



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, October 27, 2025

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

1. Time Extension Request

[KPB-7282](#) Seward Airport Improvement ROW Acquisition

Attachments: [C1. TE_Seward Airport ROW Acquisition](#)

2. Planning Commission Resolutions - None**3. Plats Granted Administrative Approval**

[KPB-7256](#) Administrative Approvals Report

Attachments: [C3. Adminstrative Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7257](#) Final Approvals Report

Attachments: [C4. Final Approvals](#)

5. Plat Amendment Request - None**6. Commissioner Excused Absences - None****7. Minutes**

[KPB-7258](#) October 13, 2025 PC Meeting Mintes

Attachments: [C7. 101325 PC Meeting Minutes](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7259](#) Building Setback Encroachment Permit; KPB 2025-153
PC Resolution 2025-27
Johnson Surveying / Stevens
Request: Permits a portion of a shop to remain in the 20' building setback; N 440' of Government Lot 6 lying east of Sara St. & excluding Apache Acres Part 8
Funny River Area / Funny River APC

 Attachments: [E1. BSEP Gov Lot 6 Sec18 T5N R8W Packet](#)
 [PHN BSEP-Apache Acres Part Nine](#)

2. [KPB-7260](#) Building Setback Encroachment Permit; KPB File 2025-149
PC Resolution 2025-26
Fineline Surveys / Laida LLC
Request: Permits a portion of the house & covered porch to remain in the 20' building setback on Lot 1 Hollywood Kennedy Gibbons 2006 Addition, Plat HM 2007-108
Anchor Point Area

 Attachments: [E2. BSEP Lot 1 Hollywood Gibbons 2006 Addn Packet](#)
 [E2. BSEP-Hollywood Kennedy Givvons 2006 Addn Desk Packet](#)
 [PHN BSEP-Hollywood Kennedy Gibbons 2006 Addn](#)

3. [KPB-7261](#) Building Setback Encroachment Permit; KPB 2025-124
PC Resolution 2025-25
Edge Survey & Design / Barrickman
Request: Permits a portion of a newly constructed residential building & deck to remain in the 20' building setback on Lot 1A Block 1 Sterling Height's Scooter's Replat, Plat KN 93-87
Sterling Area

 Attachments: [E3. BSEP Lot 1A Blk 1 Sterling Heights Scooters Replat Packet](#)
 [PHN BSEP-Sterling Heights Scooter's Replat](#)

4. [KPB-7262](#) Utility Easement Vacation; KPB File 2025-129V
Edge Survey & Design / Thomsen
Request: Vacates a 20' wide utility easement along a proposed to be vacated interior lot line & a 10' wide utility easement along the southwesterly lot line of Lot 9 Valhalla Heights Subdivision Part 3, Plat KN-1568
City of Kenai

 Attachments: [E4. UEV Valhalla Hqts Subd Part 3 Packet](#)
 [PHN UEV-Valhalla Heights Sub Thomsen Replat UEV](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 6 plats**G. OTHER****H. PUBLIC COMMENT/PRESENTATION**

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS**J. COMMISSIONER COMMENTS****K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NO ACTION REQUIRED**

[KPB-7281](#) Cooper Landing APC Meeting Minutes

Attachments: [Misc. Information](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, November 17, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

CONTACT INFORMATION**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

C. CONSENT AGENDA

***1. Time Extension Requests**

- a. Seward Airport ROW Acquisition Plat
KPB File 2021-047**

MEMORANDUM



TO: Kenai Peninsula Borough Planning Department

DATE: September 25, 2025

FROM: Courtney Bringhurst, City of Seward Planner

SUBJECT: Seward Airport, ROW Acquisition Plat
KPB File 2021-047

The City of Seward Planning and Zoning Commission adopted Resolution 2022-018 on August 2, 2022, recommending that the City Council and the Kenai Peninsula Borough approve the preliminary right-of-way acquisition plat for the Seward Airport.

Following several postponements, the City Council adopted Resolution 2022-096 on August 28, 2023, also recommending Kenai Peninsula Borough approval of the same preliminary right-of-way acquisition plat.

The Seward City Code does not establish a definitive timeframe within which a preliminary plat must obtain final approval from the Kenai Peninsula Borough following recommendation by the City Council and/or the Planning and Zoning Commission.

Provided no substantial modifications have occurred to the preliminary plat between the 2023 City Council approval and the anticipated final approval, the City of Seward supports the Kenai Peninsula Borough granting an additional time extension for the Seward Airport preliminary right-of-way acquisition plat, KPB File 2021-047.

Thank you,

A handwritten signature in blue ink that reads "Courtney Bringhurst". The signature is written in a cursive style and is positioned above a horizontal line.

Courtney Bringhurst

City Planner
907-224-4020
cbringhurst@cityofseward.net



Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

☐ Name of Subdivision: Seward Airport Improvements ROW Acquisition Plat

☐ Location of Subdivision: Seward Airport, Seward Alaska

☐ KPB Number: 2021-47

☐ Date of Planning Commission Approval(s)

10/26/2021 _____

8/14/2023 _____

☐ Reason for time extension request.

ROW Acquisition process continues. Construction scheduled for 2026 at the earliest.

Extension requested until Dec 31, 2030 to allow construction to complete before closeout
survey and final monumentation can occur.

Date: 9/16/2025

Signature of Surveyor/Property Owner: RL

Sather, Jennifer

From: Keiner, Robert (DOT) <bob.keiner@alaska.gov>
Sent: Tuesday, September 16, 2025 11:19 AM
To: Sather, Jennifer
Subject: <EXTERNAL-SENDER>RE: ROW Acquisition Plat for Seward Airport Improvements KPB# 2021-047
Attachments: KPB Time Extension Request Form - Seward Airport RWAP 9-16-2025.pdf

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.

Jennifer,

Thanks for the reminder! Attached is the updated request.

Since this is a ROW Acquisition Plat, and not a Subdivision Plat, I'd like to request preliminary approval until Dec 31, 2030. (KPB 20.10.070C1 allows for time periods specified by the Planning Director, rather than the 24 months allowed for normal plats) It just saves multiple extensions, since DOT projects always take so long... 😊

Also, the last extension request that City of Seward provided didn't have a date on it, so I'm assuming that its still applicable for this extension request?

Thanks!

Bob Keiner, P.L.S.

ROW Engineering Supervisor
Central Region DOT/PF
(907)269-0713

From: Sather, Jennifer <jsather@kpb.us>
Sent: Tuesday, September 16, 2025 10:14 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>
Subject: ROW Acquisition Plat for Seward Airport Improvements KPB# 2021-047

You don't often get email from jsather@kpb.us. [Learn why this is important](#)

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.

September 16, 2025

State of Alaska DOT & PF
4111 Aviation Avenue
Anchorage, Alaska 99502

RE: ROW Acquisition Plat for Seward Airport Improvements KPB# 2021-047

AK DOT & PF,

ROW Acquisition Plat for Seward Airport Improvements KPB# 2021-047 will expire on 10/25/2025. Please submit a signed time extension request form to the Planning Department if you wish to keep this file active. I have attached a *Time Extension Request Form* to this letter, and below is a link if you prefer to fill out online.

[Form - Plat Time Extension Request](#)

Per KPB 20.25.110(A), upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A second and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the previous approval.

If this file is not going to be finalized, please let me know so we can remove it from our active files. If you have any questions on this. Please feel free to contact the platting department.

*****Please note this expiration notice is a courtesy. It is the responsibility of the surveyor/landowner to keep the file current under the new code. The borough shall not be held liable for any files that expire. ****

Thank you for your time.

Sincerely,

Jennifer Sather

Senior Clerk, Planning Department

Phone: 907-714-2200 {Office}

Fax: 907-714-2378



Kenai Peninsula Borough

144 N. Binkley St. Soldotna, AK 99669

kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

Coordinate System:
This project is located entirely within the "SEW1" Coordinate System a local surface grid coordinate system expressed in U.S. Survey Feet developed by the Alaska Department of Transportation.

The Basis of Coordinates is the coordinates for Point 1 the datum point on a 9/16" stainless steel drive rod monument located at the north end of Runway 13/31 as listed on the Seward Airport Survey Control Diagram signed 4-1-2011 and recorded as plat 2011-8 in the Seward Recording District. Said station has "SEW1" coordinates of 723296.2514 N, 105481.8762 E, U.S. Survey Feet. (NAD83 Alaska State Plane Zone 4 Coordinates: 22421801.7784 N, 1745899.4858 E, U.S. Survey Feet).

(NAD83(2011) Geographic position: 60°08'07.04951" N, 149°25'16.99134 W).

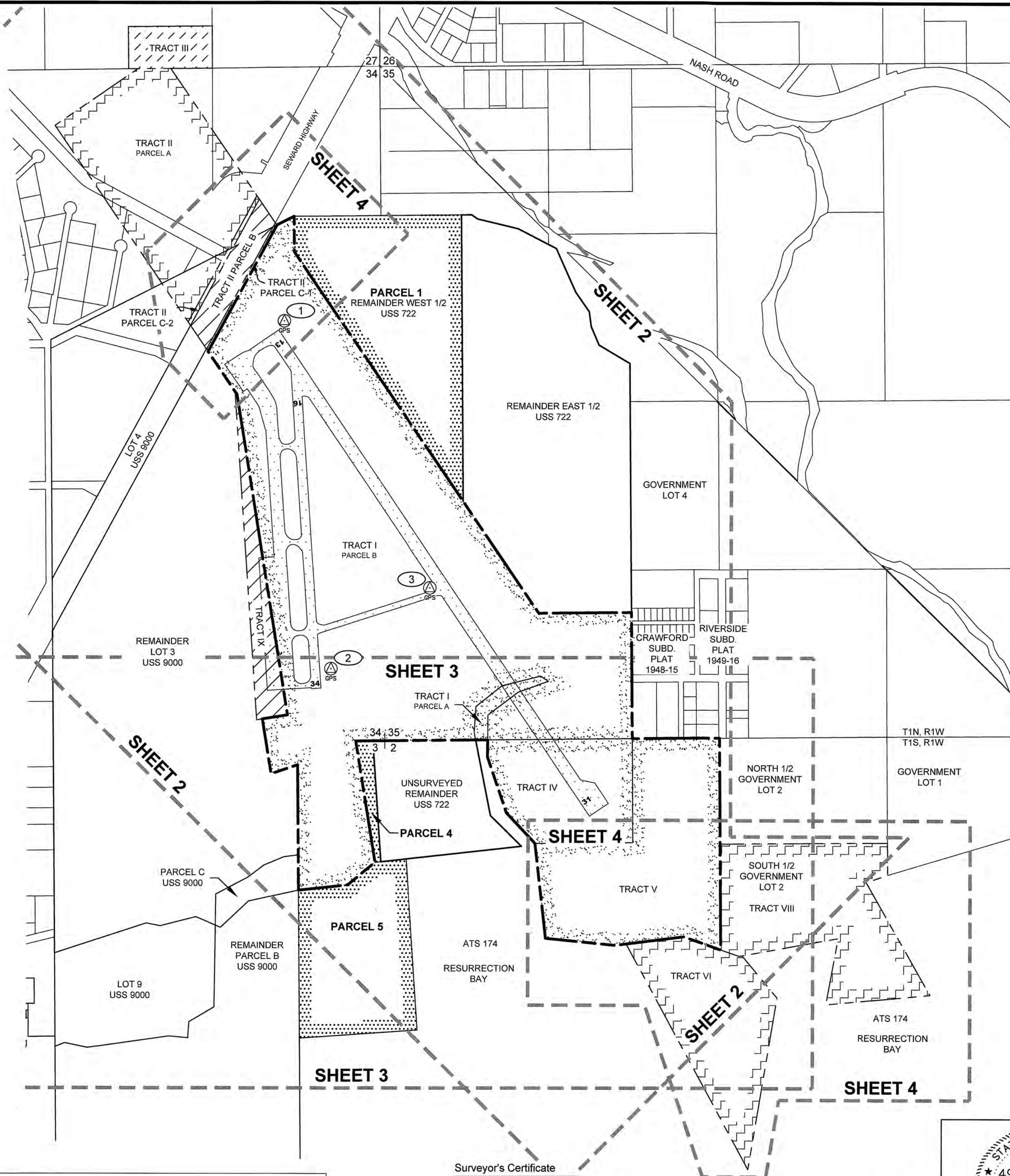
Horizontal coordinates were determined by a high precision static GPS control survey then scaled and translated into the local "SEW1" coordinate system.

The Basis of Bearings is the NAD83 Alaska State Plane Zone 4 grid coordinate system.

To convert the local "SEW1" coordinates to NAD83(2011) State Plane coordinates expressed in U.S. Survey Feet translate by using +1968731.705278 N, U.S. Survey Feet +1640593.755702 E, U.S. Survey Feet and scale using 0.9998991189.

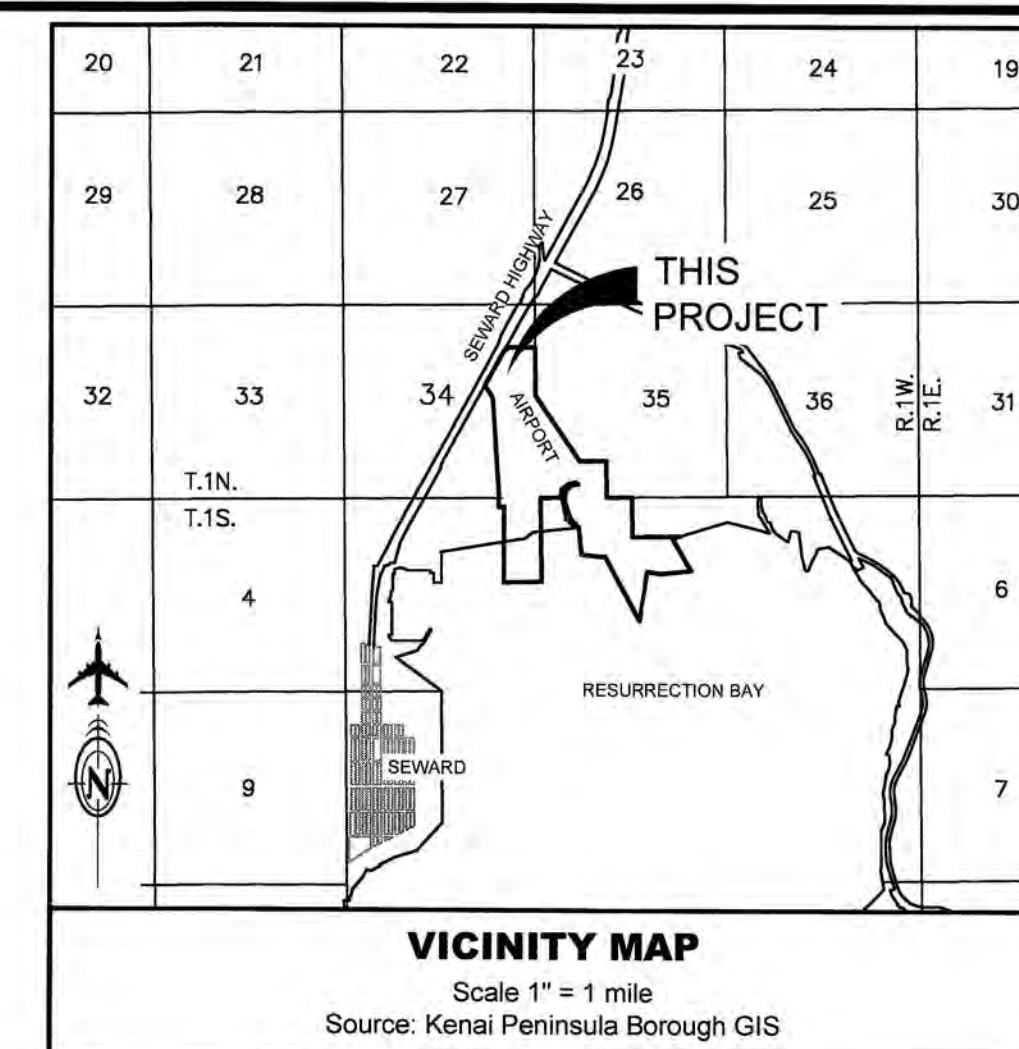
1. Field work for this survey was performed by PDC Engineers in December 2017 and May 2019.
2. Points 1, 2 and 3 (stamped PAC SA-1 PAC SA-2 and PAC SA-3) are not published within the National Geodetic (NGS) Survey Database and are not recognized as official PACS and SACS. Additional NGS guidance surveying measurements and NGS processing would be necessary to publish these monuments.
3. All coordinates and dimensions are shown in U.S. Survey Feet. The U.S. Foot to meter conversion factor is 1200/3937.
4. Unannotated background property information outside the proposed and existing airport boundary and parent parcels was gathered from the Kenai Peninsula Borough Geographic Information System and does not reflect surveyed property lines.
5. See the Survey Control Diagram for this project, recorded as Plat 2018-8, Seward Recording District (S.R.D.) for additional survey information.

	GPS Control Station
	Sheet Line
	Airport Boundary Line
	U.S. Survey Line
	Lot/Tract/Parcel Line
	Point Number
R1	Record Data, Seward Airport Property Plan
R2	Record Data, Alaska Tideland Survey 174
R3	Record Data, U.S. Survey 9000
	Fee Acquisition Parcel
	Avigation and Hazard Easement/ Clear Zone Easement
	Fee Title
	Lease or Permit
	Interagency Land Management Transfer (ILMT)



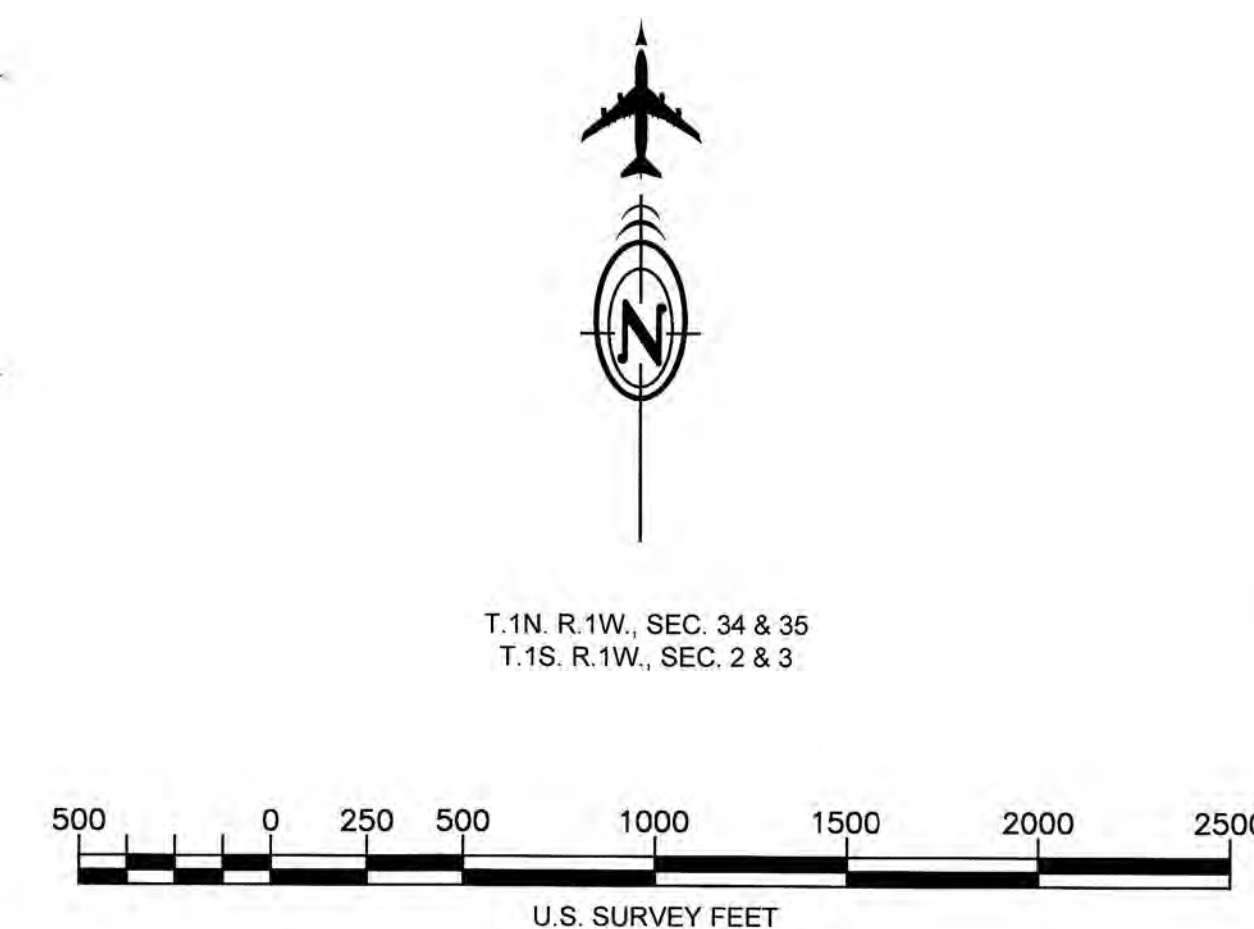
I hereby certify that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.

