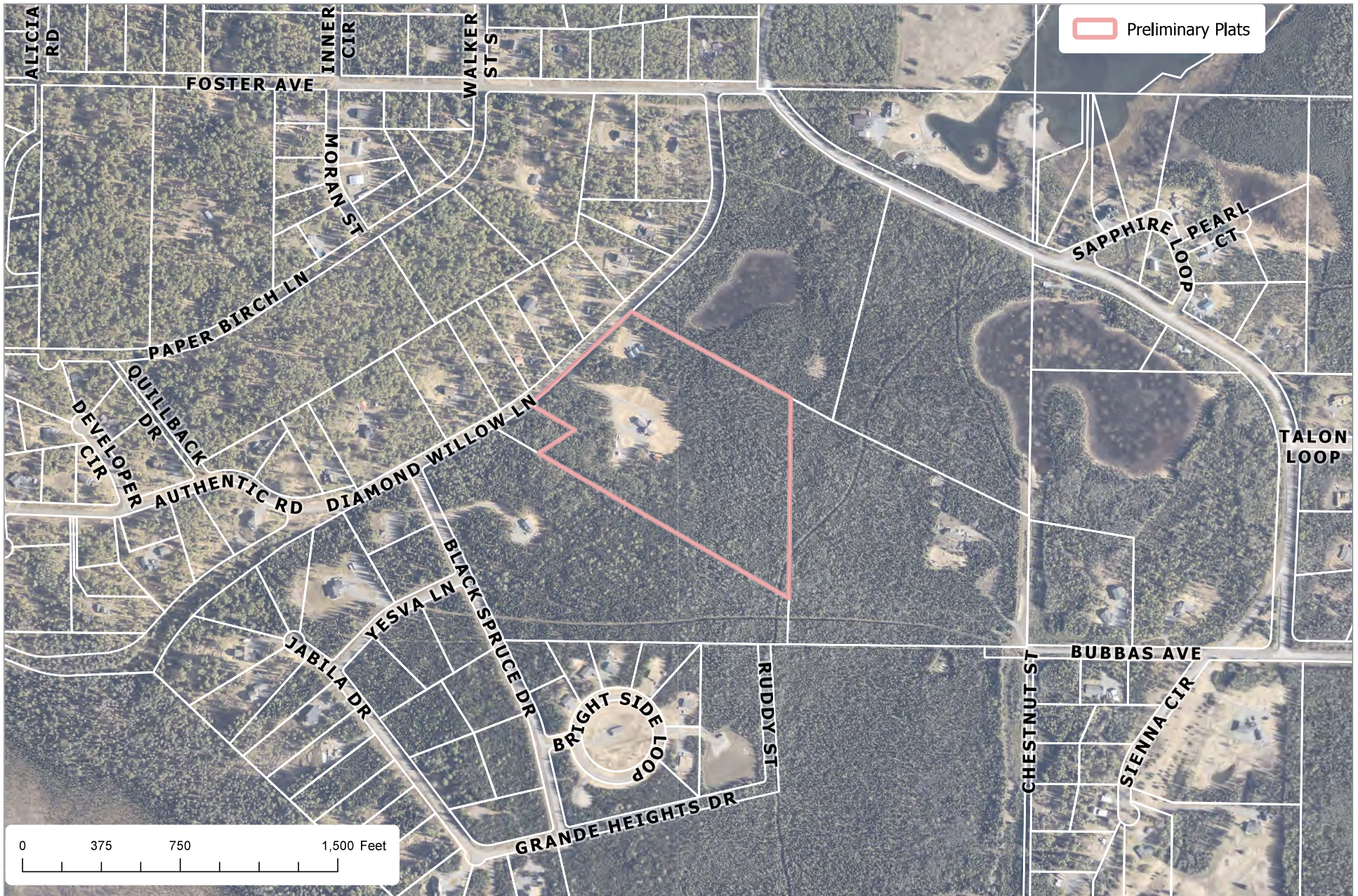
NOTE: 20.25.120. - REVIEW AND APPEAL.

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

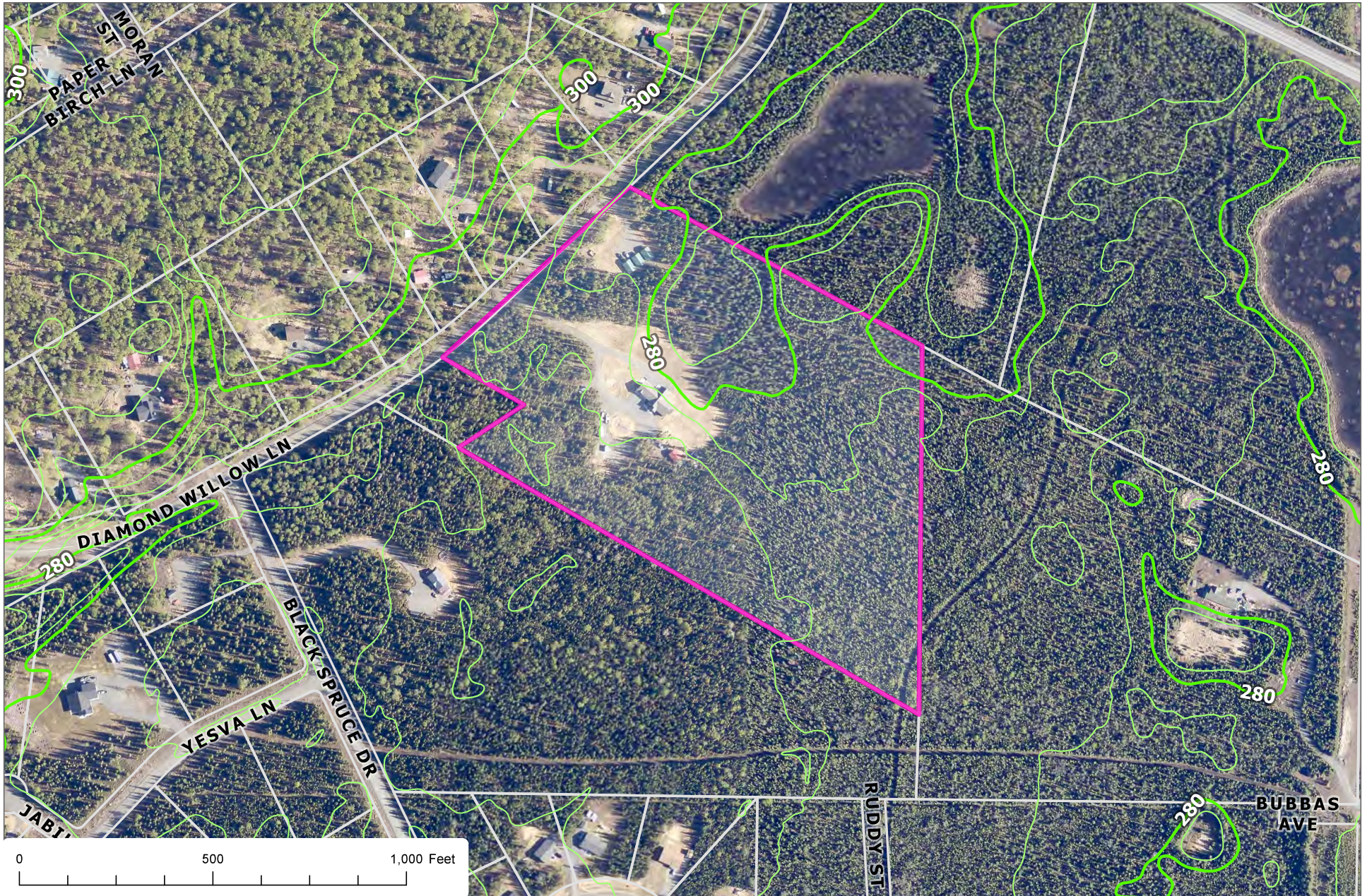
END OF STAFF REPORT



Aerial Map



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LEGEND:

- MONUMENT (found this survey)
- 5/8" REBAR (found this survey)
- 5/8" REBAR (not this survey)
- () RECORD DATUM PLAT 86-204 KRD

NOTES:

- 1) State of facing taken from Forest Hills Lookout Subdivision (amended), Plat 86-204, Kenai Recording District.
- 2) Building setback: A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Front 10 feet of the 20 foot building setback and the entire setback within 8 feet of the side or line 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.
- 4) **WASTEWATER DISPOSAL:** Lot 15A This lot is at least 200,000 square feet of suitable B water in size and 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 treating 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.

WASTEWATER DISPOSAL: Lot 15B This lot is at least 200,000 square feet of suitable B water in size and 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 treating 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.

Original 12-17-12 Date
 License No. 26832

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 15, 2012.