Craig Owen Ranson LS-11798 Date



This plat was approved by the Kenai Peninsula Borough planning commission in accordance with KPB 20.10.070 at the meeting of _____

Date _____



PRELIMINARY

Seward Recording District
State Business No Fee

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY ACQUISITION PLAT
AKSAS Project No. Z548570000
SEWARD AIRPORT IMPROVEMENTS

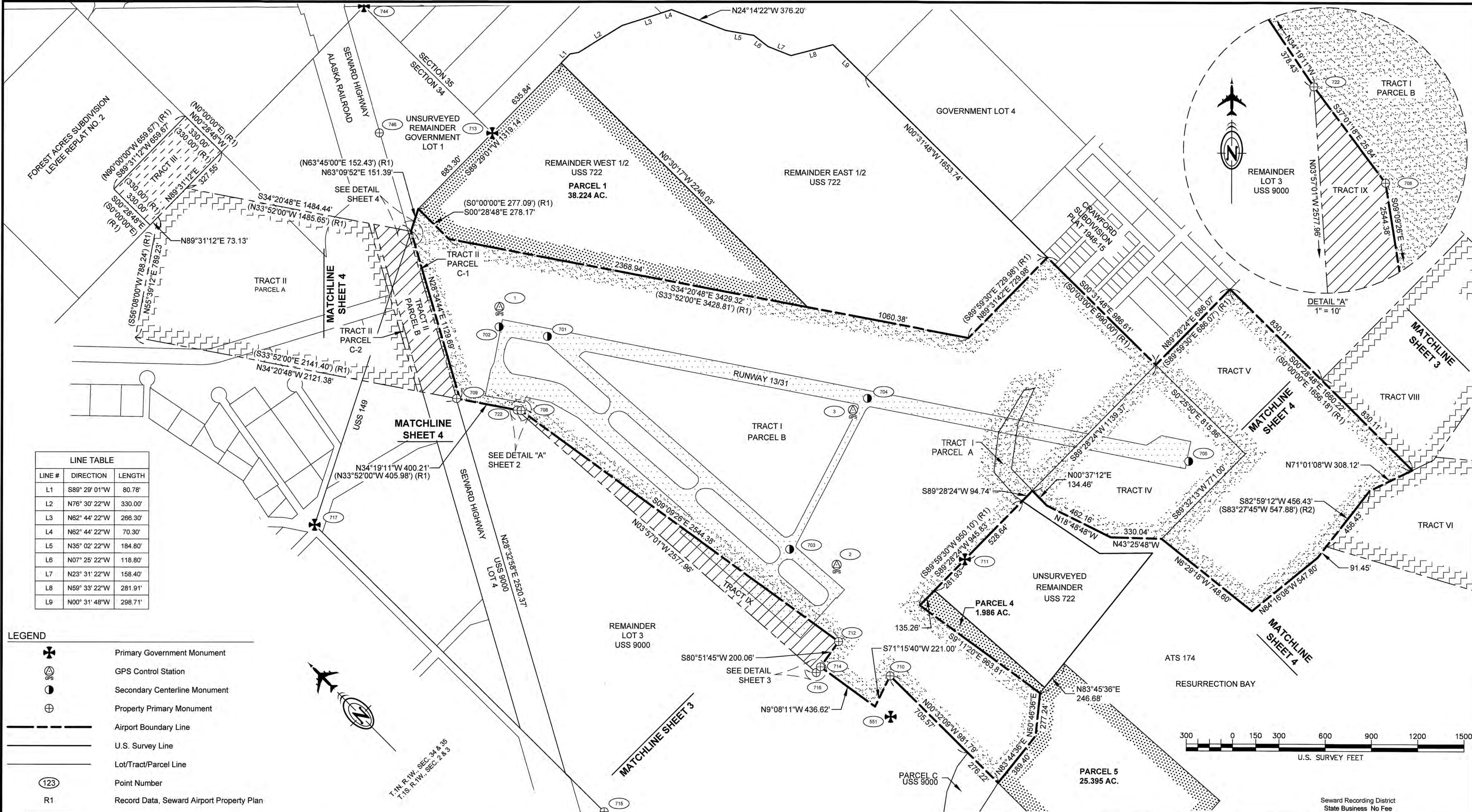
Located within: Sections 2 & 3, T.1.S, R.1.W. and Sections 34 & 35,
T.1.N, R.1.W, S.M. AK

DRAWN BY: KHE	DATE: 2/25/21	SCALE: 1" = 500'
CHECKED: COR	DATE: 2/25/21	SHEET 1 OF 5



PREPARED BY:
PDC ENGINEERS
2700 Gambell Street, Suite 500
Anchorage, AK. 99503
907.743.3200
License No.: AECC605

HORIZONTAL AND VERTICAL CONTROL							
POINT	STATION	OFFSET	NAD83(CORS96)(2003.0000) GEODETIC COORDINATES		LOCAL COORDINATES		DESCRIPTION
			LATITUDE	LONGITUDE	NORTHING	EASTING	
1	RW 95+85.38	179.74 RT	60°08'07.04951" N	149°25'16.99134" W	273,296.2514	105,481.8761	Fd BC/SSROD[AK DOT]: PAC SA-1
2	RW 123+29.77	7.08 LT	60°07'40.17893" N	149°25'10.08213" W	270,571.0364	105,855.7516	Fd BC/SSROD[AK DOT]: PAC SA-2
3	RW 117+51.23	828.02 LT	60°07'46.34783" N	149°24'54.58449" W	271,204.3133	106,635.2516	Fd BC/SSROD[AK DOT]: PAC SA-3



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89° 29' 01"W	80.78'
L2	N76° 30' 22"W	330.00'
L3	N62° 44' 22"W	266.30'
L4	N62° 44' 22"W	70.30'
L5	N35° 02' 22"W	184.80'
L6	N07° 25' 22"W	118.80'
L7	N23° 31' 22"W	158.40'
L8	N59° 33' 22"W	281.91'
L9	N00° 31' 48"W	298.71'

LEGEND

- Primary Government Monument
- GPS Control Station
- Secondary Centerline Monument
- Property Primary Monument
- Airport Boundary Line
- U.S. Survey Line
- Lot/Tract/Parcel Line
- Point Number
- Record Data, Seward Airport Property Plan
- Fee Acquisition Parcel
- Avigation and Hazard Easement/ Clear Zone Easement
- Fee Title
- Lease or Permit
- Interagency Land Management Transfer (ILMT)

HORIZONTAL CONTROL					
POINT	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
701	RW 99+44.79	117.73 RT	272941.9163	105568.2991	See Note
702	RW 96+68.39	277.36 RT	273206.7611	105390.1592	See Note
703	RW 120+34.65	117.72 RT	270856.9363	105711.0828	Fd AM [LOUNSBURY]: CL RWY
704	RW 117+72.75	946.36 LT	271190.9264	106754.7897	See Note
705	RW 136+06.59	2013.91 LT	269434.3037	107945.1349	Fd AC [DOWL]: CL RWY

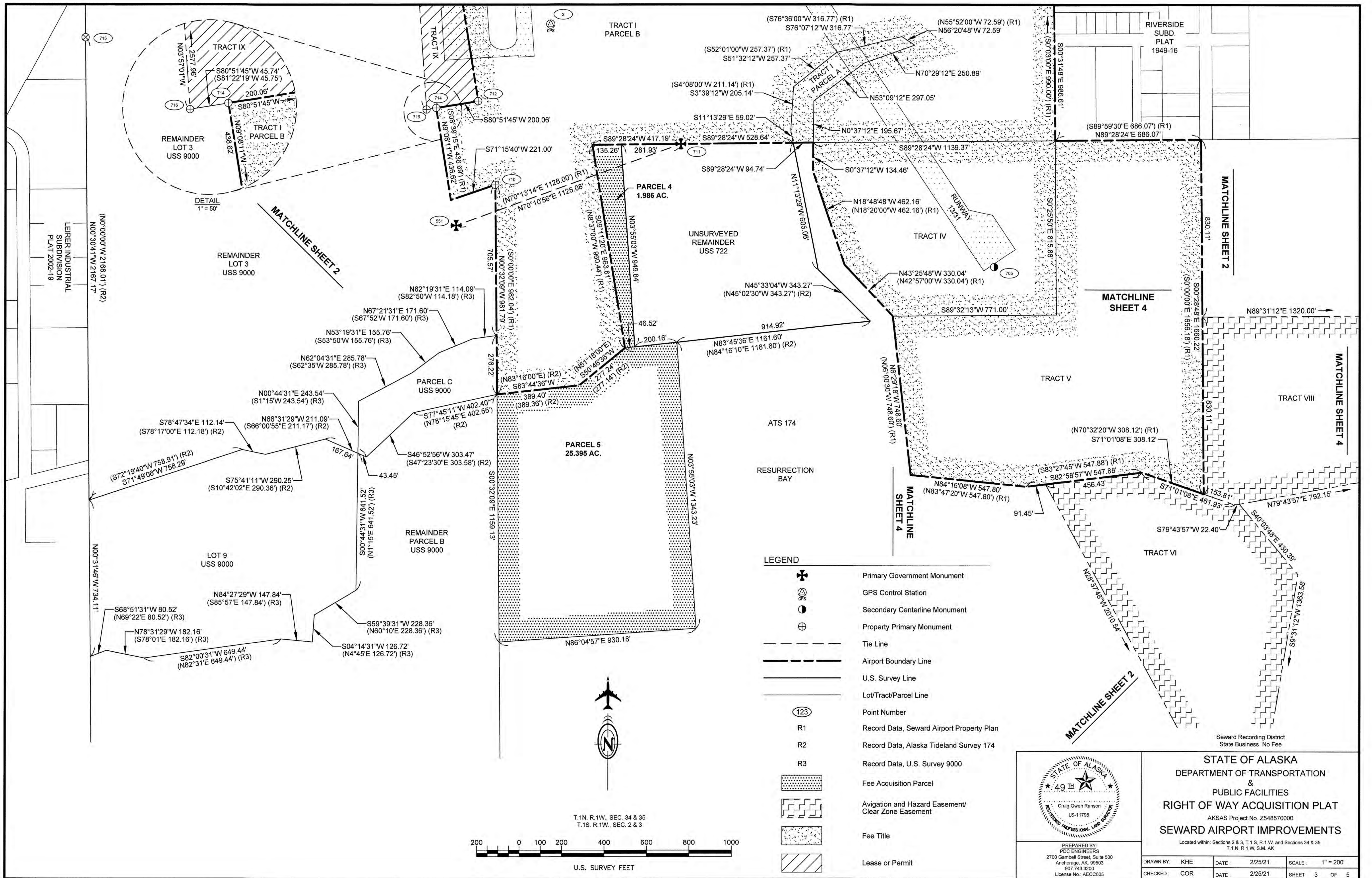
Points 701, 702 & 704 were found paved over. No attempt was made to dig up the monuments. Coordinate information shown is from ROS 2011-8.

PREPARED BY:
PDC ENGINEERS
2700 Gambell Street, Suite 500
Anchorage, AK 99503
907.743.3200
License No.: AECC605

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY ACQUISITION PLAT
AKSAS Project No. Z548570000
SEWARD AIRPORT IMPROVEMENTS
Located within Sections 2 & 3, T.1N, R.1W, and Sections 34 & 35, T.1N, R.1W, S.M. AK

DRAWN BY:	KHE	DATE:	2/25/21	SCALE:	1" = 300'
CHECKED:	COR	DATE:	2/25/21	SHEET	2 OF 5

KPB 2021-047



STATE OF ALASKA

49TH

Craig Owen Ranson

LS-11798

REGISTERED PROFESSIONAL LAND SURVEYOR

PREPARED BY:

PDC ENGINEERS

2700 Gambell Street, Suite 500

Anchorage, AK 99503

907.743.3200

License No.: AECC605

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION

&

PUBLIC FACILITIES

RIGHT OF WAY ACQUISITION PLAT

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Located within: Sections 2 & 3, T.1S, R.1W, and Sections 34 & 35, T.1N, R.1W, S.M. AK

DRAWN BY: KHE

CHECKED: COR

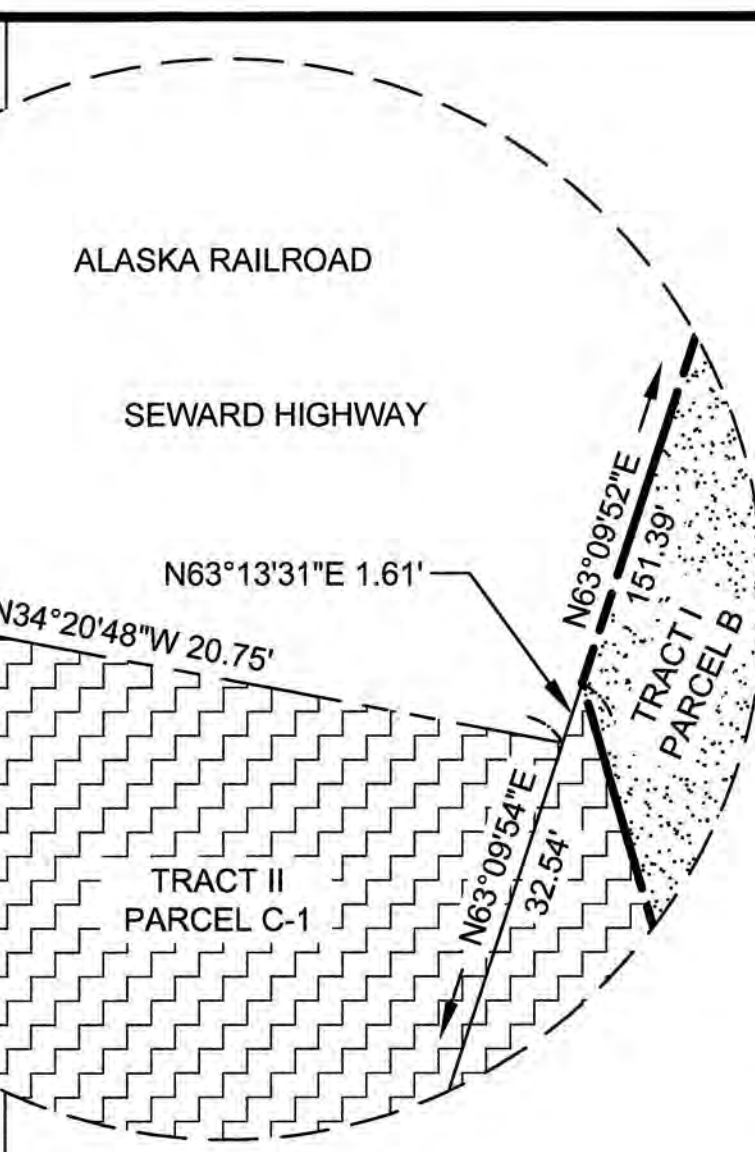
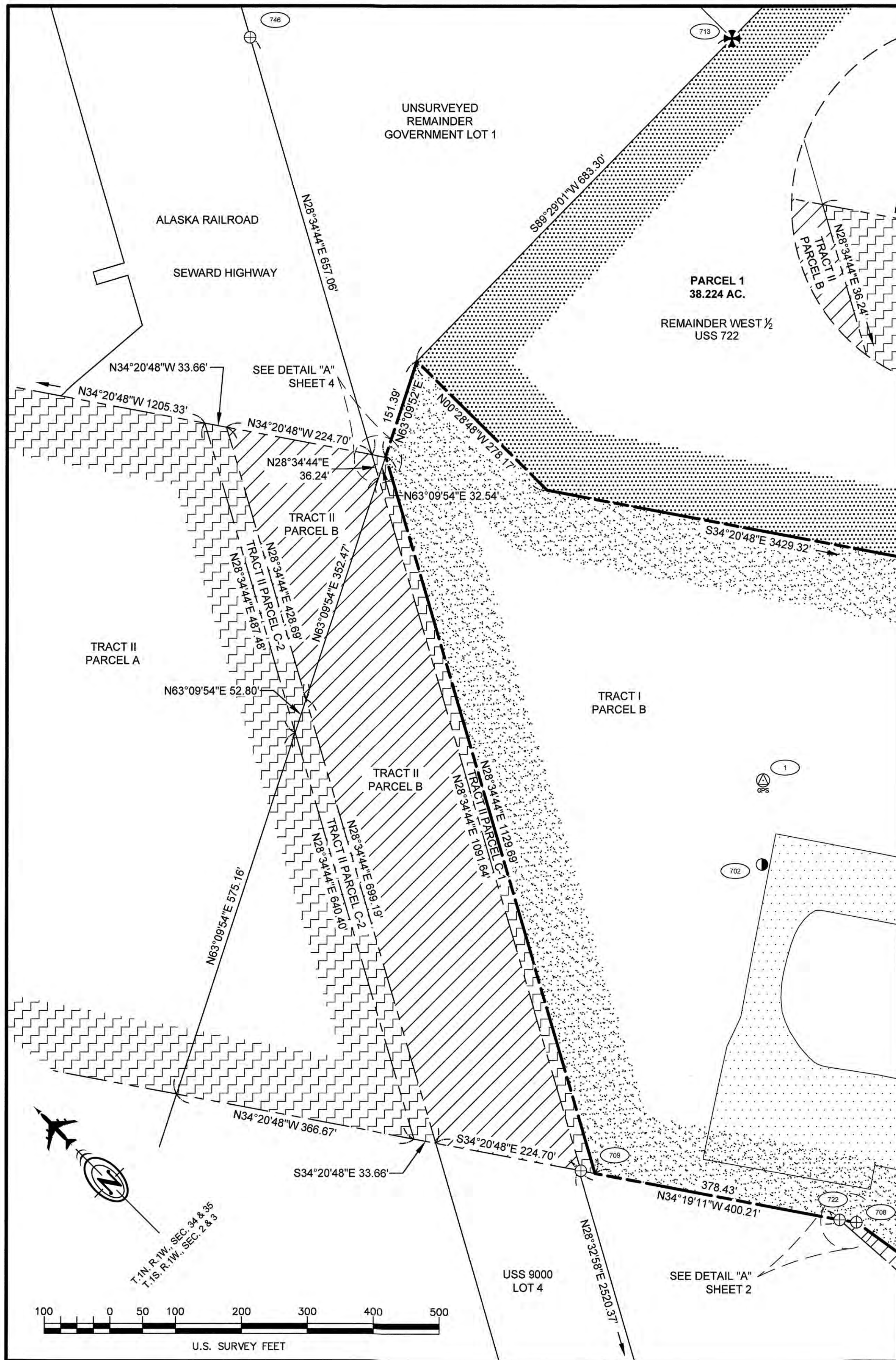
DATE: 2/25/21

DATE: 2/25/21

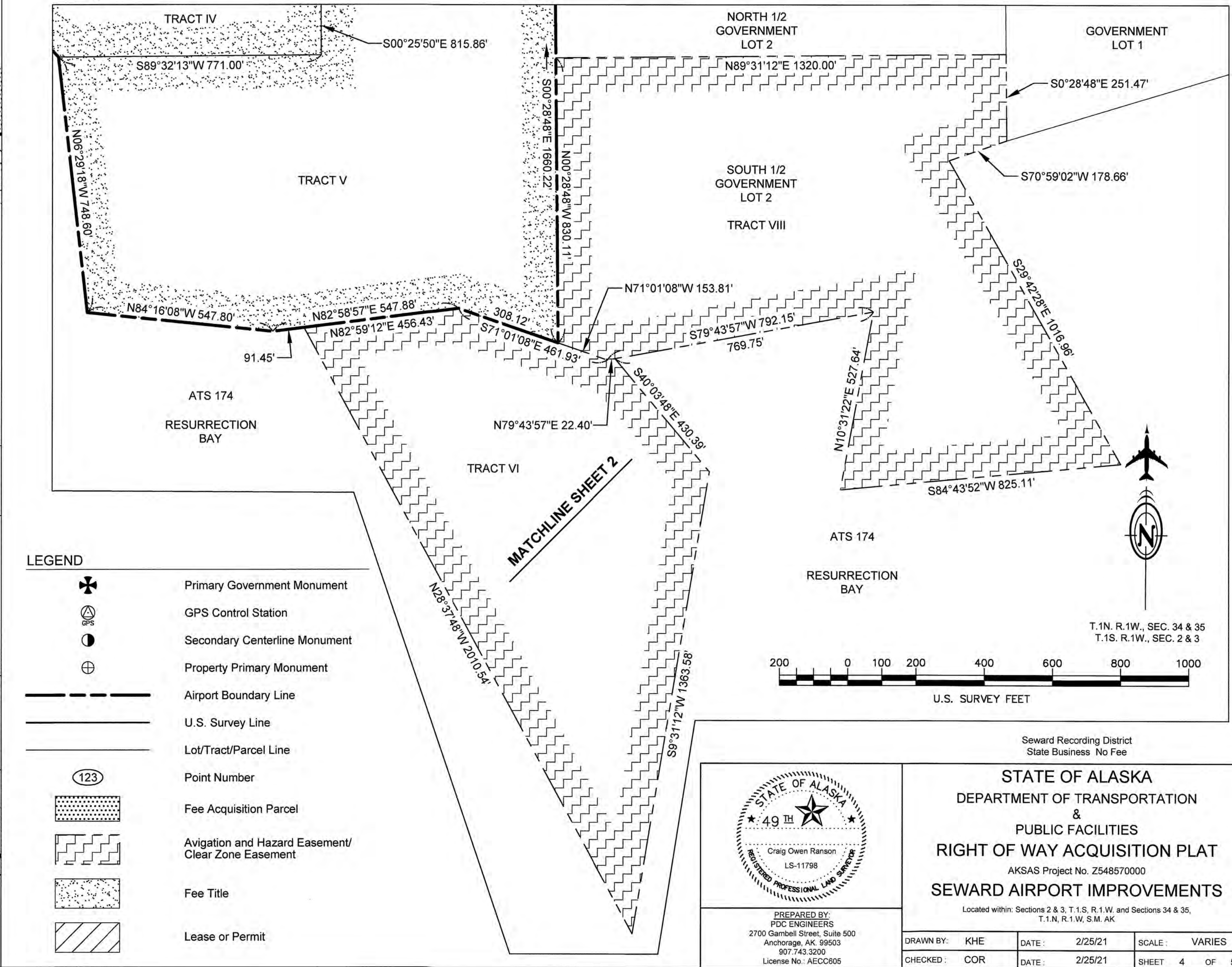
SCALE: 1" = 200'

SHEET 3 OF 5

KPB 2021-047



DETAIL "A"
1" = 5'



HORIZONTAL CONTROL AND RECOVERED MONUMENTS					
POINT	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
1	RW 95+85.38	179.74 RT	273296.2514	105481.8761	Fd BC/SSROD[AK DOT]: PAC SA-1
2	RW 123+29.77	7.08 LT	270571.0364	105855.7576	Fd BC/SSROD[AK DOT]: PAC SA-2
3	RW 117+51.23	828.02 LT	271204.3133	106635.2516	Fd BC/SSROD[AK DOT]: PAC SA-3
551	RW 132+39.95	500.60 RT	269628.2965	105411.4464	Fd BC/Mon[USC&GS]: BAYEND ATS 174 PID UW7667
708	RW 101+32.39	590.16 RT	272722.4768	105109.7890	Fd AM[6101-S]: C6 ARR
709	RW 97+64.67	806.24 RT	273074.5737	104869.0920	Fd AM[LOUNSBURY]: AP TR-1
710	RW 130+62.99	34.55 RT	269818.2372	105594.9496	Fd IP[BLM]: L3 C2 USS 9000
711	RW 129+31.72	581.43 LT	270009.7332	106469.8974	Fd BC/Mon[USC&GS]: RM19 ATS 174
712	RW 126+66.33	358.02 RT	270210.3135	105514.5046	Fd AC/Mon[BLM]: L3 C5 USS 9000
713	RW 88+13.12	632.68 LT	274122.2039	106239.6334	Fd BC/Mon[GLO]: USS 722 / S33/S44 T1N R1W
714	RW 126+84.53	557.25 RT	270178.5460	105316.9804	Fd AC/Mon[BLM]: L3 C4 USS 9000
715	RW 122+42.47	2182.44 RT	270508.5380	103665.3939	Fd AC/Mon[BLM]: L3 C9 USS 9000
716	RW 126+88.70	602.80 RT	270171.2798	105271.8236	Fd AM[LOUNSBURY]: SEWARD AIRPORT LS6101 1992
717	RW 96+08.08	2025.64 RT	273147.4854	103641.8446	Fd BC/Mon[BLM]: C2 USS 149
744	----	----	275291.1482	106227.6396	Fd BC/Mon[GLO]: S27/S26/S33/S44 T1N R1W
746	----	----	274641.1106	105722.4456	Fd AC/Mon[BLM]: L5 C3 USS 9000

LEGEND

- Primary Government Monument
- GPS Control Station
- Secondary Centerline Monument
- Property Primary Monument
- Airport Boundary Line
- U.S. Survey Line
- Lot/Tract/Parcel Line
- Point Number
- Fee Acquisition Parcel
- Avigation and Hazard Easement/ Clear Zone Easement
- Fee Title
- Lease or Permit



PREPARED BY:
PDC ENGINEERS
2700 Gambell Street, Suite 500
Anchorage, AK 99503
907.743.3200
License No. AECC606

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY ACQUISITION PLAT
AKSAS Project No. Z548570000
SEWARD AIRPORT IMPROVEMENTS
Located within: Sections 2 & 3, T.1N, R.1W, and Sections 34 & 35,
T.1N, R.1W, S.M. AK

DRAWN BY: KHE DATE: 2/25/21 SCALE: VARIES
CHECKED: COR DATE: 2/25/21 SHEET 4 OF 5

KPB 2021-047

SEWARD AIRPORT BOUNDARY NOTES

The following resources were used in the preparation of this plat:

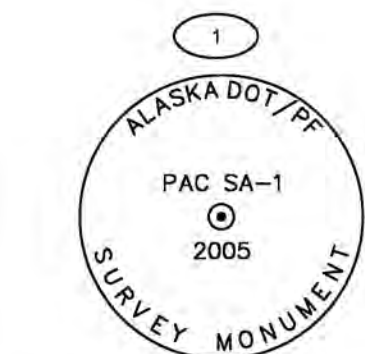
- 1. Seward Airport Property Plan, dated May 14, 1969 and revised October 24, 1990.
- 2. U.S. Survey 149, filed April 3rd, 1908
- 3. U.S. Survey 722, approved April 3rd, 1908
- 4. Alaska Tideland Survey 174, revised May 9th, 1968
- 5. U.S. Survey 9000, filed September 20th, 1993
- 6. The Record of Survey Survey Control Diagram, recorded as Plat 2009-3 in the Seward Recording District.