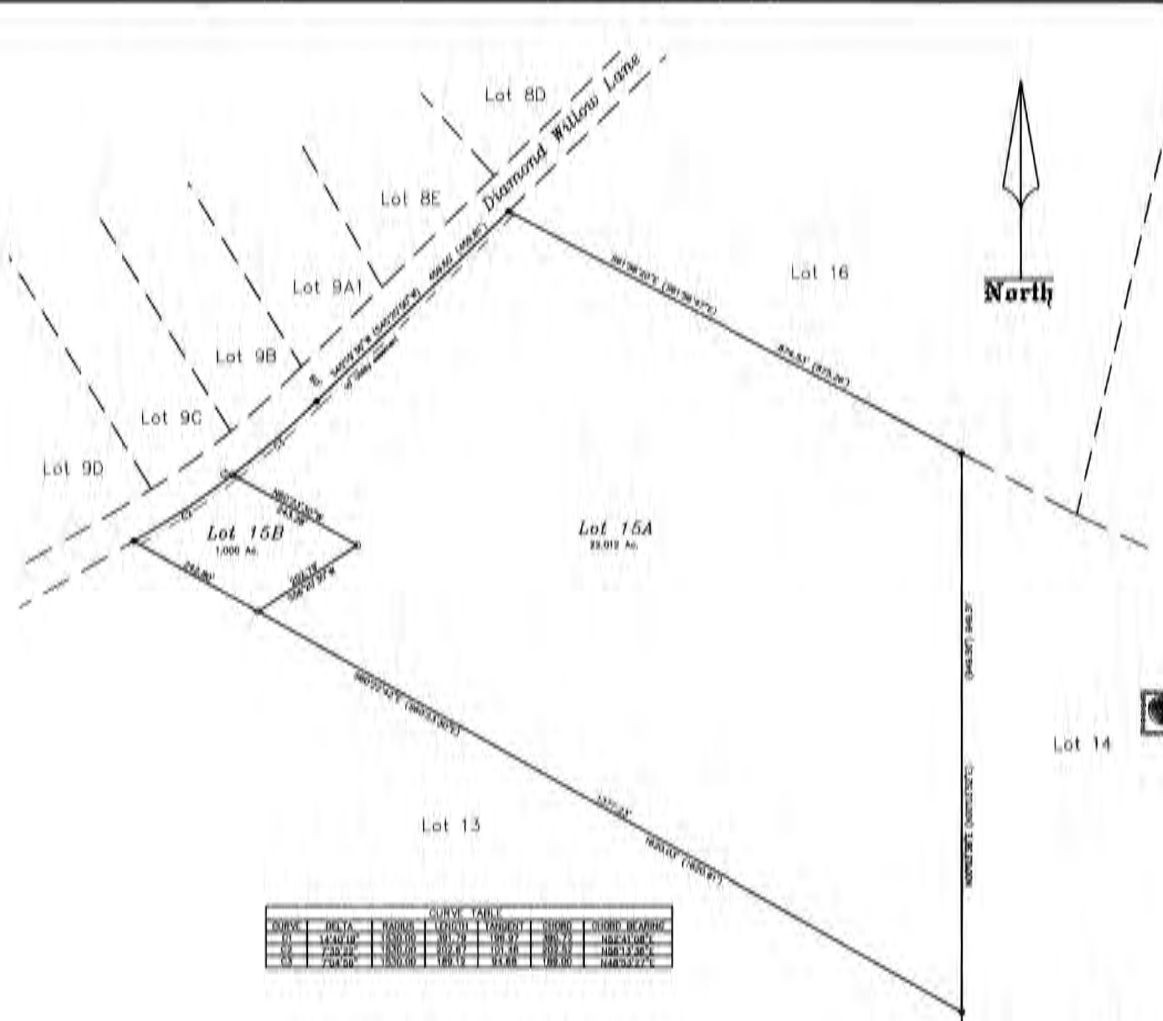
KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL [Signature]
 12-17-2012



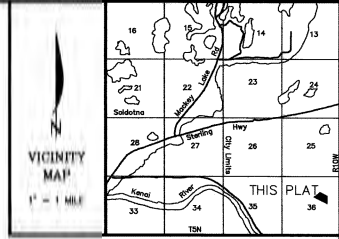
SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision. The monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date 12-12-12



CURVE	DELTA	RADIUS	CHORD	TANGENT	CHORD BEARING
01	14.4018'	120.00'	30.729'	196.97'	108.241087°
02	7.3322'	120.00'	14.6644'	91.46'	108.13387°
03	7.3322'	120.00'	14.6644'	91.46'	108.03272°



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SURVIVATION AND BY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

[Signature]
 P.O. BOX 207
 KIRKWOOD, OR 97463

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF February, 2012.