BOUNDARY NOTES

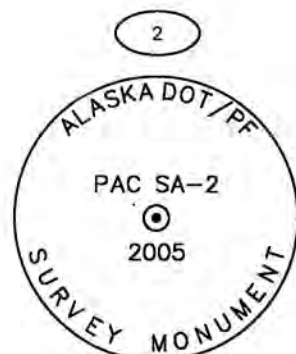
- 1. The exterior airport boundary lines were determined by PDC Inc. Engineers and depict the land use needs of the Seward Airport.
- 2. The Parcel 1 boundary lines are defined by the Seward Airport property plan and the limits of U.S. Survey 722.
- 3. Parcel 4 boundary lines are defined by the Seward Airport property plan and Alaska Tideland Survey 174. Parcel 4 lies within the remainder of Lot 5, U.S. Survey 722
- 4. Parcel 5 lies within Alaska Tideland Survey 174.

PROPERTY STATUS									
ID #	LARGER TRACT AREA	NET TAKE	REMAINDER	INTEREST	GRANTOR	GRANTEE	DATE ACQUIRED	RECORDED DOC NO.	ACQUIRED AIP NO.
TRACT I A	1.723 AC. 1.723 AC.	-	-	PATENT FOR AIRPORT PURPOSES QUIT CLAIM DEED	UNITED STATES OF AMERICA CITY OF SEWARD, ALASKA	TERRITORY OF ALASKA STATE OF ALASKA, DOT&PF	03-01-1955 10-28-1992	BK. 2 P, PG. 19 BK. 67, PG. 336	FAAP 9-50-003-101 -
TRACT I B	165.957 AC.	-	-	DEFAULT JUDGMENT	SUPERIOR COURT, STATE OF ALASKA	STATE OF ALASKA	03-06-1964	BK. 37 R, PG. 72	FAAP 9-50-003-5902
	165.957 AC.	-	-	DEFAULT JUDGMENT CORRECTED FOR CLERICAL MISTAKE	SUPERIOR COURT, STATE OF ALASKA	STATE OF ALASKA	07-19-1964	C.J. D3, PG. 40	-
	165.957 AC.	-	-	DEFAULT JUDGMENT CORRECTING CORRECTED DEFAULT JUDGMENT FOR CLERICAL MISTAKE	SUPERIOR COURT, STATE OF ALASKA	STATE OF ALASKA	09-28-1967	BK. 45 R, PG. 183 BK. 45 R, PG. 182	-
TRACT II A	29.954 AC.	-	-	CLEAR ZONE EASEMENT	VETERANS HOUSING COMPANY, INC.	STATE OF ALASKA, DPW	02-05-1963	BK. 35 R, PG. 192	FAAP 9-50-003-5902
	6.675 AC.	-	-	CLEAR ZONE EASEMENT	WOMEN'S DIVISION OF CHRISTIAN SERVICE OF THE BOARD OF MISSIONS OF THE METHODIST CHURCH	STATE OF ALASKA, DPW	09-27-1963	BK. 36 R, PG. 237	FAAP 9-50-003-5902
TRACT II B	5.171 AC.	-	-	AIRSPACE PERMIT	ALASKA RAILROAD CORPORATION	STATE OF ALASKA, DPW	08-08-1991	BK. 61, PG. 957	AKSAS 58156
TRACT II C-1	0.502 AC.	-	-	CLEAR ZONE EASEMENT	STATE OF ALASKA, DOH	STATE OF ALASKA, DPW	01-31-1963	(ADA 10332)	FAAP 9-50-003-5902
TRACT II C-2	0.776 AC.	-	-	CLEAR ZONE EASEMENT	STATE OF ALASKA, DOH	STATE OF ALASKA, DPW	01-31-1963	(ADA 10332)	FAAP 9-50-003-5902
TRACT III	5.00 AC.	-	-	INTERAGENCY LAND MANAGEMENT TRANSFER	STATE OF ALASKA, DNR	STATE OF ALASKA, DPW	11-15-1963	BK. 19, PG. 739	FAAP 9-50-003-C603
TRACT IV	19.125 AC.	-	-	FEE SIMPLE - WARRANTY DEED	HERMAN E. AND WINIFRED I. LEIRER	STATE OF ALASKA, DPW	09-15-1965	BK. 30 D, PG. 73	FAAP 9-50-003-C603
TRACT V	38.111 AC.	-	-	FEE SIMPLE - WARRANTY DEED	DAVID W. CARLSON	STATE OF ALASKA, DPW	11-11-1968	BK. 32 D, PG. 194	FAAP 9-50-003-C603
TRACT VI	23.595 AC.	-	-	PERPETUAL AVIGATION & HAZARD EASEMENT	CITY OF SEWARD, ALASKA	STATE OF ALASKA, DPW	06-05-1967	BK. 44 R, PG. 180	FAAP 9-50-003-C603
TRACT VIII	27.948 AC.	-	-	PERMIT, AVIGATION & HAZARD EASEMENT & ROW	HERMAN E. AND WINIFRED I. LEIRER	STATE OF ALASKA, DPW	02-13-1970	BK. 48 R, PG. 374	FAAP 9-50-003-C603
TRACT IX	7.603 AC.	-	-	35-YEAR PUBLIC AIRPORT LEASE: EXPIRES 2/01/2026	ALASKA RAILROAD CORPORATION	STATE OF ALASKA	02-01-1991	BK. 61, PG. 937	AKSAS 58156
PARCEL 1	38.224 AC.	38.224 AC.	0 AC.	TO BE ACQUIRED	CIVIL AIR PATROL	STATE OF ALASKA, DOT&PF	-	-	-
PARCEL 2	-	-	-	DELETED	-	-	-	-	-
PARCEL 3	-	-	-	DELETED	-	-	-	-	-
PARCEL 4	20.578 AC.	1.986 AC.	18.592 AC.	TO BE ACQUIRED	LEIRER FAMILY LIMITED PARTNERSHIP	STATE OF ALASKA, DOT&PF	-	-	-
PARCEL 5	LARGE	25.395 AC.	LARGE	TO BE ACQUIRED	CITY OF SEWARD	STATE OF ALASKA, DOT&PF	-	-	-

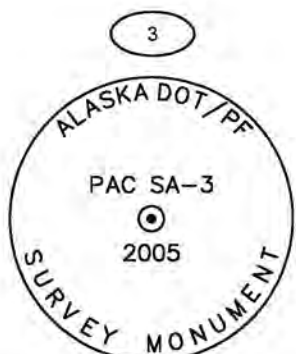
DOT&PF = DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
DOH = DEPARTMENT OF HIGHWAYS
DPW = DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION
DNR = DEPARTMENT OF NATURAL RESOURCES



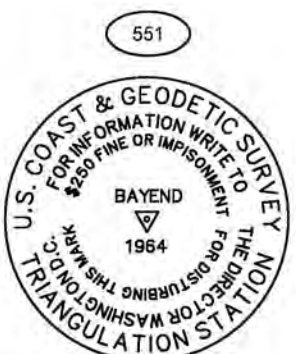
FOUND DATUM POINT AND 2 1/2" BRASS CAP ON 9/16" STAINLESS STEEL DRIVE ROD IN IRON PIPE CASING - TIP OF ROD 0.2' ABOVE GROUND



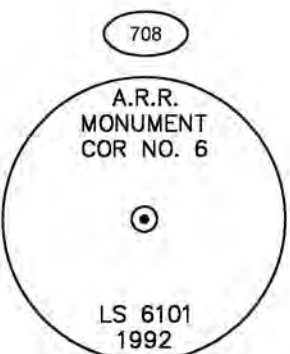
FOUND DATUM POINT AND 2 1/2" BRASS CAP ON 9/16" STAINLESS STEEL DRIVE ROD IN IRON PIPE CASING - TIP OF ROD 0.9' ABOVE GROUND



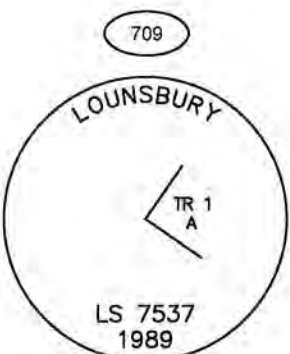
FOUND DATUM POINT AND 2 1/2" BRASS CAP ON 9/16" STAINLESS STEEL DRIVE ROD IN IRON PIPE CASING - TIP OF ROD 0.1' BELOW GROUND



FOUND 3 1/4" BRASS CAP ON IRON PIPE SET IN CONCRETE BASE 1.7' ABOVE GROUND
GOOD CONDITION



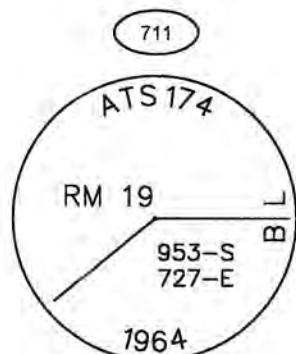
FOUND 3 1/4" ALUMINUM PRIMARY MONUMENT 0.25' BELOW GROUND
GOOD CONDITION



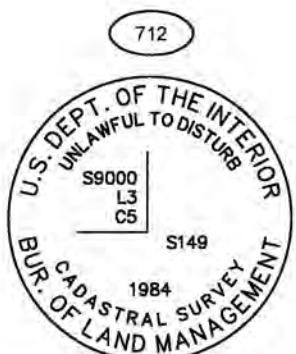
FOUND 3 1/4" ALUMINUM CAP 0.2' BELOW GROUND
GOOD CONDITION



FOUND 1" IRON PIPE BROKEN OFF AT GRADE



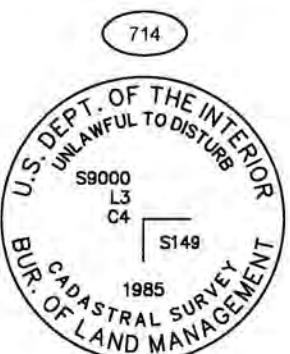
FOUND 2" BRASS CAP IN 2" IRON PIPE SET IN CONCRETE BASE 0.45' ABOVE GROUND
GOOD CONDITION



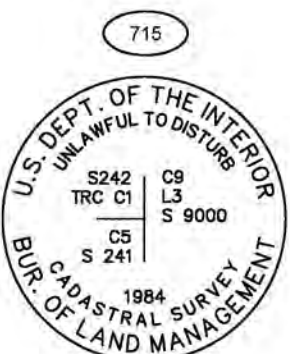
FOUND 3 1/4" ALUMINUM CAP ON 3/4" ALUMINUM ROD BENT 90° WEST 0.35' BELOW GROUND - SET 8" SPIKE AT BASE



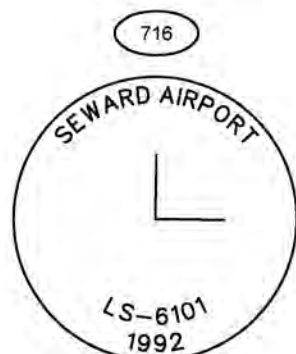
FOUND 3 1/4" BRASS CAP FLUSH WITH GROUND
GOOD CONDITION



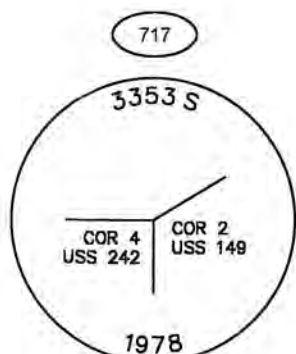
FOUND 3 1/4" ALUMINUM PRIMARY MONUMENT 1.3' ABOVE GROUND
GOOD CONDITION



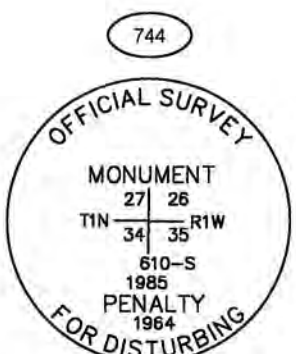
FOUND 3 1/4" ALUMINUM PRIMARY MONUMENT FLUSH WITH GROUND
GOOD CONDITION



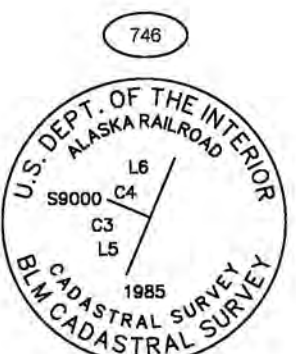
FOUND 3 1/4" ALUMINUM PRIMARY MONUMENT 0.1' ABOVE GROUND
GOOD CONDITION



FOUND 2 1/2" BRASS CAP IN 8" IRON CASING 1.8' BELOW GROUND
GOOD CONDITION



FOUND 2 1/2" BRASS CAP FLUSH WITH GROUND
GOOD CONDITION



FOUND 3 1/2" ALUMINUM CAP ON DRIVE ROD 0.3' ABOVE GROUND
GOOD CONDITION

Seward Recording District
State Business No Fee



PREPARED BY:
PDC ENGINEERS
2700 Gambell Street, Suite 500
Anchorage, AK 99503
907.743.3200
License No.: AECC605

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY ACQUISITION PLAT
AKSAS Project No. Z548570000
SEWARD AIRPORT IMPROVEMENTS

Located within: Sections 2 & 3, T.1 S., R.1 W. and Sections 34 & 35, T.1 N., R.1 W., S.M. AK

DRAWN BY: KHE
DATE: 2/25/21
SCALE: N/A
CHECKED: COR
DATE: 2/25/21
SHEET 5 OF 5

TIME EXTENSION REQUEST
RIGHT OF WAY ACQUISITION SEWARD AIRPORT IMPROVEMENTS

KPB File No.	2021-047
Applicant / Owner:	Alaska State Aviation Division
Surveyor:	State of Alaska: Department of Transportation & Public Facilities / Robert M. Keiner
General Location:	Seward Airport

STAFF REPORT

PC Meeting: Administrative Approval

2021

On April 2nd an application was submitted and became complete on September 28th. At the October 25th meeting the Plat Committee granted conditional approval for two years.

2023

On August 7th staff notified the surveyor of the file expiring within two months. The Planning Department received the Time Extension Request (which included a memo dated August 9, 2023 granting city approval) stating they require additional time for construction and requesting approval be granted to December 31, 2028. This time extension request is the first time extension request associated with this right-of-way acquisition plat and approval was granted on August 11th, extending the plat approval to October 25, 2025.

2025

On September 16th, staff notified the surveyor of the upcoming file expiration on October 25th. The surveyor provided a Time Extension Request the same day. A City memo of approval of the time extension was received on September 25th. This time extension request is the second time extension request associated with this right-of-way acquisition plat. Per KPB 20.10.070(C)(1) extensions of time may be granted by the planning director. This time extension request will extend the plat approval to December 31, 2030.

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for five years to December 31, 2030, subject to the following:

1. Plat must comply with current Kenai Peninsula Borough Code.

Note: Per 20.10.070(C)(1) The plat shall be considered by the planning commission at any regular meeting that is agreed upon by the planning department and the submitting agency. Preliminary approval of the plat shall be for a period of 24 months. Additional time extensions may be granted by the planning director for specified time periods upon finding that it is in the public interest to do so. Submittal of documentation from an affected agency, or if located within city limits, the city advisory planning commission, indicating concurrence with a time extension request must be submitted with the request.

END OF STAFF REPORT



APPROVED


Robert Ruffner, Planning Director


Date 10/22/2025

C. CONSENT AGENDA

***3. Administrative Approvals**

- a. Barber Heights Addition Riedel Subdivision; KPB File 2023-013R1**
- b. Baycrest Subdivision 2025 Replat; KPB File 2025-023**
- c. Bridge Creek Coop Subdivision 2024 Replat; KPB File 2024-133**
- d. Kenai River Bridge Subdivision 2024 Replat; KPB File 2024-118**
- e. McGahan Ridge Subdivision No. 2; KPB File 2024-134**
- f. Millers Crossing Subdivision Phase 2; KPB File 2025-071**
- g. Soldotna Creek The Pointe Addition 2025 Replat; KPB File 2025-040**
- h. Stone Steps Estates; KPB File 2024-125**
- i. Whistlebait Estates Addition No. 2 KPB File 2024-100**



ADMINISTRATIVE APPROVAL

Subdivision: Barber Heights Addition Riedel Subdivision
KPB File 2023-013R1
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on February 10, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 15, 2025.

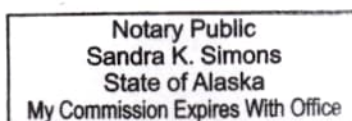
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 15th day of October 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



ADMINISTRATIVE APPROVAL

Subdivision: Baycrest Subdivision 2025 Replat
KPB File 2025-023
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on March 24, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 15, 2025.

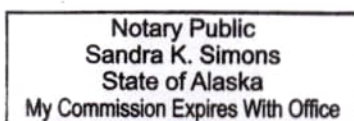
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ADMINISTRATIVE APPROVAL

Subdivision: Bridge Creek Coop Subdivision 2024 Replat
KPB File 2024-133
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on January 13, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 15, 2025.

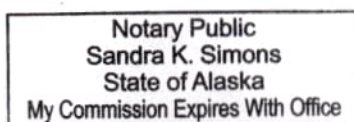
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Platting Manager

State of Alaska
Kenai Peninsula Borough

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ADMINISTRATIVE APPROVAL

Subdivision: Kenai River Bridge Subdivision 2024 Replat
KPB File 2024-118
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on November 18, 2024. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 15, 2025.

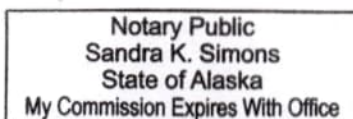
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Kenai Peninsula Borough

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ADMINISTRATIVE APPROVAL

Subdivision: McGahan Ridge Subdivision No. 2
KPB File 2024-134
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on January 13, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 8, 2025.

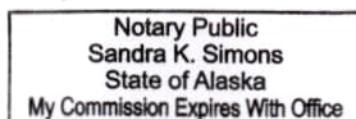
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

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Notary Public for the State of Alaska

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ADMINISTRATIVE APPROVAL

Subdivision: Millers Crossing Subdivision Phase 2
KPB File 2025-071
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on May 27, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 8, 2025.

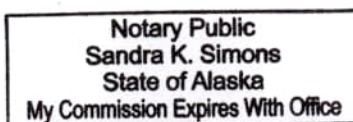
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Platting Manager

State of Alaska
Kenai Peninsula Borough

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ADMINISTRATIVE APPROVAL

Subdivision: Soldotna Creek The Pointe Addition 2025 Replat
KPB File 2025-040
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on April 14, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 15, 2025.

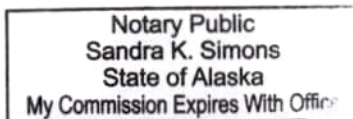
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Platting Manager

State of Alaska
Kenai Peninsula Borough

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Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: Stone Step Estates
KPB File 2024-125
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on December 16, 2024. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 15, 2025.

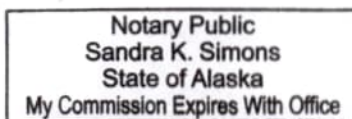
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Platting Manager

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ADMINISTRATIVE APPROVAL

Subdivision: Whistlebait Estates Addition No. 2
KPB File 2024-100
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on October 28, 2024. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 8, 2025.

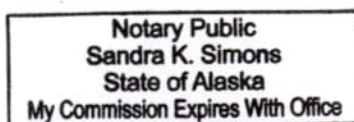
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Platting Manager

State of Alaska
Kenai Peninsula Borough

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Notary Public for the State of Alaska

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C. CONSENT AGENDA

***4. Final Approvals**

- a. Rudy Dazzling Scenic View Subdivision Hendriks Addition
KPB File 2025-099**



FINAL APPROVAL OF PLAT SUBMITTED UNDER 20.10.040

Subdivision: Ruby's Dazzling Scenic View Subdivision Hendriks Addition
KPB File 2025-099
Kenai Recording District

The Kenai Peninsula Borough Planning Department has reviewed the above referenced subdivision plat in accordance with 20.10.040 Borough Code of Ordinances. The final plat meets the conditions of the preliminary approval and complies with KPB Title 20; therefore, final approval has been granted by the undersigned on Wednesday, October 8, 2025.

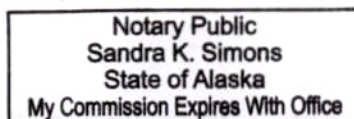
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Platting Manager

State of Alaska
Kenai Peninsula Borough

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Notary Public for the State of Alaska

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C. CONSENT AGENDA

***7. Minutes**

- a. October 13, 2025 Planning Commission Meeting Minutes**

Kenai Peninsula Borough

Planning Commission

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

OCTOBER 13, 2025
7:30 P.M.
UNAPPROVED MINUTES

AGENDA ITEM A. **CALL TO ORDER**

Commissioner Brantley called the meeting to order at 7:45 p.m. Late start was due to the plat committee running over time.

AGENDA ITEM B. **ROLL CALL**

Commissioners Present

Jeremy Brantley, Sterling / Funny River
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Dawson Slaughter, Southern Peninsula District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Karina England, City of Seward
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

With 9 members present, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Jenny Robertson, LM Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. **CONSENT & REGULAR AGENDA**

***7. Minutes**

- a. September 22, 2025 Planning Commission Meeting Minutes

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. He then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Chair Brantley brought it back to the commission for a motion.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to approve the consent and regular agendas.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 – CONDITIONAL USE PERMIT
FOR THE CONSTRUCTION OF A BRIDGE WITHIN
THE 50' HABITAT PROTECTION DISTRICT OF STARISKI CREEK**

PC Resolution #	2025-23
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Hilcorp Alaska, LLC
KPB Parcel Number	15917001
Legal Description:	T03N R14W SEC 23 & 24 SM HM

Staff report given by Planner Morgan Aldridge

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Gillham moved, seconded by Commissioner Epperheimer to adopt Planning Commission Resolution 2025-23 granting a conditional use permit pursuant to KPB 21.18 for the construction of a bridge within the 50-foot Habitat Protection District of Stariski Creek.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

**ITEM #2 - UTILITY EASEMENT ALTERATION
VACATE A 20' WIDE UTILITY EASEMENT NEAR THE MIDPOINT OF THE WEST LOT LINE &
RUNNING DIAGONALLY TO THE SOUTHERN LOT LINE OF ERLWEIN SUBDIVISION NO. 3, LOT 2
PER KN 0810144**

KPB File No.	2025-047V1
Planning Committee Meeting:	October 13, 2025
Applicant / Owner:	Gary L. & Susan M. Davis
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Erlwein Circle off Erlwein Road / Sterling Area

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Whitney moved, seconded by Commissioner Slaughter to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the two conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

**ITEM #3. – BUILDING SETBACK ENCROACHMENT PERMIT
FOR TRACT D1 BLOCK 1 PEACEFUL ACRES JACKSON'S GARDEN REPLAT KN2006-112**

KPB File No.	2025-147
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Harold A Jackson III & Bobbie Jean Jackson

Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Marty Lane & Liisia Dawn Street off Johns Road
Parent Parcel No.:	131-360-58
Legal Description:	T 4N R 11W SEC 34 SEWARD MERIDIAN KN 2006112 PEACEFUL ACRES SUB JACKSON'S GARDEN REPLAT TRACT D1

Staff report given by Platting Manager Vince Piagentini. This item is being postponed as additional information is needed to complete the application. Public notices had been sent out Chair Brantley checked to see if there is anyone present who wished to speak on this item. There was no one present who wished to speak on this item. No action was required of the commission.

ITEM #4 - SECTION LINE EASEMENT VACATION

VACATE THE ENTIRE 66-FOOT SECTION LINE EASEMENT WITHIN LOT 2, ARNO SUBDIVISION, PLAT HM 2001-78, LOCATED WITHIN SECTIONS 12 AND 13, T06S, R14W

KPB File No.	2025-144V
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Lauren Flynn & Cory Jellicoe
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Diamond Ridge Road / City of Homer & Diamond Ridge Area
Parcel(s):	Northern Portion: 173-570-78 Southern Portion: 173-570-79
Legal Description:	173-570-78: T 6S R 14W SEC 12 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING OUTSIDE HOMER CITY LIMITS 173-570-79: T 6S R 14W SEC 13 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Lauren Flynn, Land Owner; P.O. Box 429, Homer AK 99603: Ms. Flynn made herself available for questions.

Commissioner Venuti informed the commissioner that he had voted on this item in his role as a planning commissioner for the City of Homer and requested to be recused from this matter.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Gillham to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney
Recused - 1	Venuti

ITEM #5 - RIGHT OF WAY VACATION

VACATE THE ENTIRE CORONA COURT ROW & HIDDEN VALLEY CIRCLE ROW AS DEDICATED BY PLAT KN 76-111, AND INCLUDING ADJACENT UTILITY EASEMENTS; AND EXCEPTING THE 10' UTILITY EASEMENT PARALLEL TO ALEXANDER ROAD AS GRANTED BY PLAT KN 2023-53

KPB File No.	2025-143V
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Robert & Deanna Whitcomb
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Between Bernice Lake & Island Lake / Nikiski Area
Legal Description:	Corona Court & Hidden Valley Circle, T 07N R 12W SEC 14 Seward Meridian KN 2023053 STEPHENS SUB WHITCOMB REPLAT LOT 5A BLK 2

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Jerry Johnson, Johnson Surveying; P.O. Box 27, Clam Gulch AK 99568: Mr. Johnson was the surveyor for this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner X moved, seconded by Commissioner X to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #5 – STREET NAMING RESOLUTION 2025-02
NAMING AN UNNAMED ROAD IN THE SALAMATOF COMMUNITY TO ROOTS LOOP

Street Naming Resolution	2025-02
Planning Commission Meeting:	October 13, 2025
Name	Unnamed
ESN	501
Community	Salamatof
Constructed	Yes
Total Lots Affected	1
E911 Address	1

Staff report given by Addressing Officer Rhea Pace.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Gillham to adopt Street Naming Resolution 2025-02 renaming an unnamed private road in the Salamatof community to Roots Loop.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

AGENDA ITEM H. **PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

AGENDA ITEM K. **ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting at 8:24 P.M.

Ann E. Shirnberg
Administrative Assistant

E. NEW BUSINESS

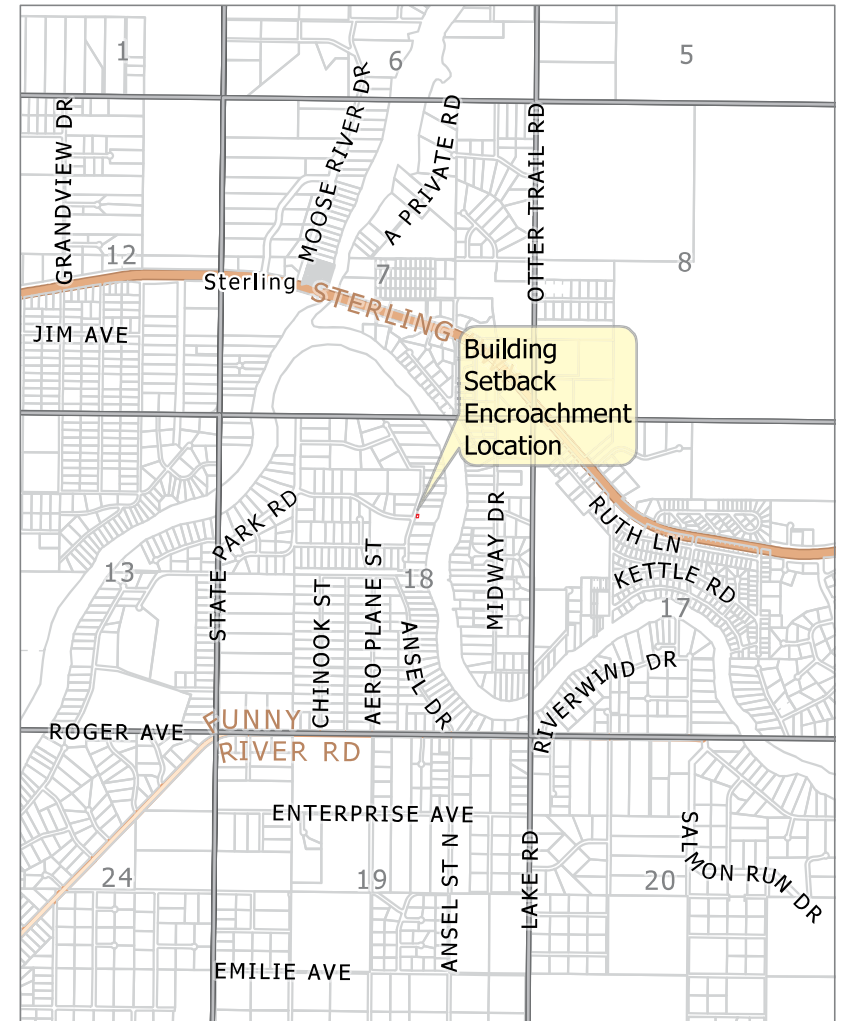
1. Building Setback Encroachment Permit

KPB 2025-153; PC Resolution 2025-27

Johnson Surveying / Stevens

Request: Permits a portion of a shop to remain in the 20' building setback; N 440' of Government Lot 6 lying east of Sara St. & excluding Apache Acres Part 8

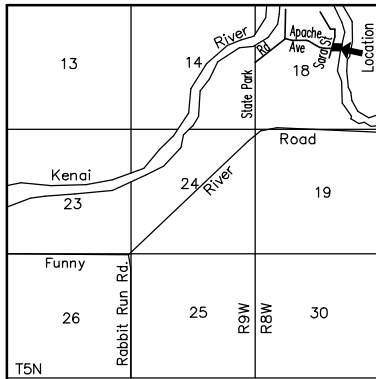
Funny River Area / Funny River APC



KPB File 2025-153
T 05N R 08W SEC18
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.



VICINITY 1" = 1 mile MAP

Asbuilt Survey of Shop

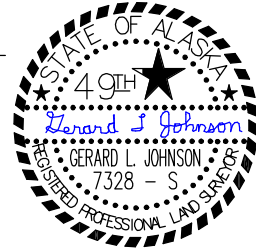
Located on a portion of the North 440' of Government Lot 6 lying East of Sara St. and excepting Apache Acres Subd. Part 6.
 Located in the NE 1/4, Section 18, T5N, R8W, SM, Alaska.
 Kenai Recording District Kenai Peninsula Borough

Prepared for

John Robert Stevens
 P.O. Box 3171
 Erina, NSW 2250
 Australia

Prepared by

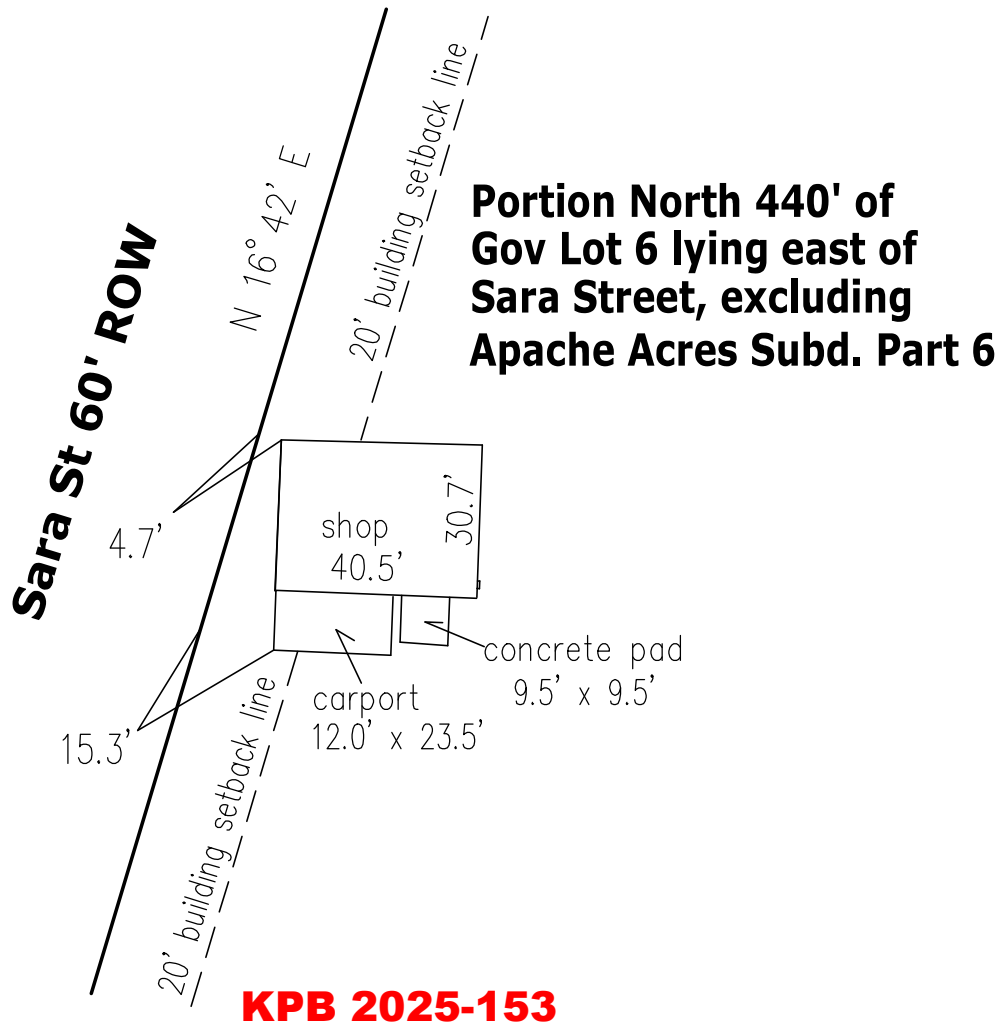
Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 262-5772

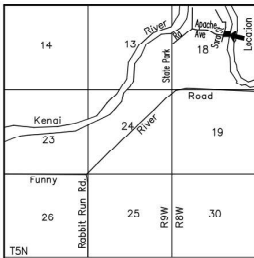


SCALE 1" = 50' 3 October, 2025

NOTES

Shop extends 15.3' into building setback.





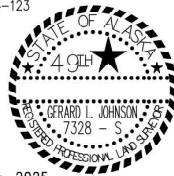
VICINITY 1" = 1 mile MAP

Apache Acres Part Nine

A subdivision of a portion of the North 440' of Government Lot 6 lying East of Sara St. and Excepting Apache Acres Part 6 (KRD 89-50). Located in the NE 1/4, Section 18, T5N, R8W, S1M, Alaska. Kenai Recording District Kenai Peninsula Borough File 2024-123

Prepared for
John Robert Stevens
P.O. Box 3171
Erina, NSW 2250
Australia

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 282-5772



SCALE 1" = 100' 2.392 Acres 15 September, 2025

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. Front 10' of building setback is also a utility easement, extending to 20' within 5' of side lot lines. Existing building shown predates the granting of this setback and easement and is not subject to them. Any additional or replacement construction will then be subject to the setback and easement.
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. Driveway shown is also location of a mutual private access easement as described by Kenai Records Deeds Serial #2007-009015-0. Per KPB 20.16.170(B), the borough will not enforce private covenants, easements, or deed restrictions.
4. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
5. Overhead power line shown is the centerline of a 30' wide utility easement, 15' each side, including guys and anchors.
6. Meander line shown is for area computations only. The true corners being on the extensions of the side lot lines and the intersections with the natural meanders.
7. Acceptance of this plat by the borough does not indicate acceptance of any encroachments.
8. All bearings and distances shown hereon are measured and agree with record information unless noted otherwise.
9. Top river bank shown is the approximate limit of Flood Zone X.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 16 December, 2024.

KENAI PENINSULA BOROUGH

By: _____
Authorized Official Date

LEGEND

- ⊕ - 3" x 1/4" Alcap monument, 3255-S, 2002, per KRD 2002-76, found
- ⊙ - 3" x 1/4" Alcap monument, 4928-S, 2000, per KRD 2002-76, found
- - 1/2" rebar, found
- ▲ - 1/2" x 4' rebar with plastic cap, set.

FLOOD HAZARD NOTICE

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district (Flood Panel 02122C-0390F), flood zones AE & X, as of the date this plat is recorded with the district recorders office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and restrictions. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

FLOODWAY NOTICE

Portions of this subdivision are within the floodway, (floodway panel 020012-0008). Pursuant to KPB Chapter 21.06, all development (including fill) in the floodway is prohibited unless certification by an engineer is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence of the base flood discharge.

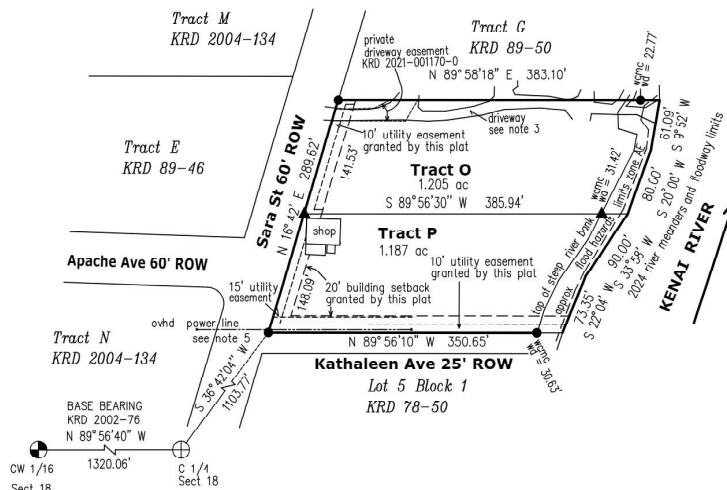
ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18 as may be amended for restrictions that affect development in this subdivision. Width of the Habitat Protection District shall be in accordance with KPB 20.18.040.

WASTEWATER DISPOSAL

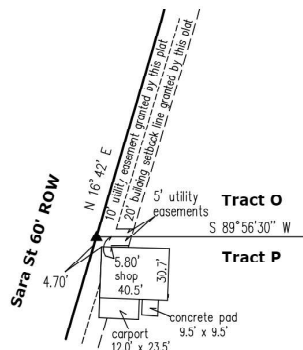
20.40.040
Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Soils Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer _____ License # _____ Date _____



DETAIL OF SHOP

Scale 1" = 50'



NOTES
Shop extends 15.3' into building setback.
Shop extends 5.3' into 10' utility easement.
Corner shop is 5.8' from side lot line.

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described herein; and that I hereby adopt this plan of subdivision and by my free consent grant all easements to the use shown.

John Robert Stevens
P.O. Box 3171 Erina, NSW 2250 Australia

NOTARY'S ACKNOWLEDGEMENT

For: John Robert Stevens
Acknowledged before me this _____

day of _____, 202_____.

Notary Public for _____

My commission expires _____

AGENDA ITEM E. NEW BUSINESS

ITEM #1. – BUILDING SETBACK ENCROACHMENT PERMIT

PERMITS A 30.7-FOOT BY 40.5-FOOT SHOP TO REMAIN 15.3-FEET INTO THE 20-FOOT BUILDING SETBACK; AND A 12-FOOT BY 23.5-FOOT CARPORT TO REMAIN 4.7-FEET INTO THE 20-FOOT BUILDING SETBACK ADJACENT TO SARA STREET GRANTED BY PLAT KN 79-157 ON THAT PORTION OF THE NORTH 440 FEET OF GOVERNMENT LOT 6, LYING EAST OF SARA STREET, EXCEPT APACHE ACRES SUBDIVISION PART 6

KPB File No.	2025-153
Planning Commission Meeting:	October 27, 2025
Applicant / Owner:	John Robert Stevens of Australia
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Sara Street, Funny River Area

Parent Parcel No.:	066-280-22
Legal Description:	T 5N R 8W SEC 18 SEWARD MERIDIAN KN THAT PORTION OF THE NORTH 440 FT OF GOVT LOT 6 LYING EAST OF SARA STREET EXCEPT APACHE ACRES SUB PART 6
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Resolution	2025-27

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Building has existed in this location for over 30 years and has not created any problems with adjacent ROW. Granting of this exception will not adversely affect any adjacent properties or create any hazard to the public.

Site Investigation:

The submitted as-built depicts two structures within the 20-foot building setback along Sara Street. The 30.7-foot by 40.5-foot shop encroaches 15.3-feet into the setback and the 12-foot by 23.5-foot carport encroaches 4.7-feet into the setback. Reviewing this information with KPB GIS Imagery, the location of the improvements appears to be correct. KPB Assessing records indicate a 30-foot by 40-foot structure (shop) was built approximately in 1979 and a 14-foot by 24-foot structure (carport) was built in approximately 2016. These structures are assumed to be the depicted structures on the as-built.

Sara Street is located to the west and Kathaleen Avenue on the south. Sara Street is a 60-foot dedication and Kathaleen Avenue is a 25-foot dedication; both borough-maintained on the portions abutting the subject parcel. Kathaleen Avenue provides access to the Kenai River to the east and appears to only be used as a drive for an adjacent parcel to the south per KPB GIS Imagery. Sara Street to the north provides access for approximately 6 developed parcels and 2 undeveloped parcels. Portions of Sara Street are undeveloped towards the north. The encroaching structure is approximately 61.9-feet from the constructed portion of Sara Street. Trees and a clearing separate the current right-of-way from the structure. The encroachment does not appear to affect sight distance due to the distance from the road.

Staff Analysis:

In 1979, Apache Acres Subdivision Part Two (KN 79-157) subdivided the E1/2 NW1/4 and Government Lots 2 and 6, within Section 18, Township 5 North, Range 8 West, Seward Meridian, Alaska. This plat dedicated Sara Street, created Tract A, and 30 acres remained unsubdivided. A plat note stated all lots are subject to a 20-foot building

setback along all dedicated rights-of-way. Per KPB Ordinance put into effect on May 7, 1968, at the time the Borough started including a 20-foot building setback requirement from all street rights-of-way on plat notes.

Apache Acres Part Nine is the associated plat to the subject parcel. This plat is subdividing a portion of the unsubdivided remainder from the 1979 plat. The dedication from Apache Acres Subdivision Part Two KN 79-157 held the creation of the building setback with the dedication of Sara Street on the plat.

No steep slopes affect Sara Street or the location of the structures.

The River Center Reviewer has identified the encroaching structure to be located within the non-regulatory X-Unshaded Zone, an area of minimal flood hazard and has no concerns to the structure remaining in current location.

Applicant Discussion:

Building has existed in this location for over 30 years and has not created any problems with adjacent ROW. Granting of this exception will not adversely affect any adjacent properties or create any hazard to the public. The structures will not interfere with sight distances, will not interfere with road maintenance and will not impose a safety hazard.

Applicant Findings:

1. The existing constructed road is off center so that there is more than usual distance to it.

Staff Findings for the Commission's review:

2. In 1979, Apache Acres Subdivision Part Two (KN 79-157) included a plat note creating a 20-foot building setback along Sara Street.
3. Apache Acres Part Nine is the associated plat to the subject parcel. This plat is subdividing a portion of the unsubdivided remainder from the 1979 plat. The 20-foot building setback along Sara Street is carried forward to this plat.
4. KPB Assessing records indicate a 30-foot by 40-foot structure (shop) was built approximately in 1979.
5. KPB Assessing records indicate a 14-foot by 24-foot structure (carport) was built in approximately 2016.
6. Sara Street is a 60-foot dedicated borough-maintained road.
7. Approximately 17.8-feet of Sara Street appears to be constructed near the intersection of Apache Avenue and near the encroachments.
8. The encroaching structures are approximately 61.9-feet from the constructed portion of Sara Street.
9. Trees and a clearing separate the driving surface of Sara St from the structure.
10. Sara Street to the north provides access for approximately 6 developed parcels and 2 undeveloped parcels.
11. KPB RSA did not provide any concerns regarding maintenance issues.