[Signature]
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 2-10-2016

2012-94
 KENAI
 12-17-2012
 SJS

KPB FILE No. 2012-106

Forest Hills Lookout Watson Addition

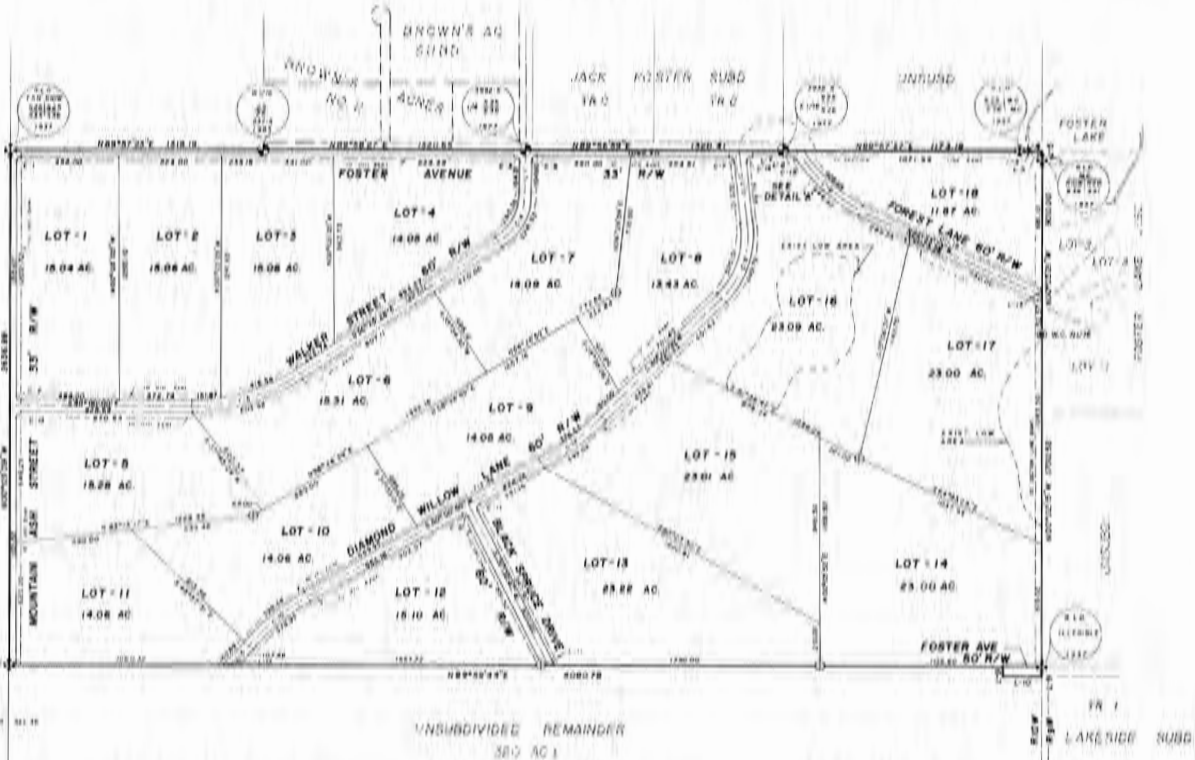
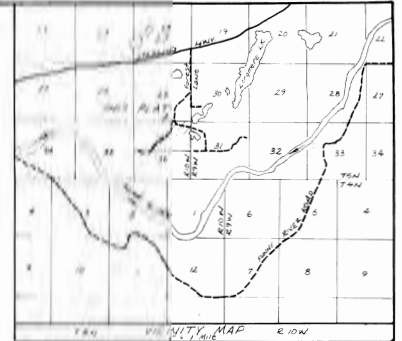
A rehabilitation of Lot 15, Forest Hills Lookout Subdivision, (Amended), Plat 86-204, Kenai Recording District.

Location within the NE 1/4 Section 36, T8N, R10W, S4M, Kenai Peninsula Borough, Alaska.

Containing 23,012 sq. ft.
SEGESSER SURVEYS
 40485 Rosland St.
 Soldotna, AK 99669

JOB NO. 12063	DRAWN: 11-5-12
SURVEYED: Oct. 2012	SCALE: 1"=100'
FIELD BOOK: 12-1	SHEET: 1 of 1

FOREST HILLS LOOKOUT SUBDIVISION



Certificate of Ownership and Dedication
 WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND HEREBY DEDICATE AND GRANT ALL RIGHT OF WAYS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Notary's Acknowledgement
 FOR James O. Stagers and James O. Stagers
 SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF March, 1985.
 My Commission Expires Feb 12, 1987

Plat Approval
 THIS PLAT HAS BEEN APPROVED BY THE KEMAL PENINSULA BOROUGH PLANNING COMMISSION OF THE BOROUGH OF KEMAL PENINSULA, ALABAMA.
 (Ord No 575, 1981, Ord No 575a (part), 1979) By James O. Stagers 6-9-85
 Authorized Official

Surveyor's Certificate
 I, Gayle O. Daily, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A LAND SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE PAGES OF CLOSURE FOR FIELD TRAVELERS DOES NOT EXCEED ONE PART IN 100,000 AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

Water Supply and Sewage Disposal
 NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND REGULATIONS OF THE ALABAMA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THOSE SYSTEMS.