20.10.110. – Building setback encroachment permits.

- E. The following standards shall be considered for all building setback encroachment permit applications.

Staff recommends the Planning Commission select the findings they determine are applicable to the standards and vote on them:

1. The building setback encroachment may not interfere with road maintenance.

Findings 1, 8, & 9 appear to support this standard.

2. The building setback encroachment may not interfere with sight lines or distances.

Findings 1,8, & 9 appear to support this standard.

3. The building setback encroachment may not create a safety hazard.

Findings 1, 8, & 9 appear to support this standard.

- F. The granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the

structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20 foot building setback from the parcel.

- G. The Planning Commission shall approve or deny a building setback encroachment permit. If approved, a resolution will be adopted by the planning commission and recorded by the planning department within the time frame set out in the resolution to complete the permit. The resolution will require an exhibit drawing showing, and dimensioning, the building setback encroachment permit area. The exhibit drawing shall be prepared, signed and sealed, by a licensed land surveyor.

Staff Findings for the Commission's review:

KPB department / agency review:

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Shop and attached carpot are within the 20' setback
SOA DOT comments	No Response
KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This property is subject to floodplain regulations. The location of the shed being discussed is within the non-regulatory X-Unshaded Zone, an area of minimal flood hazard. Staff has no concerns with allowing the structure to remain in current location. Flood Zone: AE,X (shaded),X (unshaded) Map Panel: 02122C-0390F In Floodway: True Floodway Panel: *same as FIRM Panel B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat fall under the jurisdiction of KPB 21.18 and River Center must permit all work within 50 feet of the waterbody.
State of Alaska Fish and Game	No Response
Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 37680 SARA ST Existing Street Names are Correct: Yes List of Correct Street Names: SARA ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names:

	List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: Structures must be permitted by the Platting , Planning Commision and Assembly to remain
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	No response
HEA	HEA has no facilities on this side of the ROW and has no objection to a building setback exception for the existing shop as depicted on this drawing.
ACS	No Objections

RECOMMENDATION:

Based on the standards to grant a building setback encroachment permit, **staff recommends** to grant APPROVAL for the portion of structures within the 20 foot building setback as shown on the October 2025 as-built survey, subject to:

1. Compliance with KPB 20.10.110 sections F and G.
2. Providing a current as-built with recommended corrections as noted below, to be used as an exhibit drawing for Resolution 2025-27, prepared, signed, and sealed by a licensed land surveyor.
3. The recording fees be submitted to the Kenai Peninsula Borough Planning Department for the recording of the resolution.
4. Failure to provide an as-built so that it may be recorded within 90 days of approval will result in a new application, hearing, and approval.
5. Additional encroachments found on the new as-built will require a new hearing.
6. Reference by plat note of the filing of Resolution 2025-27 and approval information on the plat of the subject property.

STAFF RECOMMENDATIONS

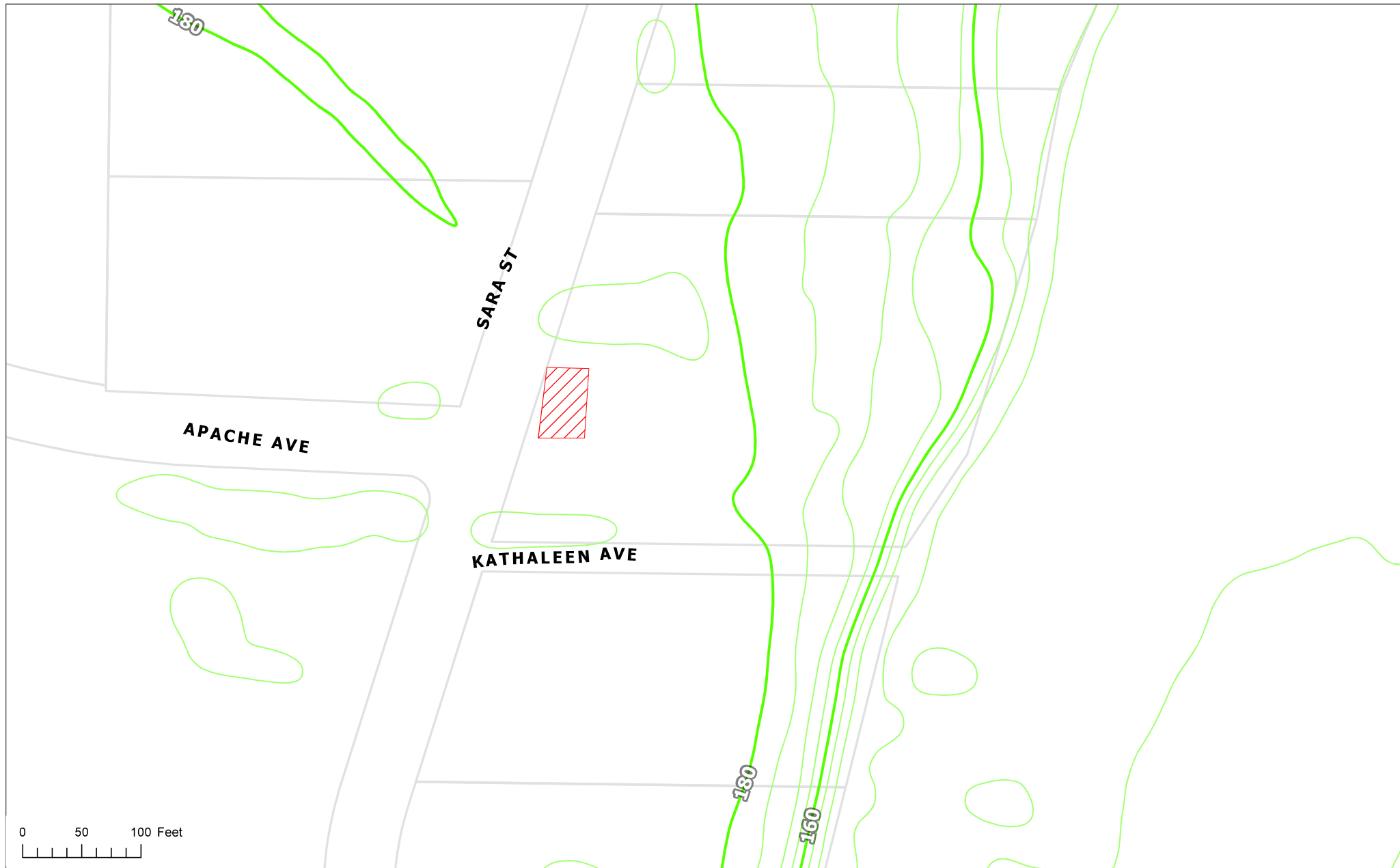
CORRECTIONS / EDITS

- Modify the note on the as-built to include the carport distance into the building setback.

NOTE:

20.10.110.(H) A decision of the planning commission may be appealed to the hearing officer by a party of record, as defined by KPB 20.90, 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.

KPB GIS Imagery



05/13/2021

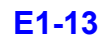
KPB GIS Imagery Sara Street Constructed Width



Structure distance from Sara Street



48



MTP

A05B731 SS Reserved Min Estate Only

Group Survey 1117, approved 7/18/2011, affects
patented Lds W/1 section(s) 8

Lat 60°28'26.092"N
Long 150°35'14.105"W

			Acq	ACAD
CURRENT TO		Sew Mer		
4-16-2019		T 5 N		
		F 8 W		

WARNING:
This plot is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records hereon do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the coadstral surveys for official survey information.

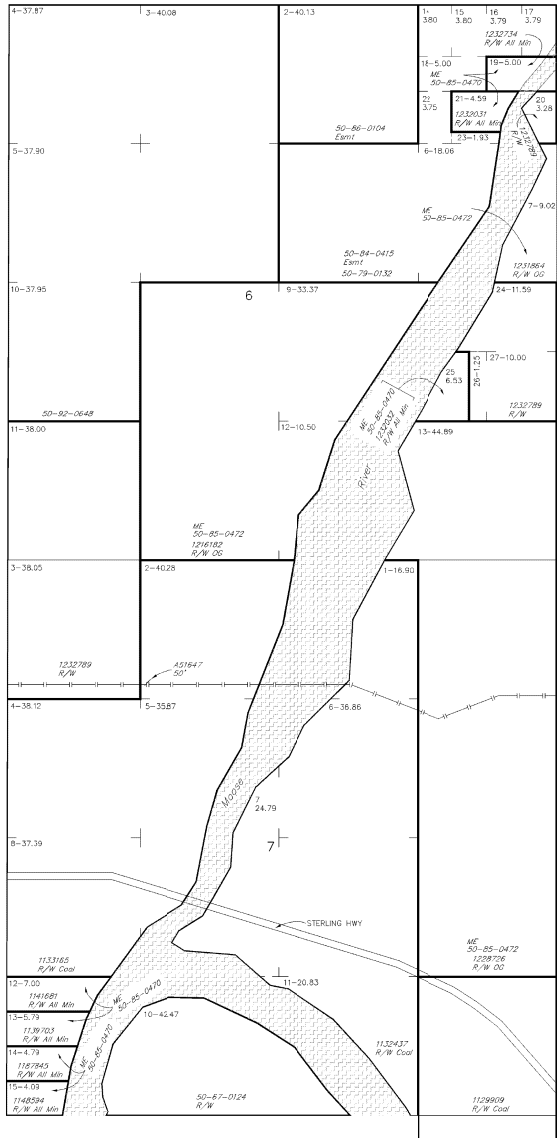
SURVEYED TOWNSHIP 5 NORTH RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP
SUPPL SECS 6 & 7

NO 1
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Resented Min Estate Only

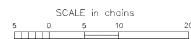


SCALE in chains
0 5 10 20

WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords herein do not reflect title changes which may have been
effected by lateral movements of rivers or other bodies of water.
Refer to this cadastral survey for official survey information.

CURRENT TO		NO 1
5-9-2007		Sew Mer
		T 5 N
		R 8 W

ACAD



CURRENT TO		Sew Mer
5-9-2007		T 5 N
		R 8 W

NO 2
ACAD

SURVEYED TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

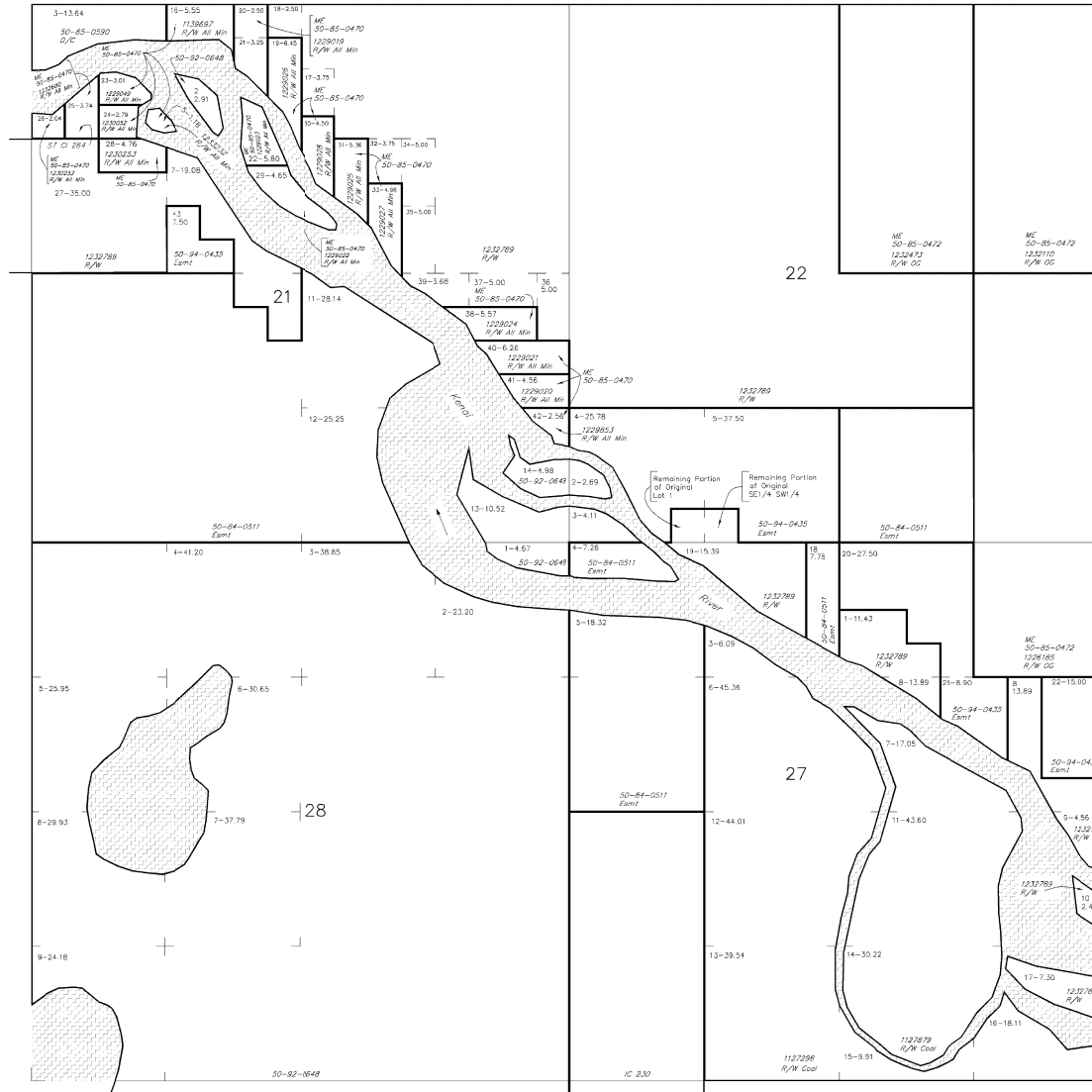
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP SUPPL SECS 21,22,27,28

NO 3

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

AC58731 SS Reserved Min Estate Only



SCALE in chains
5 0 5 10 20

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

CURRENT TO		NO 3	
		Sew Mer	5 N
5-29-2019		R	8 W

ACAD

SURVEYED TOWNSHIP 5 NORTH RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

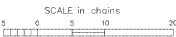
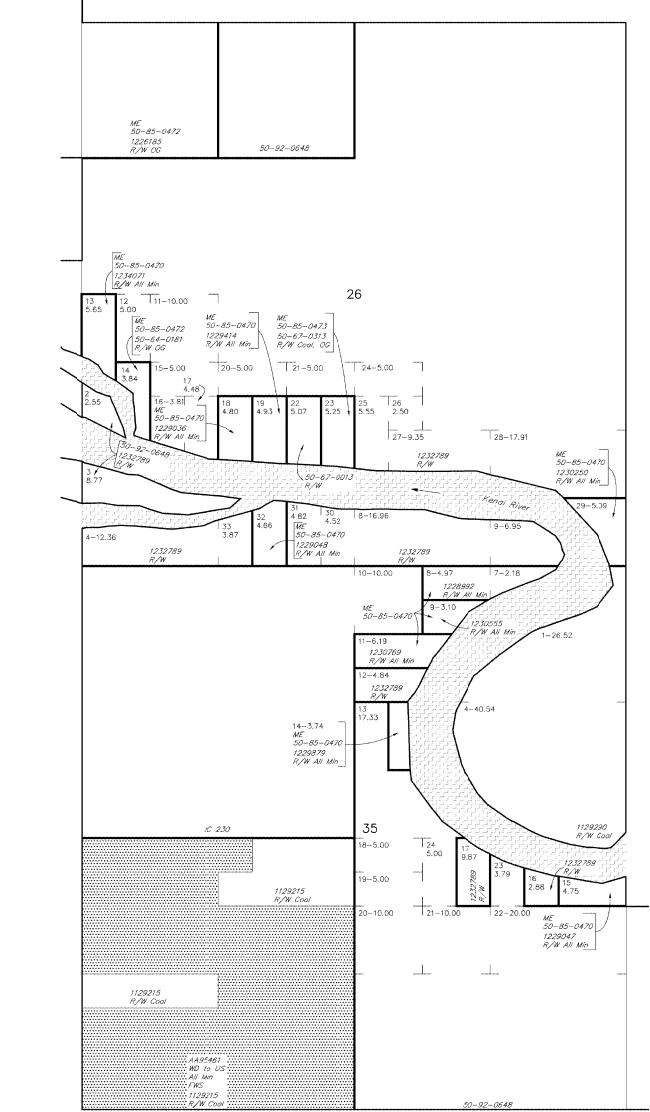
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES
AND ACQUIRED LANDS

**MTP
SUPPL SEC 26, 35**

NO 4

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

A058731 SS Reserved Min Estate Only



WARNING:
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only as a graphic display of the township survey data. Rec-
ords herein do not reflect title changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

Acq NO 4	CURRENT TO	Saw Mer	Acq
	6-4-2024	T. 5 N	
		R. 8 W	

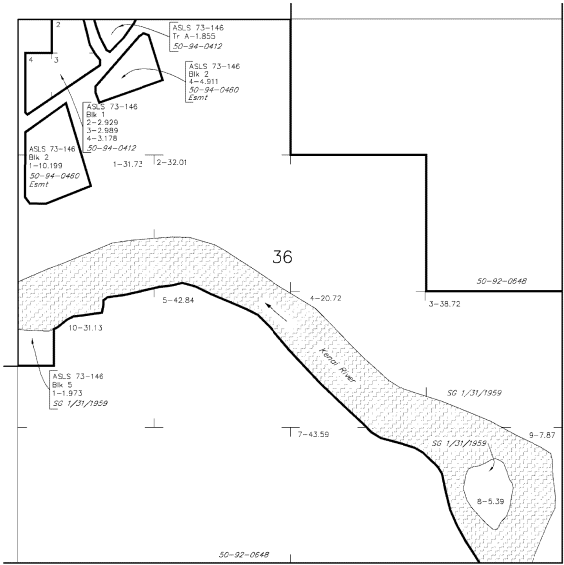
SURVEYED TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP
SUPPL SEC,36

NO 5
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

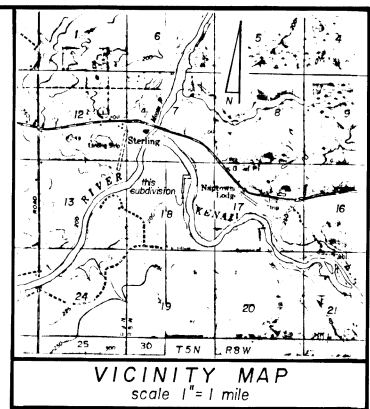
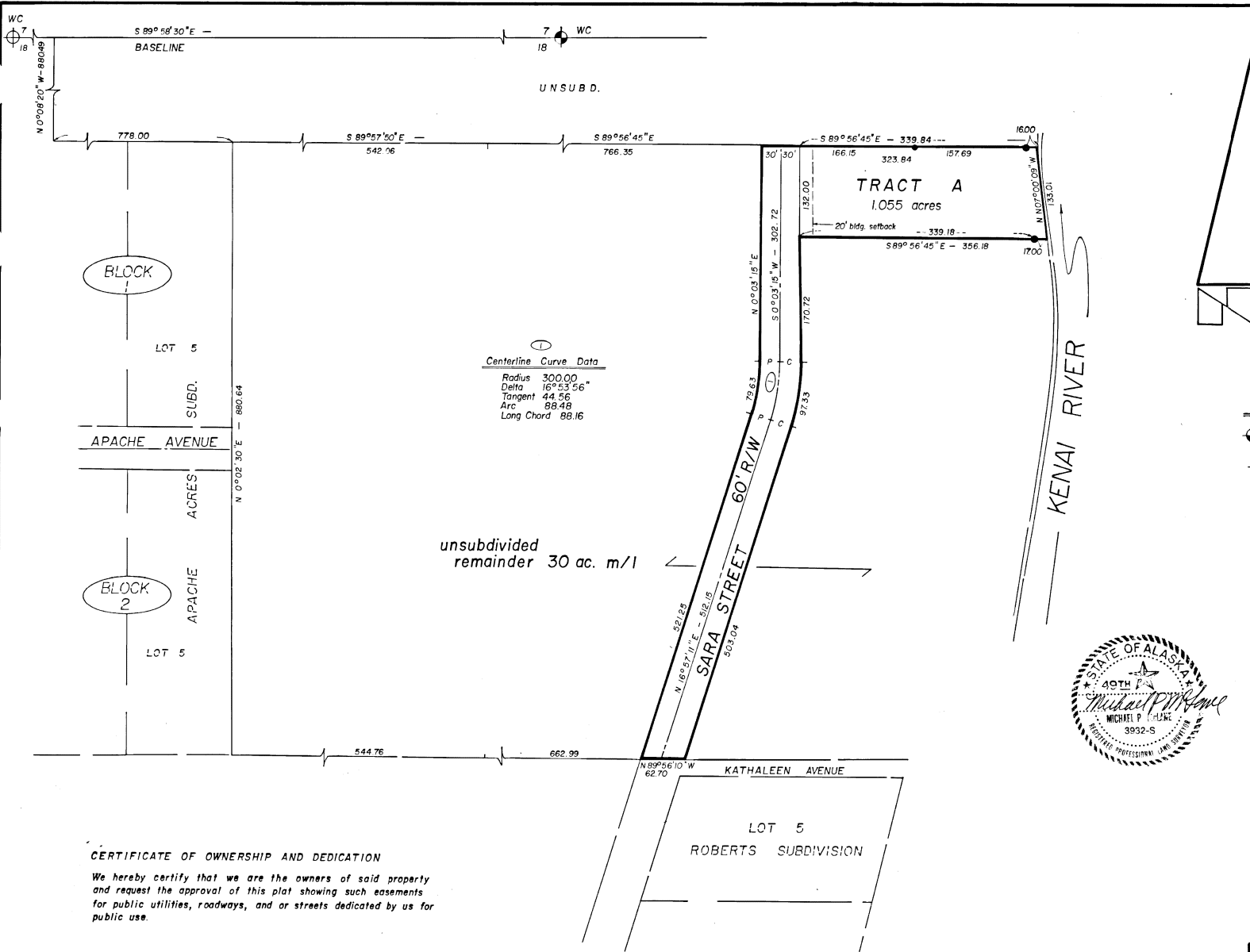
ACSB731 SS Reserved Min Estate Only



WARNING:
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only as a graphic display of the township survey data. Rec-
order errors do not reflect this change which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

CURRENT TO	
9-29-2015	

NO 5
Sew Mer
T 5 N
R 8 W
ACAD



LEGEND and NOTES

- Found GLO brass cap monument
- Found 1/2" x 24" steel rebar
- Set 1/2" x 24" steel rebar at all lot corners

All bearing refer to the north boundary of Section 18 as being S 89°58'30"E data of record, Roberts Subdivision K 75 - 134.

All lots are subject to a 20' building setback along all dedicated R/W's.

All wastewater disposal and treatment systems shall comply with existing law at the time of construction.



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.

Ruth Knorr



NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 10th day of July, 1977.
My commission expires 9-15-81.
Rebecca B. A.
notary public for Alaska

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of July 21, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH
By: *Philip Williams*

79-157
RECORDED - FILED 300
Kenai, ALASKA, DIST.
DATE 9-21 1977
TIME 4:03 P.M.
Requested by KPB
Address _____

APACHE ACRES SUBDIVISION PART TWO
RUTH KNORR, owner
BOX 1163 Soldotna, Ak. 99669
LOCATION
2.299 ACRES SITUATED IN THE E 1/2 NW 1/4 AND GOV'T LOTS 2 AND 6 SECTION 18 T5N R8W S.M. ALASKA AND IN THE KENAI PENINSULA BOROUGH.
Surveyed by McLANE and ASSOCIATES, Inc.
Box 468 Soldotna, Ak. 99669
DATE OF SURVEY 10-20-77 SCALE 1" = 100' BK. NO. 76-07

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2025-27
KENAI RECORDING DISTRICT**

**A RESOLUTION GRANTING A BUILDING SETBACK ENCROACHMENT PERMIT
TO A PORTION OF THE TWENTY FOOT BUILDING SETBACK GRANTED BY
PLAT KN 79-157 FOR THAT PORTION OF THE NORTH 440 FEET OF
GOVERNMENT LOT 6, LYING EAST OF SARA STREET, EXCEPT APACHE ACRES
SUBDIVISION PART SIX, WITHIN THE NE ¼, S18, T05N, R08W; SEWARD
MERIDIAN, ALASKA, KENAI PENINSULA BOROUGH; KPB FILE NO. 2025-153**

WHEREAS, pursuant to KPB 20.30.240, a minimum twenty-foot building setback from all dedicated rights-of-way in subdivisions located outside incorporated cities is required; and

WHEREAS, issuance of a building setback encroachment permit is an exception to the rule prohibiting such encroachments; and

WHEREAS, KPB 20.10.110 governs building setback encroachment permits and authorizes the Planning Commission to grant building setback encroachment permits by resolution; and

WHEREAS, KPB 20.10.110(E) provides the three Standards the Planning Commission must consider when evaluating building setback permit applications; and

WHEREAS, the Planning Commission may only approve an encroachment permit if there is substantial evidence showing that each of the three Standards in KPB 20.10.110(E) are met; and

WHEREAS, these are affirmative findings, and the petitioner has the burden to prove with substantial evidence they are true; and

WHEREAS, John Robert Stevens of Erina, New South Wales, Australia, requested a building setback encroachment permit to the twenty-foot building setback required by Apache Acres Subdivision Part Two and

WHEREAS, on Monday, October 27, 2025, the Planning Commission considered the background information, all comments received, and any recommendations from KPB Planning Department staff regarding the proposed exception,

WHEREAS, the Planning Commission found that the petitioner met the burden of proof with substantial evidence as to each of the three Standards found in KPB 20.10.110(E); and

WHEREAS, the Planning Commission found that granting the building setback encroachment permit will not be detrimental to the public interest;

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

SECTION 1. That the petitioner has met the burden of proof with substantial evidence as to each of the three standards found in KPB 20.10.110(E).

SECTION 2. That an exception to the 20-foot building setback limit on that portion of the North 440 feet of Government Lot 6, Lying East of Sara Street, Except Apache Acres Subdivision Part Six, within the NE ¼ Sec18 T05N R08W is hereby granted to accommodate only the encroaching portion of the shop and carport based upon the following findings of fact:

Standard 1: The building setback encroachment may not interfere with road maintenance.

1. The existing constructed road is off center so that there is more than usual distance to it.
8. The encroaching structures are approximately 61.9-feet from the constructed portion of Sara Street.
9. Trees and a clearing separate the driving surface of Sara St from the structure.

Standard 2: The building setback encroachment may not interfere with sight lines or distances.

1. The existing constructed road is off center so that there is more than usual distance to it.
8. The encroaching structures are approximately 61.9-feet from the constructed portion of Sara Street.
9. Trees and a clearing separate the driving surface of Sara St from the structure.

Standard 3: The building setback encroachment may not create a safety hazard.

1. The existing constructed road is off center so that there is more than usual distance to it.
8. The encroaching structures are approximately 61.9-feet from the constructed portion of Sara Street.
9. Trees and a clearing separate the driving surface of Sara St from the structure.

SECTION 3. That any new, replacement, and/or additional construction will be subject to the 20-foot building setback limit.

SECTION 4. That the granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20-foot building setback from the parcel.

SECTION 5. That a current as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the location of the encroachment within the building setback be attached to, and made a part of this resolution, becoming page 3 of 3.

SECTION 6. That this resolution is void if not recorded in the appropriate Recording District within 90 days of adoption.

SECTION 7. That this resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fees.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS _____ DAY OF _____, 2025.

Jeremy Brantley, Chairperson
Planning Commission

ATTEST:

Ann Shirnberg,
Administrative Assistant

Return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, Alaska 99669

Kenai Peninsula Borough Planning Commission Resolution 2025-27

Page 2



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 10/6/2025. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits a 30.7' x 40.5' shop to remain 15.3' into the 20' building setback.

KPB File No. 2025-153

Petitioner(s) / Land Owner(s): John Robert Stevens of Erina, NSW 2250 Australia, [Petitioner_State].

Purpose as stated in petition: Building setback for existing shop building and carport.

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 27, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

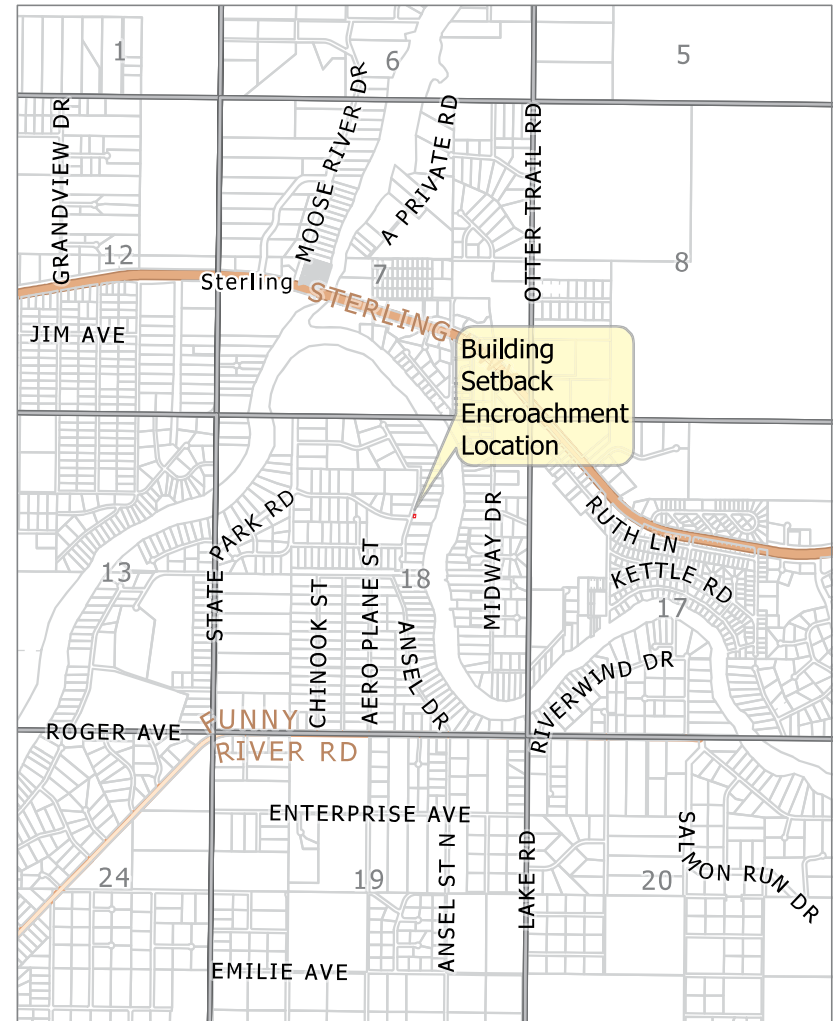
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

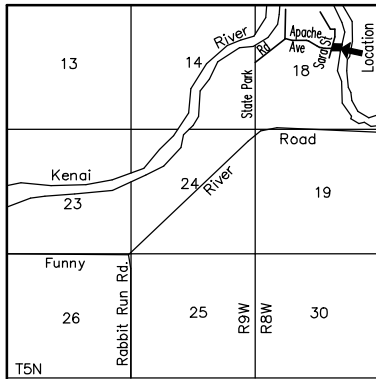
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-153
T 05N R 08W SEC18
Funny River



VICINITY 1" = 1 mile MAP

Asbuilt Survey of Shop

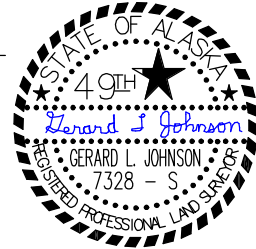
Located on a portion of the North 440' of Government Lot 6 lying East of Sara St. and excepting Apache Acres Subd. Part 6.
 Located in the NE 1/4, Section 18, T5N, R8W, SM, Alaska.
 Kenai Recording District Kenai Peninsula Borough

Prepared for

John Robert Stevens
 P.O. Box 3171
 Erina, NSW 2250
 Australia

Prepared by

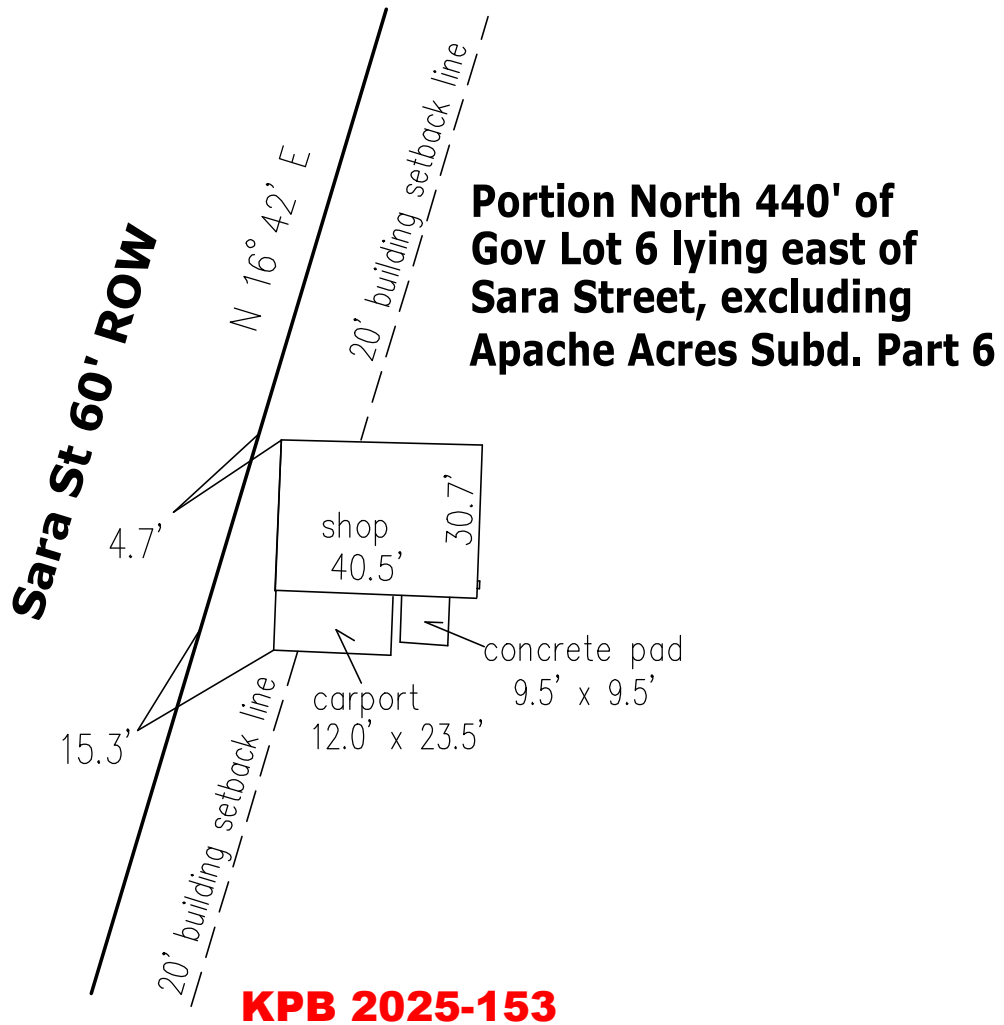
Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 262-5772



SCALE 1" = 50' 3 October, 2025

NOTES

Shop extends 15.3' into building setback.



E. NEW BUSINESS

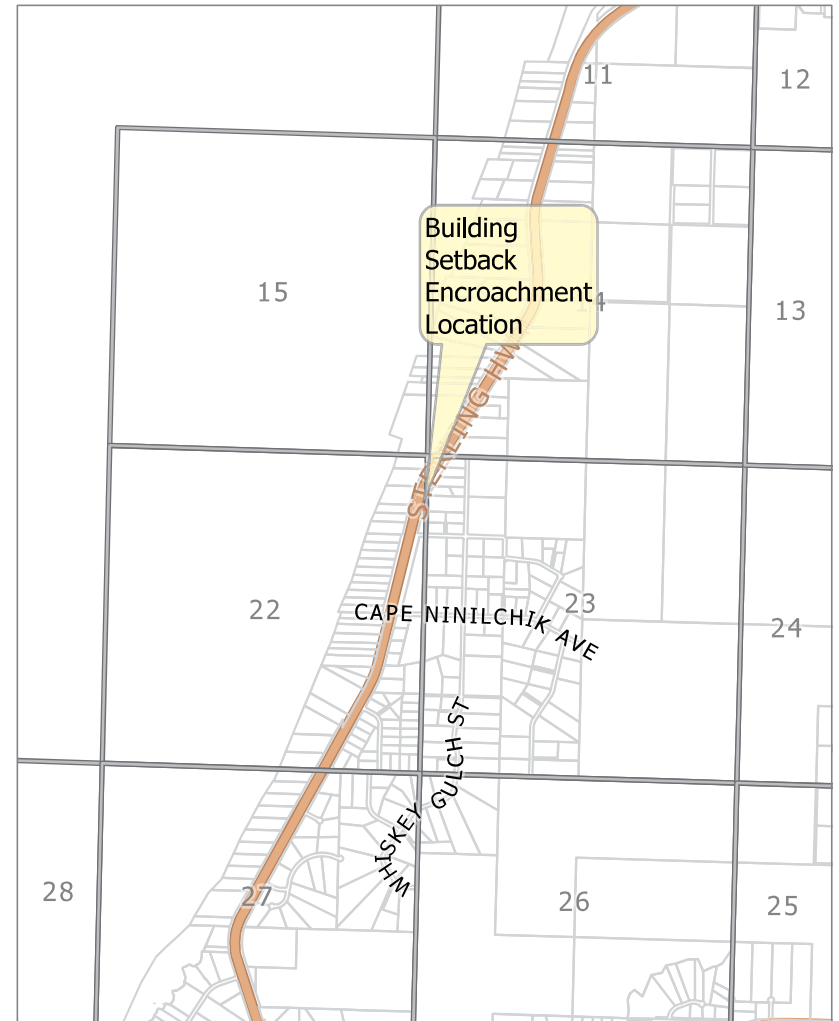
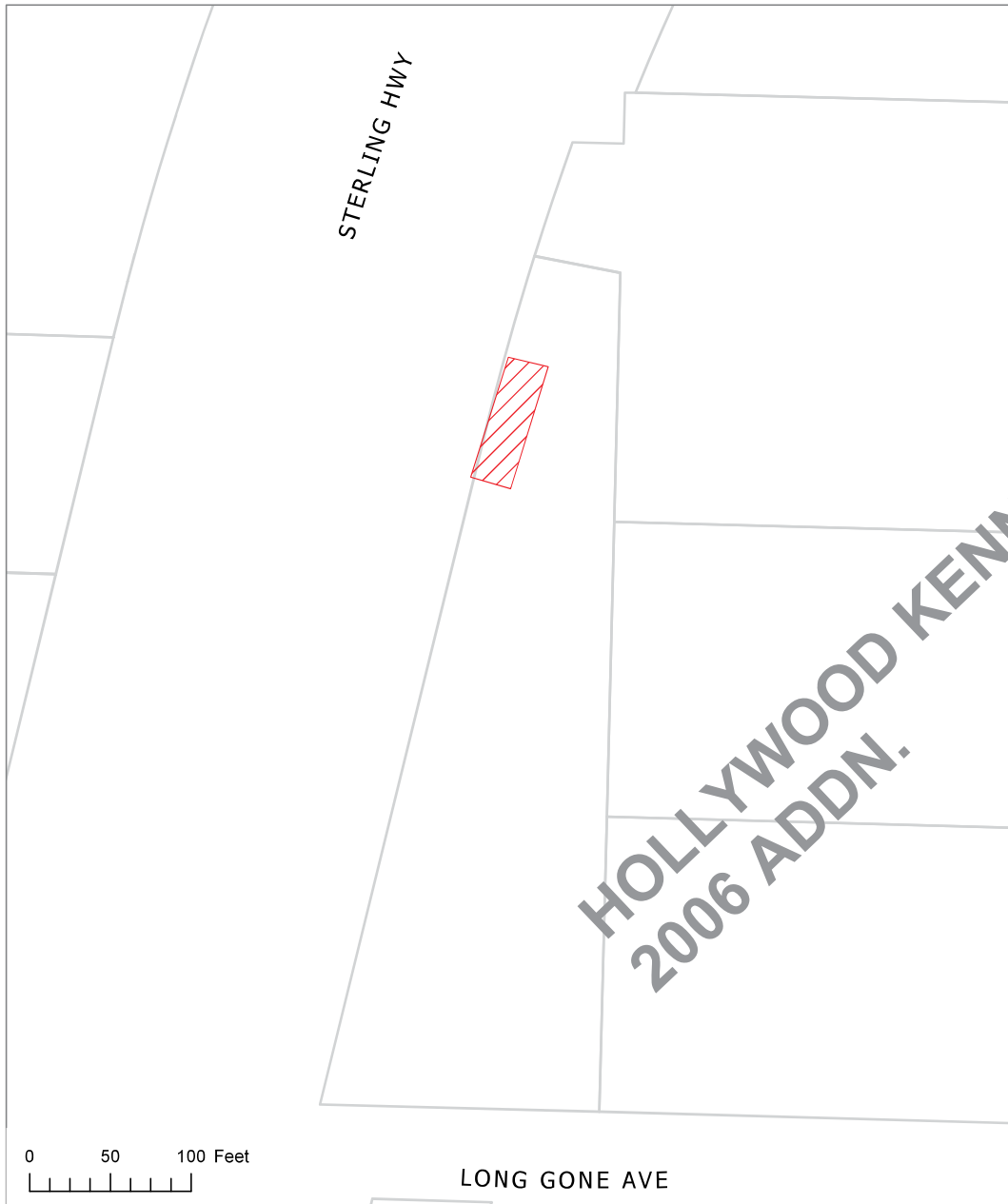
2. Building Setback Encroachment Permit; KPB File 2025-149

PC Resolution 2025-26

Fineline Surveys / Laida LLC

Request: Permits a portion of the house & covered porch to remain in the 20' building setback on Lot 1 Hollywood Kennedy Gibbons 2006 Addition, Plat HM 2007-108

Anchor Point Area



KPB File 2025-149
T 04S R 15W SEC 22 & 23
Anchor Point

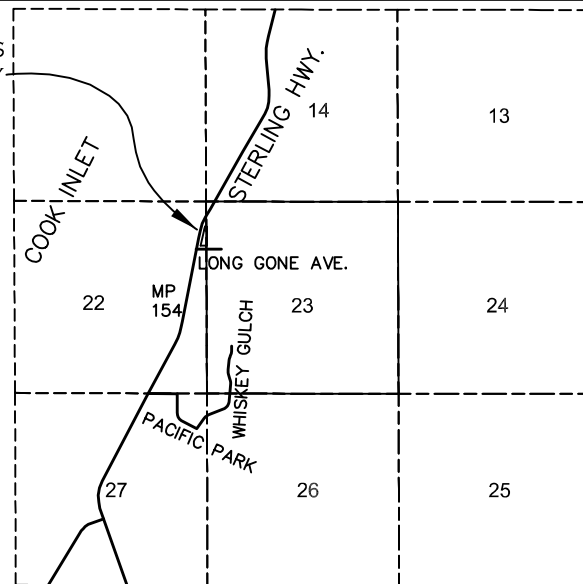
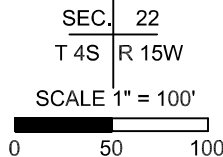
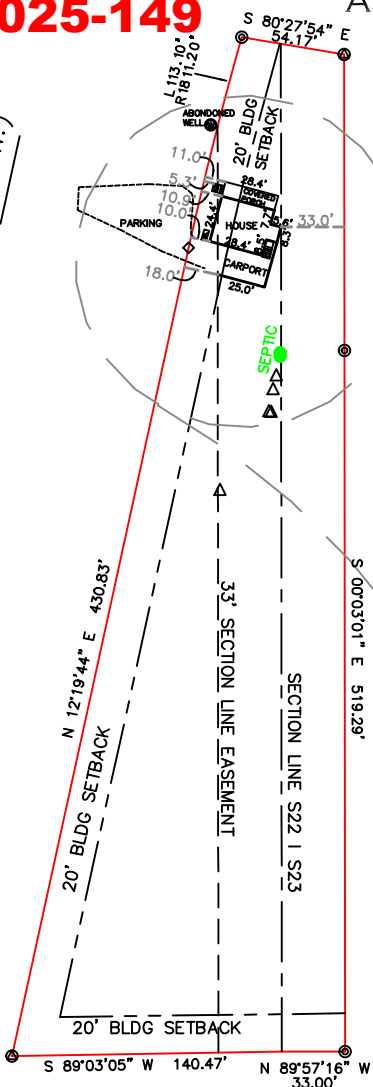


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

9/26/2025

THIS SURVEY

C-L STERLING HWY (200' R.O.W.)