CURVE TABLE

CURVE	BEARING	RADIUS	ARC	TANGENT
01	90°00'33"	25.00	25.00	25.01
02	89°58'31"	25.00	30.25	24.99
03	90°00'23"	25.00	35.50	25.06
04	89°59'30"	250.00	190.00	189.50
05	89°57'43"	1000.00	800.00	800.00
06	89°56'00"	25.00	10.20	25.02
07	89°54'20"	25.00	15.74	25.05
08	89°52'43"	25.00	21.28	25.08
09	89°51'10"	25.00	26.81	25.11
10	89°49'41"	100.00	100.00	100.00
11	89°48'16"	25.00	31.72	25.14
12	89°46'54"	25.00	37.43	25.17
13	89°45'35"	25.00	43.14	25.20
14	89°44'20"	25.00	48.85	25.23
15	89°43'08"	25.00	54.56	25.26
16	89°41'99"	25.00	60.27	25.29
17	89°40'53"	25.00	65.98	25.32
18	89°39'50"	25.00	71.69	25.35
19	89°38'50"	25.00	77.40	25.38
20	89°37'53"	25.00	83.11	25.41

NOTES

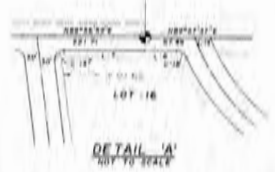
1. This plat is a 20' minimum building setback from all depicted R/W's unless a local ordinance is approved by resolution of the appropriate planning commission.
2. This plat is a 10' utility easement along all depicted utility lines.
3. All utility located domestic sewage systems shall be designed by an Engineer Registered in the State of Alabama and approved by the Alabama Dept of Environmental Conservation prior to construction.

AMENDED TO BE:

1. Width of centerline of Foster Lane changed from 50' to 60' from W to E side of W/W.
2. Added missing easement on Lot 5 along R/W of Willow Lane - 25' R/W.
3. Changed dimension of east boundary of Lot 12 from 125.07 feet to 125.00 feet and add the dimension of 152.57 to reflect bearing block at W/L N170 corner.
4. Changed area of Lot 14 from 25.00 acres to 25.00 acres to reflect correct area of monument.
5. Changed dimension of area of Lot 9 from 25.00 feet to 25.36 feet.
6. Changed the size block to reflect the correct bearing of centerline.

LINE TABLE

LINE	BEARING	DISTANCE
1-1	N00°00'00"W	228.44
1-2	N04°30'15"W	361.74
1-3	N42°27'33"E	107.86
1-4	N89°57'37"E	187.78
1-5	S00°15'07"E	39.78
1-6	S82°07'28"E	186.89
1-7	N89°58'39"E	162.00
1-8	N89°57'37"E	33.07
1-9	S00°02'36"E	50.00
1-10	N89°59'44"E	250.00
1-11	S00°00'00"E	25.00
1-12	N00°00'00"E	25.00
1-13	N00°00'00"E	25.00
1-14	N00°00'00"E	25.00
1-15	N00°00'00"E	25.00



LEGEND

- 1. FOUND OFFICIAL SURVEY MONUMENT.
- 2. FOUND 2 1/2" S.L.D. BRASS CAP MONUMENT.
- 3. SET 3" x 3" ALUMINUM MONUMENT.
- 4. FOUND 2" AL. (AP. 180 N/16).
- 5. ALL LOT CORNERS, ANGLE POINTS AND P.C.'S MONUMENTED WITH 1/2" REBAR AND YELLOW CAP 2234-S.

AMENDED PLAT (see Notes)

FOREST HILLS LOOKOUT SUBDIVISION
 CONTAINING 380.18 ACRES MORE OR LESS AND SITUATED WITHIN THE
 N 1/2 SECTION 36, T.5N, R.10W, S.1, AK. AND
 THE KEMAL PENINSULA BOROUGH.

PREPARED FOR: **SALAMATOF NATIVE ASSOCIATION INC.**
 80 Ave 1988
 Kennel, AL 36661

PROFESSIONAL DESIGN ASSOCIATES box 4406 Kennel, AL 36661

DATE: 5/29/85 SCALE: 1"=300'
 DRAWN: J.B. DATE: 6/2