LEGEND:

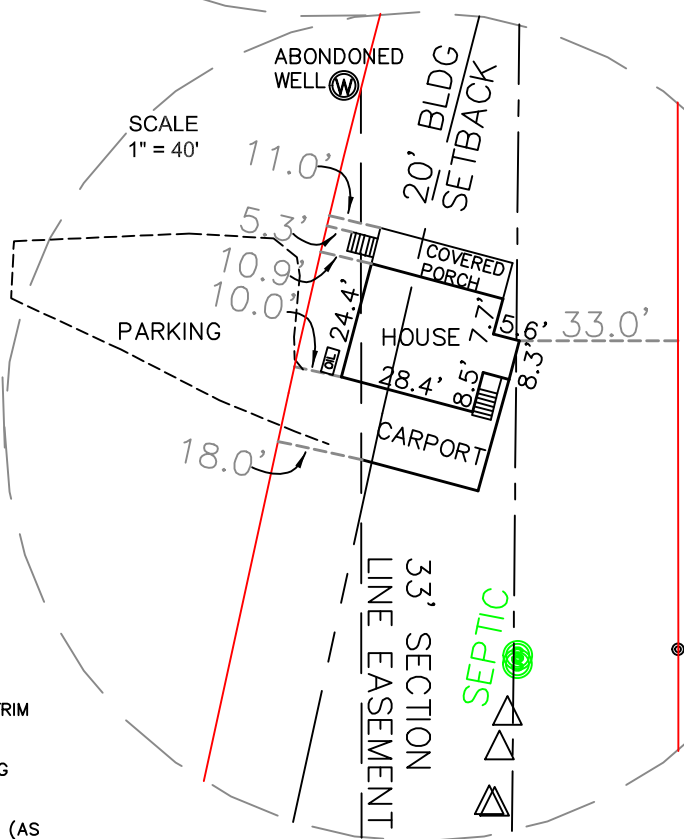
- FOUND REBAR WITH ALUMINUM CAP
- FOUND REBAR
- △ MONITOR TUBE

NOTES:

1. MEASUREMENTS SHOWN DEPICTING IMPROVEMENTS INCLUDE SIDING AND TRIM (IF APPLICABLE), AND DO NOT INCLUDE EAVES.
 2. THE ABOANDONED WELL HEAD LIES WITHIN THE R.O.W. FOR THE STERLING HWY.
 3. THE HOUSE AND DECK LIE PARTIALLY WITHIN THE 20 BUILDING SETBACK (AS SHOWN) ALONG THE STERLING HWY.
- It is the responsibility of the owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.



I hereby certify that the information provided is true and correct to the best of my knowledge, and that accepted standards of accuracy have been maintained.



I hereby certify that I have performed an asbuilt survey of the following property:

LOT 1, HOLLYWOOD KENNEDY GIBBONS SUBD. 2006 ADDN., SECTION 22, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN.

Homer Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on any property lying adjacent thereto, and that no improvements on property lying adjacent thereto encroach on the premises in question, other than those shown.

FINELINE SURVEYS
P.O. Box 774
Anchor Point, Alaska 99556
Dmitri D. Kimbrell, RLS (907) 360 6382

AGENDA ITEM E. NEW BUSINESS

ITEM #2. – BUILDING SETBACK ENCROACHMENT PERMIT
PERMITS A PORTION OF A 24.4' X 28.4' HOUSE, PART OF A COVERED PORCH AND THE ATTACHED STAIRS AND AN OPEN CARPORT TO REMAIN INTO THE 20' BUILDING SETBACK LOCATED IN LOT 1 HOLLYWOOD KENNEDY GIBBONS 2006 ADDITION KN2007-108

KPB File No.	2025-149
Planning Commission Meeting:	October 27, 2025
Applicant / Owner:	Laida LLC of Anchor Point, AK
Surveyor:	Dmitri Kimbrell / Fineline Surveys, Inc.
General Location:	Sterling Highway / Anchor Point Area

Parent Parcel No.:	165-630-27
Legal Description:	T 4S R 15W SEC 22 & 23 SEWARD MERIDIAN HM 2007108 HOLLYWOOD KENNEDY GIBBONS 2006 ADDN LOT 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Resolution	2025-26

STAFF REPORT

Specific Request / Purpose as stated in the petition:

As I previously explained, the house was built when it was not a platted parcel so there was not a setback requirement. A previous error on the original boundary survey was discovered when our property was surveyed by the fiber optic company and again when the property was platted. We were quite disappointed at that time but it was a rental and we planned to own it for a long time. Things have changed and for health reasons we are putting the house on the market next week so this is important to us to get cleared up and a waiver as soon as possible.

Site Investigation:

The as-built depicts an existing 24.4 x 28.4 foot house being 10.0' at the south end and 9.1' at the north end into the 20' building setback. There is also an enclosed porch attached to the house shown to be 9.0' into the setback at the north end. The steps coming from the porch are shown to be 5.7' further into the setback. On the south end of the house is an open end carport facing west that is shown to be 2.0' in to the setback.

No future improvements are indicated. The encroachment was found previously when the correct boundary was established years ago but nothing was done to address it.

The Sterling Highway to the west is a constructed 200 foot dedication, maintained by the State of Alaska. The driving surface of the Sterling Highway is approximately 94 feet from the south corner of the house.

With the structures sitting back a substantial distance from the driving surface, it does not appear the structures will interfere with road maintenance or sight distance. The encroachment position does not create any apparent danger to the public safety in its current location from the road surface with relation to the building setback. Traffic for the Sterling Highway should remain at a safe distance from the structures.

Staff Analysis:

Originally the land was described as a portion of Government Lot 1, lying East of the Sterling Highway in Section 22 Township 4 South, Range 15 West, Seward Meridian, Homer Recording District, Alaska. In 1981, the land was surveyed by A Deed of Record Boundary Survey (HM 81-56 BS). Hollywood Kennedy Gibbons 2006 Addition (HM 2007-108) subdivided the adjacent property in 2007 and included the Government Lot as referenced in the boundary

survey and resulting in the subject lot, Lot 1. A 20-foot building setback was established from the edge of street rights-of-way as referenced on the parent plat as plat note number 2.

In 2008, Lots 1 and 1-A, Hollywood Kennedy Gibbons 2006 Addition (HM 2007-108) were resurveyed as documented by a Record of Survey (HM 2008-19). Note number 1 on the record of survey stated errors were found on the 1981 Boundary Survey (HM 81-56 BS) regarding the correction location of the Sterling Highway resulting in errors on the parent plat. The Record of Survey (HM 2008-19) corrected the area of the 2 affected lots. The submitted as-built references lot dimensions from the Record of Survey.

The plat Hollywood Kennedy Gibbons 2006 Addition HM 2007-108 vacated the right-of-way of Catch UP Street abutting the parcel to the east and retained the 66-foot section line easement on the east side of the lot.

Applicant Discussion and Findings:

Per page 2 section E:

The Right of Way along the Sterling Hwy is 200' and with 100' on our side.

(1) The footage in front of the house is cleared so there is no interference with road maintenance.

(2) Because the Right of Way is cleared there is no interference with sightlines or distances.

(3) There is no safety issue exiting the property as you can see clearly in both directions far enough that it is safe
In addition:

There is existing overhead power lines are on the eastern and southern boundaries of our parcel so all properties on the east side of the highway are served. On the west side of the highway there is overhead power serving all those properties. The natural gas lines and fiberoptic cables were installed many years ago now.

20.10.110. – Building setback encroachment permits.

E. The following standards shall be considered for all building setback encroachment permit applications.

Staff recommends the Planning Commission select the findings they determine are applicable to the standards and vote on them:

1. The building setback encroachment may not interfere with road maintenance.

Findings 1 & 4 appear to support this standard.

2. The building setback encroachment may not interfere with sight lines or distances.

Findings 2 & 4 appear to support this standard.

3. The building setback encroachment may not create a safety hazard.

Findings 3 & 4 appear to support this standard.

F. The granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20 foot building setback from the parcel.

G. The Planning Commission shall approve or deny a building setback encroachment permit. If approved, a resolution will be adopted by the planning commission and recorded by the planning department within the time frame set out in the resolution to complete the permit. The resolution will require an exhibit drawing showing, and dimensioning, the building setback encroachment permit area. The exhibit drawing shall be prepared, signed and sealed, by a licensed land surveyor.

Staff Findings for the Commission's review:

4. The structures are approximately 94' from the driving surface of Sterling Highway.

5. The house and structures were built before the property was platted.

6. Hollywood Kennedy Gibbons 2006 Addition HM2007-108 created the 20' building setback for the property.

KPB department / agency review:

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Platted parking area is within the state ROW. House encroaches the 20' setback. The remaining portion of the home and the well is in the platted section line easement.
SOA DOT comments	
KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory D Zone, an area with undetermined flood risk. No flood concerns with this location. Due to proximity to the highway, proper ditching and drainage to provide protection to the structure is recommended. Flood Zone: D Map Panel: 02122C-1880E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	
Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 31190 STERLING HWY Existing Street Names are Correct: Yes List of Correct Street Names: STERLING HWY, LONG GONE AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: Structures must be permitted by platting, Planning Commission and Assembly to remain.
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	Inactive

RECOMMENDATION:

Based on the standards to grant a building setback encroachment permit, **staff recommends** to grant APPROVAL for the portion of structures within the 20 foot building setback as shown on the September 2025 as-built survey, subject to:

1. Compliance with KPB 20.10.110 sections F and G.
2. Removal of all encroachments within the right-of-way dedication.
3. Providing a current as-built with recommended corrections as noted below, to be used as an exhibit drawing for Resolution 2025-26, prepared, signed, and sealed by a licensed land surveyor.
4. The recording fees be submitted to the Kenai Peninsula Borough Planning Department for the recording of the resolution.
5. Failure to provide an as-built so that it may be recorded within 90 days of approval will result in a new application, hearing, and approval.
6. Additional encroachments found on the new as-built will require a new hearing.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add the dimensions of the carport

In note #2, correct the word 'abandoned'

In note #3, add mention of the steps and carport being in the building setback.

Add the 10' Utility Easement as noted on HM2007-108 to the as-built.

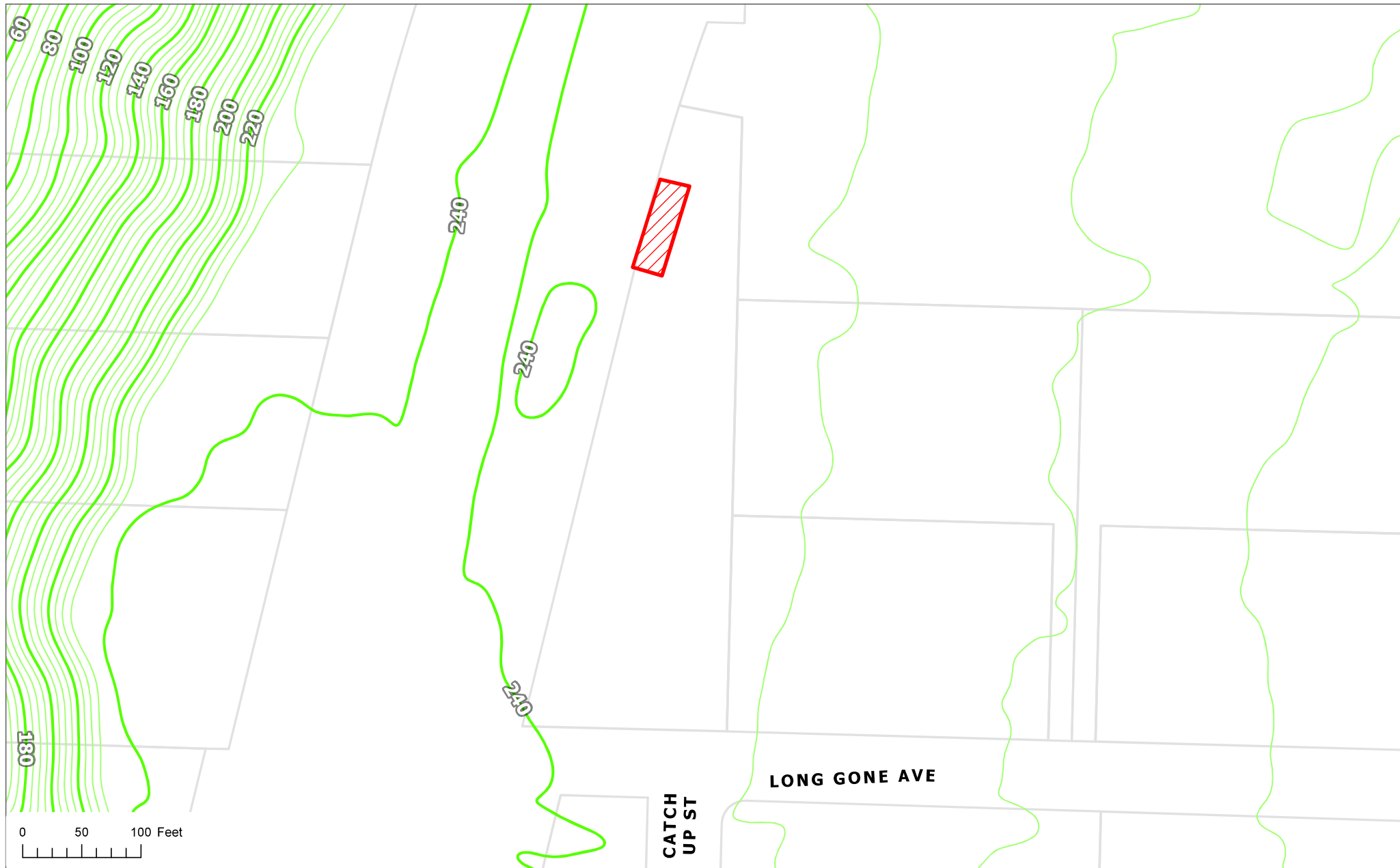
NOTE:

20.10.110.(H) A decision of the planning commission may be appealed to the hearing officer by a party of record, as defined by KPB 20.90, within 15 days of the date of notice of decision in accordance with KPB 21.20.250.

END OF STAFF REPORT



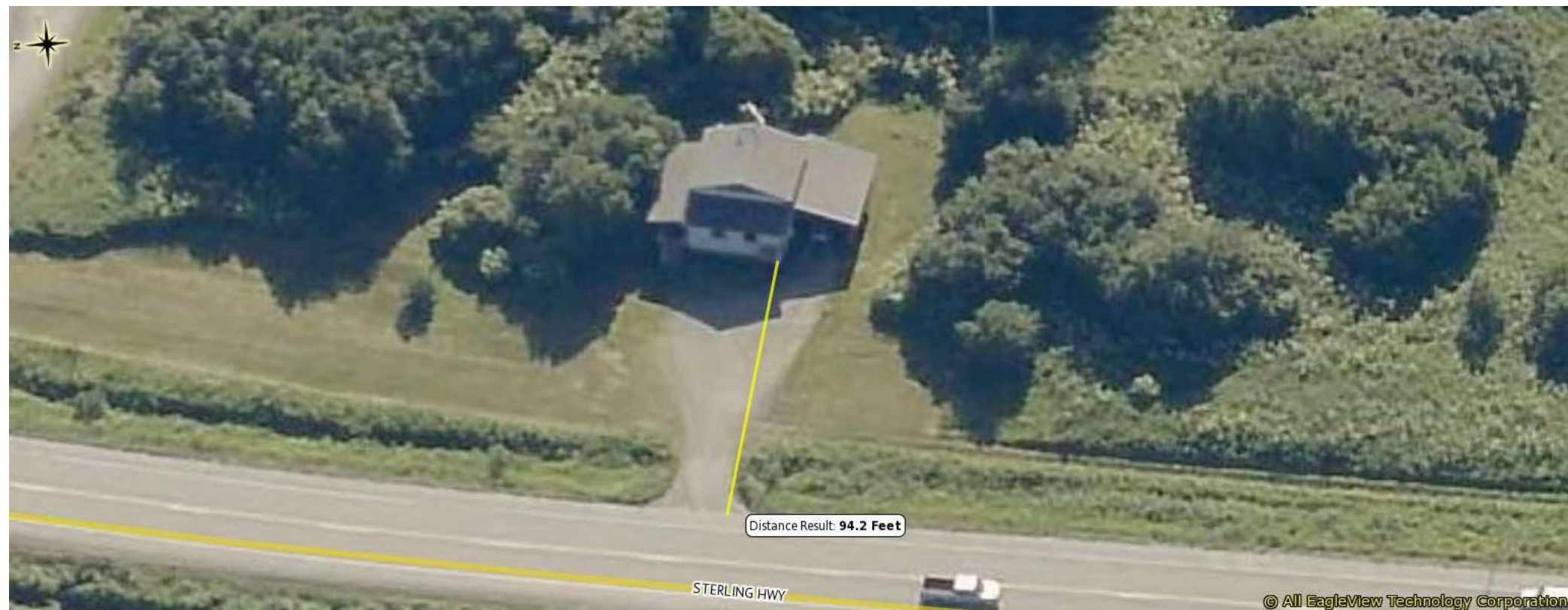
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





165-630-27
4/16/2020 SC
R01

Map Aerial distance view from west



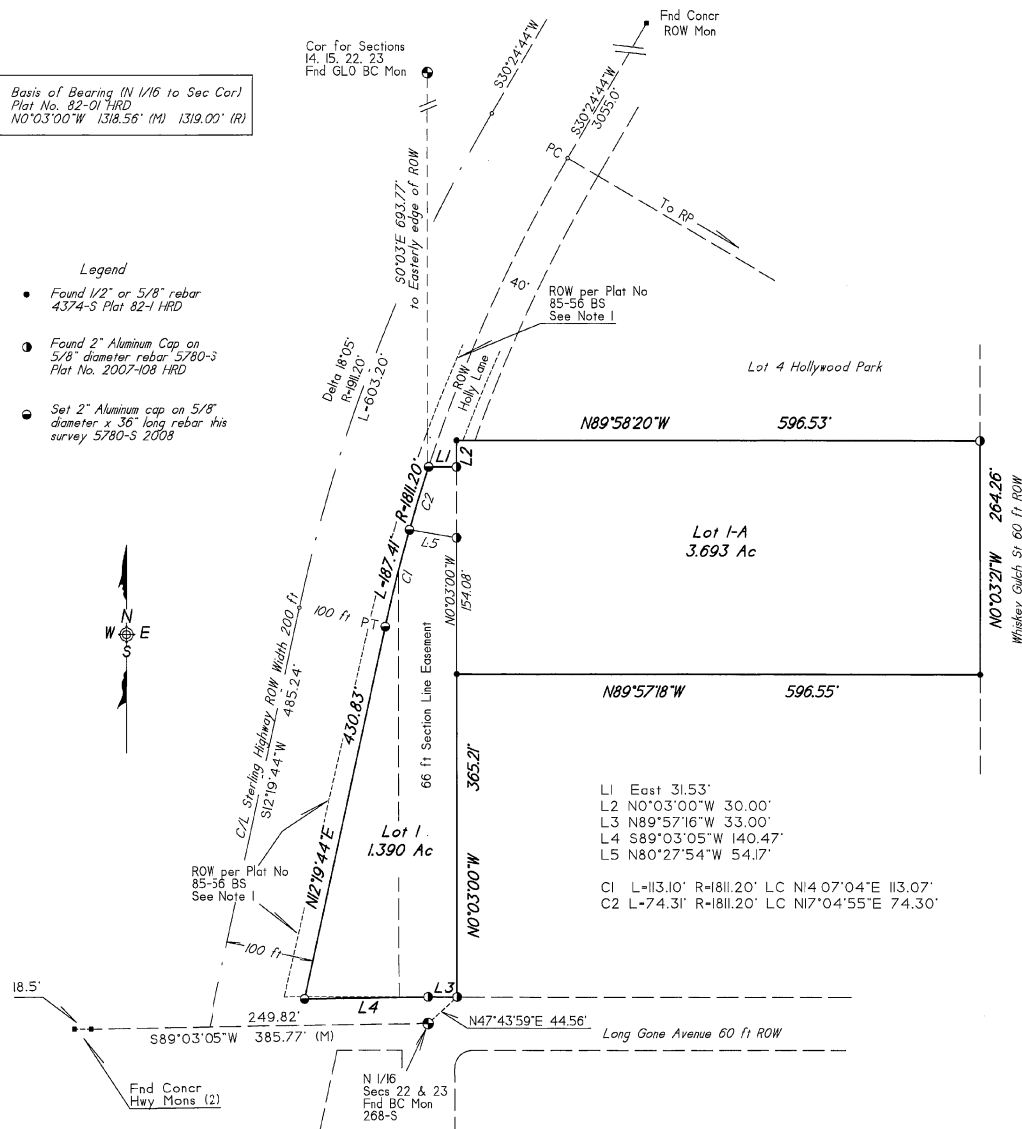
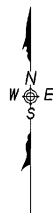
07/21/2023

72

E2-11

Basis of Bearing (N 1/16 to Sec Cor)
 Plat No. 82-01 HRD
 N0°03'00"W 1318.56' (M) 1319.00' (R)

- Legend**
- Found 1/2" or 5/8" rebar
 4374-S Plat 82-1 HRD
 - Found 2" Aluminum Cap on
 5/8" diameter rebar 5780-S
 Plat No. 2007-108 HRD
 - Set 2" Aluminum cap on 5/8"
 diameter x 36" long rebar this
 survey 5780-S 2008



Notes

- The "Deed of Record Boundary Survey" Plat No. 85-56 BS has been found to contain errors regarding the correct location of the Sterling Highway. The subdivision plat of Hollywood Kennedy Gibbons 2006 Addition Plat No. 2007-108 HRD was based in part on the now erroneous Plat No. 85-56 BS. This Record of Survey makes the appropriate correction along the east side of the Sterling Highway and corrects the area of the 2 effected lots. The ROW monuments set per Plat No. 2007-108 have been removed. No other changes to the effected lots have been made.
- Centerline and ROW data based on State of Alaska Dept of Highways "Right of Way Plat" Project No. F-021121 Sheet 33 of 36 as shown on Plat No. 63-423 HRD.
- Catch Up Street vacated by Plat No. 2007-108 HRD
- This survey does not constitute a subdivision as defined by A.S. 40.15.190.2.

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Roger W. Imhoff
 Roger W. Imhoff LS 5780 Date 4-23-08



2008-19
 (Name) REC DIST
 Date 4/2/08
 Time 2:38 P.M.
 Requested to Imhoff
 Address

Record of Survey

Being a resurvey of Lots 1 and 1-A Hollywood Kennedy Gibbons 2006 Addition as shown on Plat No. 2007-108 HRD located within NE 1/4 Section 22 and the NW 1/4 Section 23, T4S, R15W, S1M Kenai Peninsula Borough Homer Recording District, Third Judicial District State of Alaska

Containing 5.083 Acres, more or less

Current Owner Lot 1-A
 Brain & Charlotte Carper
 3150 Catch Up Street
 Anchor Point Ak 99556

Current Owner Lot 1
 Emmitt & Mary Joint Revocable Trust
 PO Box 193
 Anchor Point Ak 99556

Surveyor:
 Roger W. Imhoff, RLS
 PO Box 2588
 Homer Ak 99603

FB 2006-4
 2007-2 2008-1
 Drawn RWI
 Scale 1" = 100 ft

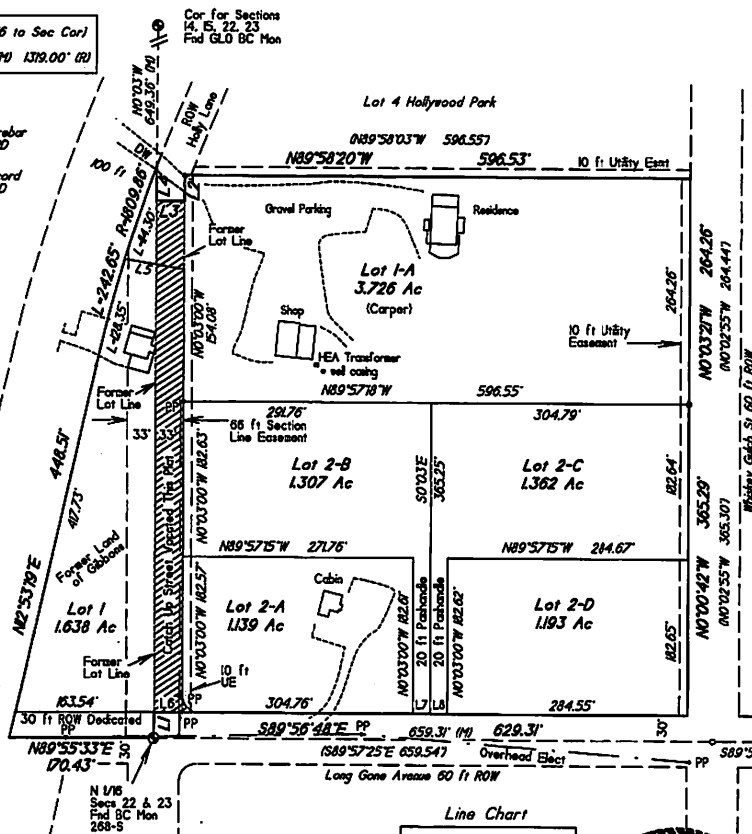
File landofgibbonsrecofsurvey.vcd
 gibbons.cgo gibbons3.grp

Date 4-23-08

Basis of Bearing (N 1/16 to Sec Cor)
 Plat No. 82-01 HRD
 N0°03'00"W 138.56' (M) 138.00' (R)

Legend

- Foamed 1/2" or 5/8" rebar
 4374-S Plat 82-1 HRD
- () Dimension of Record
 Plat No. 82-1 HRD
- ▨ ROW Vacated
 This Plot



Notes

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- A building setback of 20 feet for all new buildings is required from the edge of street right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- The front 10 ft. and the entire building setback within 5 ft. of side lot lines is a utility easement.
- Existing overhead powerlines are centerline of a 20 ft. wide electrical distribution line easement.
- Set 2" self identifying Alutian cap on 5/8" x 36" long steel rebar at all lot corners unless noted otherwise.
- 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.
- No structures are permitted within the pasthandle portion of any flag lot(s).
- No new direct access to the Sterling Highway is allowed without prior written consent of the Alaska Dept of Transportation.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
- No portion of the 66 ft wide section line easement as shown hereon is vacated by this plat.
- At its meeting on Sept 11, 2007, the Kenai Peninsula Borough approved the vacation of Catch Up Street as shown hereon.

Line Chart

L1	N0°03'00"W 30.00'
L2	S0°03'00"E 30.00'
L3	West 33.00'
L4	N0°03'00"W 39.94'
L5	N80°27'54"W 70.85'
L6	S89°56'48"E 33.00'
L7	N89°56'48"W 20.00'
L8	N89°56'48"W 20.00'

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.

KL Thibodeau 3380-E 11 Sep 07
 Engineer License No. Date

13. Source of data for the location of the Sterling Highway is 'Deed of Record Boundary Survey' per Plat No. 85-56 BS

Ownership Certificate

We 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 to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

Brian E. Carper Charlotte L. Carper
 Owner of Former Lot 1 Hollywood Kennedy Addition 9-7-07
 Brian E. Carper Date Charlotte L. Carper Date
 3250 Catch Up Street
 Anchor Point AK 99550-984

Notary's Acknowledgment
 Subscribed and sworn to me before me this 7th day of September 2007

for Brian E. Carper and Charlotte L. Carper

K. Kachner
 Notary Public for Alaska
 My Commission Expires 12-21-10



Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

August 24, 2007 R. W. Inhoff
 Date Roger W. Inhoff LS 5780

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of October 9, 2006

KENAI PENINSULA BOROUGH

By Maureen Knott
 Authorized Official

9003-108
 PLANNING REC DIST
 Date 11/29/2007
 Time 3:08 PM
 Requested By Maureen Knott
 Address

Sheet 1 of 3
 Sheets 2 and 3 are
 Signature Sheets Only

We 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 to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

Emmitt D. Trumble 9-7-07
 Owner of Former Land of Gibbons (Portion Gov Lot 1 Sec 22)
 Emmitt & Mary Trumble Joint Revocable Trust, UTAD February 6, 2006
 by Emmitt D. Trumble, Co-Trustee Date
 PO Box 193
 Anchor Point AK 99550

Mary E. Trumble
 Owner of Former Land of Gibbons (Portion Gov Lot 1 Sec 22)
 Emmitt & Mary Trumble Joint Revocable Trust, UTAD February 6, 2006
 by Mary E. Trumble, Co-Trustee Date 9-7-07
 PO Box 193
 Anchor Point AK 99550

Notary's Acknowledgment
 Subscribed and sworn to me before me this 7th day of September 2007

for Emmitt D. Trumble

K. Kachner
 Notary Public for Alaska
 My Commission Expires 12-21-10



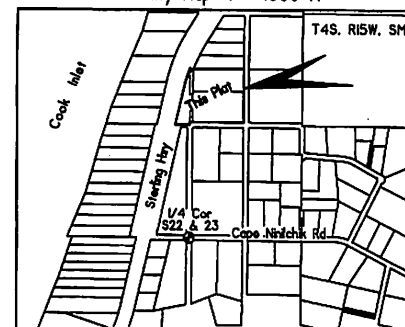
Notary's Acknowledgment
 Subscribed and sworn to me before me this 7th day of September 2007

for Mary E. Trumble

K. Kachner
 Notary Public for Alaska
 My Commission Expires 12-21-10



Vicinity Map 1" = 1000 ft



Hollywood Kennedy Gibbons 2006 Addition

Being a subdivision Lots 1 and 2 Hollywood Kennedy Addition as shown on Plat No. 82-01 HRD and that portion of Gov Lot 1 Section 22 lying east of the ROW of the Sterling Highway and a vacation of a portion of the right-of-way of Catch Up Street located within NE 1/4 Section 22 and the NW 1/4 Section 23, T4S, R5W, SH

Containing 10.48 Acres, more or less

Client: Emmitt & Mary Trumble PO Box 193 Anchor Point AK 99550	Surveyor: Roger W. Inhoff, RLS PO Box 2508 Homer AK 99603	FB 2006-4 2007-2 Dram RM Scale 1" = 100 ft
---	--	---

Date 6-30-06 File knhofgibbons.vsd KPB File No. 06-273

**Signature Sheet
Sheet 2 of 3**

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-way to public use and grant all easements to the use shown.

Lauren M. Trimble
Owner of Former Lot 2 Hollywood Kennedy Addition
Lauren M. Trimble Date
PO Box 193
Anchor Point Ak 99556

Notary's Acknowledgement
Subscribed and sworn to me before me this 2nd day
of AUGUST 2007

for Lauren M. Trimble
Kathy Kacher
Notary Public for Alaska
My Commission Expires 12-21-10



Homer 2007-108

Hollywood Kennedy Gibbons 2006 Addition

Being a subdivision Lots 1 and 2 Hollywood Kennedy Addition as shown on Plat No. 82-01 HRD and that portion of Gov Lot 1 Section 22 lying east of the ROW of the Sterling Highway and a vacation of a portion of the right-of-way of Catch Up Street located within NE 1/4 Section 22 and the NW 1/4 Section 23, T4S, R15W, SM Homer Recording District, Third Judicial District State of Alaska

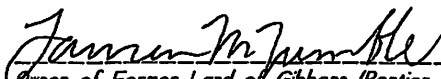
Containing 10.481 Acres, more or less

Clients: Emmitt & Mary Trimble PO Box 193 Anchor Point Ak 99556	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603	FB 2006-4 2007-2
		Drawn RWI
		Scale 1" = 100 ft
Date 6-30-06	File landofgibbons.vcd	KPB File No. 06-273

**Signature Sheet
Sheet 3 of 3**

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-way to public use and grant all easements to the use shown.

I further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

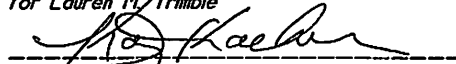


Owner of Former Land of Gibbons (Portion Gov Lot 1 Sec 22)
Lauren M. Trimble Date
PO Box 193
Anchor Point Ak 99556

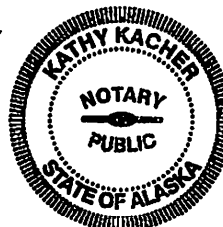
Notary's Acknowledgement

Subscribed and sworn to me before me this 2nd day
of August 2007

for Lauren M. Trimble



Notary Public for Alaska
My Commission Expires 2-21-10



Hollywood Kennedy Gibbons 2006 Addition

Being a subdivision Lots 1 and 2 Hollywood Kennedy Addition as shown on Plat No. 82-01 HRD and that portion of Gov Lot 1 Section 22 lying east of the ROW of the Sterling Highway and a vacation of a portion of the right-of-way of Catch Up Street located within NE 1/4 Section 22 and the NW 1/4 Section 23, T4S, R15W, S1M Homer Recording District, Third Judicial District State of Alaska

Containing 10.481 Acres, more or less

Clients: Emmitt & Mary Trimble PO Box 193 Anchor Point Ak 99556	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603	FB 2006-4 2007-2
		Drawn RWI
		Scale 1" = 100 ft
Date 6-30-06	File landofgibbons.vcd	KPB File No. 06-273

Alameda 2007-108

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2025-26
HOMER RECORDING DISTRICT**

**A RESOLUTION GRANTING A BUILDING SETBACK ENCROACHMENT PERMIT
TO A PORTION OF THE TWENTY FOOT BUILDING SETBACK FOR LOT 1,
HOLLYWOOD KENNEDY GIBBONS 2006 ADDITION (HM 2007-108); IN NE ¼ S22,
T04S, R15W; SEWARD MERIDIAN, ALASKA, WITHIN THE KENAI PENINSULA
BOROUGH; KPB FILE NO. 2025-149**

WHEREAS, pursuant to KPB 20.30.240, a minimum twenty-foot building setback from all dedicated rights-of-way in subdivisions located outside incorporated cities is required; and

WHEREAS, issuance of a building setback encroachment permit is an exception to the rule prohibiting such encroachments; and

WHEREAS, KPB 20.10.110 governs building setback encroachment permits and authorizes the Planning Commission to grant building setback encroachment permits by resolution; and

WHEREAS, KPB 20.10.110(E) provides the three Standards the Planning Commission must consider when evaluating building setback permit applications; and

WHEREAS, the Planning Commission may only approve an encroachment permit if there is substantial evidence showing that each of the three Standards in KPB 20.10.110(E) are met; and

WHEREAS, these are affirmative findings, and the petitioner has the burden to prove with substantial evidence they are true; and

WHEREAS, Laida LLC of Anchor Point, AK requested a building setback encroachment permit to the twenty-foot building setback required by Hollywood Kennedy Gibbons 2006 Addition and

WHEREAS, on Monday, October 27, 2025, the Planning Commission considered the background information, all comments received, and any recommendations from KPB Planning Department staff regarding the proposed exception,

WHEREAS, the Planning Commission found that the petitioner met the burden of proof with substantial evidence as to each of the three Standards found in KPB 20.10.110(E); and

WHEREAS, the Planning Commission found that granting the building setback encroachment permit will not be detrimental to the public interest;

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

SECTION 1. That the petitioner has met the burden of proof with substantial evidence as to each of the three standards found in KPB 20.10.110(E).

SECTION 2. That an exception to the 20-foot building setback limit on Lot 1, Hollywood Kennedy Gibbons 2006 Addition hm 2007-108 is hereby granted to accommodate only the encroaching portion of the house, covered porch, steps and carport based upon the following findings of fact:

Standard 1: The building setback encroachment may not interfere with road maintenance.

1. The footage in front of the house is cleared so there is no interference with road maintenance.
4. The structures are approximately 94' from the driving surface of Sterling Highway.

Standard 2: The building setback encroachment may not interfere with sight lines or distances.

2. Because the Right of Way is cleared there is no interference with sightlines or distances.
4. The structures are approximately 94' from the driving surface of Sterling Highway.

Standard 3: The building setback encroachment may not create a safety hazard.

3. There is no safety issue exiting the property as you can see clearly in both directions far enough that it is safe:
4. The structures are approximately 94' from the driving surface of Sterling Highway.

SECTION 3. That any new, replacement, and/or additional construction will be subject to the 20-foot building setback limit.

SECTION 4. That the granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20-foot building setback from the parcel.

SECTION 5. That a current as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the location of the encroachment within the building setback be attached to, and made a part of this resolution, becoming page 3 of 3.

SECTION 6. That this resolution is void if not recorded in the appropriate Recording District within 90 days of adoption.

SECTION 7. That this resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fees.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS _____ DAY OF _____, 2025.

_____ Jeremy Brantley, Chairperson Planning Commission	ATTEST:	_____ Ann Shirnberg, Administrative Assistant
--	---------	---

Return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, Alaska 99669

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

1. Building Setback Encroachment Permit; KPB File 2025-149

PC Resolution 2025-26

Fineline Surveys / Laida LLC

Request: Permits a portion of the house & covered porch to remain in the 20' building setback on Lot 1 Hollywood Kennedy Gibbons 2006 Addition, Plat HM 2007-108

Anchor Point Area

From: [Piagentini, Vincent](#)
To: [Simons, Sandee](#)
Subject: FW: <EXTERNAL-SENDER>KPB File2025-149 T 04S R 15W SEC 22& 23
Date: Thursday, October 23, 2025 9:38:48 AM
Attachments: [image001.png](#)
[image002.png](#)

Sandee
will you process this comment that has come in.

Vince Piagentini PLS
Platting Manager, Planning Department
Phone: 907-714-2200 {Office}
Fax: 907-714-2378



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

From: Planning Dept, <planning@kpb.us>
Sent: Thursday, October 23, 2025 8:59 AM
To: Piagentini, Vincent <vpiagentini@kpb.us>; Carpenter, Beverly <BCarpenter@kpb.us>
Subject: FW: <EXTERNAL-SENDER>KPB File2025-149 T 04S R 15W SEC 22& 23

From: JAMES DROVER <drover.jim@gmail.com>
Sent: Wednesday, October 22, 2025 6:52 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>KPB File2025-149 T 04S R 15W SEC 22& 23

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.

I would like to contest this setback encroachment application permit do to the fact that I have the property on the south side of the property in question, when I bought the property and was shown the property lines by Bruce koch, at this time the property adjoining mine in question was owned by Don Koch his father. After purchasing the property Don Koch told me that the property line steak had been moved, the southwest property line steak which would be my northeast property line and that part of my property was really his. I had the property surveyd and indeed he was right, the property line steak had been moved. After the survey was done I was deathly ill from an infection in my knee and had to go to the hospital but was still able come home home and talk to Don Koch and he agreed to give me the property that I purchased back which would be to the alder line. I then got

a second infection in my knee and had to go back to the hospital for 3 more months. While I was in the hospital Don Koch had traded houses with his son Ron Koch who did not honor his dad's words and only gave me back a small fraction of what his dad promised me. On top of that Ron Koch and my wife who did not know the original agreement I made with his dad got together and had the property lines redrawn without my knowledge. I confronted Ron Koch's dad Dan Koch and he said that he would talk to his son about the agreement that I get the original property that I bought back.

To this day I still do not have the property back that I originally bought and the original owner agreed to. Because of this I contest the encroachment and believe they knew when they built Don Koch's house which is now Ron Koch's they knew where the property lines were and corner stakes were.

Piagentini, Vincent

From: Planning Dept,
Sent: Friday, October 24, 2025 11:58 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Encroachment of said property.

From: Hugh <hughrosa99@gmail.com>
Sent: Friday, October 24, 2025 11:31 AM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Encroachment of said property.

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.

I contest this request, by Ron Koch,/Laida LLC of Anchorage Point Ak. This encroachment request is just another tactic from this land owner to get what he wants , regardless of boundary property owners.Ron Koch approached me in 2013 , in regards to him moving my fence on the property I rent.I asked him why he would want to move the fence.He said it is my property and I want to sell my property with as much land as I can.I said to him this is my landlords property, and he would not approve of this action.In which my landlord was out of town working.Ron Koch did move the fence and further told me to bad it's my property.Knowing it indeed was not his property.Which was later proven by surveys that it was not his property.The Laida LLC or Ron Koch the property owner has continued to treat us neighbors as having no rights when it comes to property boundaries.The Koch family operated a wood Buisness for many years on Ak.DOT property, knowing full well he was in the wrong.I Hugh Rosa opened a fast food hot dog Buisness in front of my home , as soon as I opened he and his family contacted the Ak DOT to get me shut down, because I was operating within the R.O.W.of the AkDOT,and demanded I take down my Buisness flag because his wife did not like looking at it, as with she did not like my Buisness there in her view.This year the Ak DOT surveyed my front property line, and the front line of the Koch property, after putting Ak DOT survey stakes across both property's , Ron Koch immediately pulled the survey stakes out of the ground, and discarded them.To me the Laida LLC , Koch family request for setback encroachment should be denied.This family says there was a error from the survey company's and the fiber optic company .I find it hard to believe the Koch's say a error occurred.Surveyors rarely make mistakes twice.This is clearly a property owner attempting to get as much land as they can, without consideration for the neighbors true property lines.Respectfully Hugh Rosa

Piagentini, Vincent

From: Planning Dept,
Sent: Friday, October 24, 2025 11:58 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Kpb file no. 2025-149
Attachments: 1000001903.jpg; 1000001900.jpg; 1000001904.jpg; 1000001905.jpg; 1000001902.jpg

From: Sylvia Todd <digginlife15@gmail.com>
Sent: Friday, October 24, 2025 11:45 AM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Kpb file no. 2025-149

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.

My name is Sylvia Todd. I am writing to contest the setback easement encroachment permit. I am one of the owners connecting . There was no error in the true knowledge of the property lines. I feel i should share some facts with you. We are the third owners of this land since their family sold it. Each sale shows parcel land property lines. While ive lived here Ron and lidia have Encroached parked on driven through and placed sheds on my property. Each time ive asked them to respect our place. In fact it was when she threw the log down showing that was the property line and him moving the shed to my land we decided to hire a surveyor. In the next 6 weeks she targeted hughs hot dog stand. This got the state surveyors involved .they did their surveys the day after my survey was done. We learned Ron had been using state land to run his wood business on so he had to move back to his actual property line . Ron had to move his wifes log back to its actual property line they had to move the shed back onto their own property and off of mine. I figured that would be that however they then asked our neighbors and their friends to park their trailers and campers along our property line to the west. It is their behaviors in fact that made me realize the importance of all appical spaces and easements along properites need to be honored. The charachter of an owner should never negate the true legal need for these boundries all to be upheld Any buildings eaves and carports should be reduced or relocated to fit into compliance. There was no error The sad truth is ron and lydia stole land from my neighbors to the north.They used state land as their own for years running their wood business off of and even now have set 2 boulders past their property line onto states owned again. Trying to claim more than whats legally owned. Rons even telling drivers parked in state land they cant park there and has them move. Chasing tourists away from getting a beautiful coastal picture. No one present or future should have the right to encroach or change the easements. I contest to this permit. I also request the family land of theirs and their son to the north east end of my property. The garage is within 2 feet of the property line. Ron told me his son was going to move the garage however i believe he moved instead. Im attaching pictures to attest to the truth Thank you for your attention and time in this matter







E2-25







KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 10/2/2025. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits a 24.4' x 28.4' house and covered porch in Lot 1 to remain 10' into the 20' building setback and the attached porch stairs to remain 14.7' into the building setback.

KPB File No. 2025-149

Petitioner(s) / Land Owner(s): Laida LLC of Anchor Point, AK.

Purpose as stated in petition: The house was built when it was not a platted parcel so there was not a setback requirement. A previous error on the original boundary survey was discovered when our property was surveyed by the fiber optic company and again when the property was platted.

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 27, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

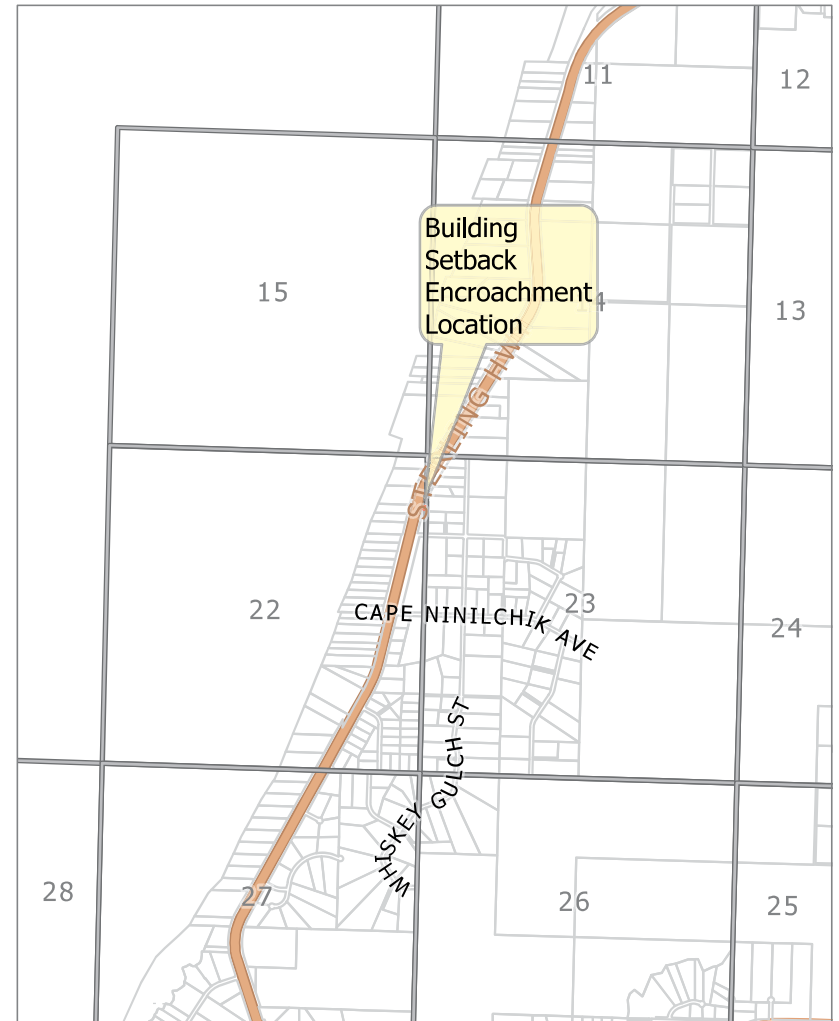
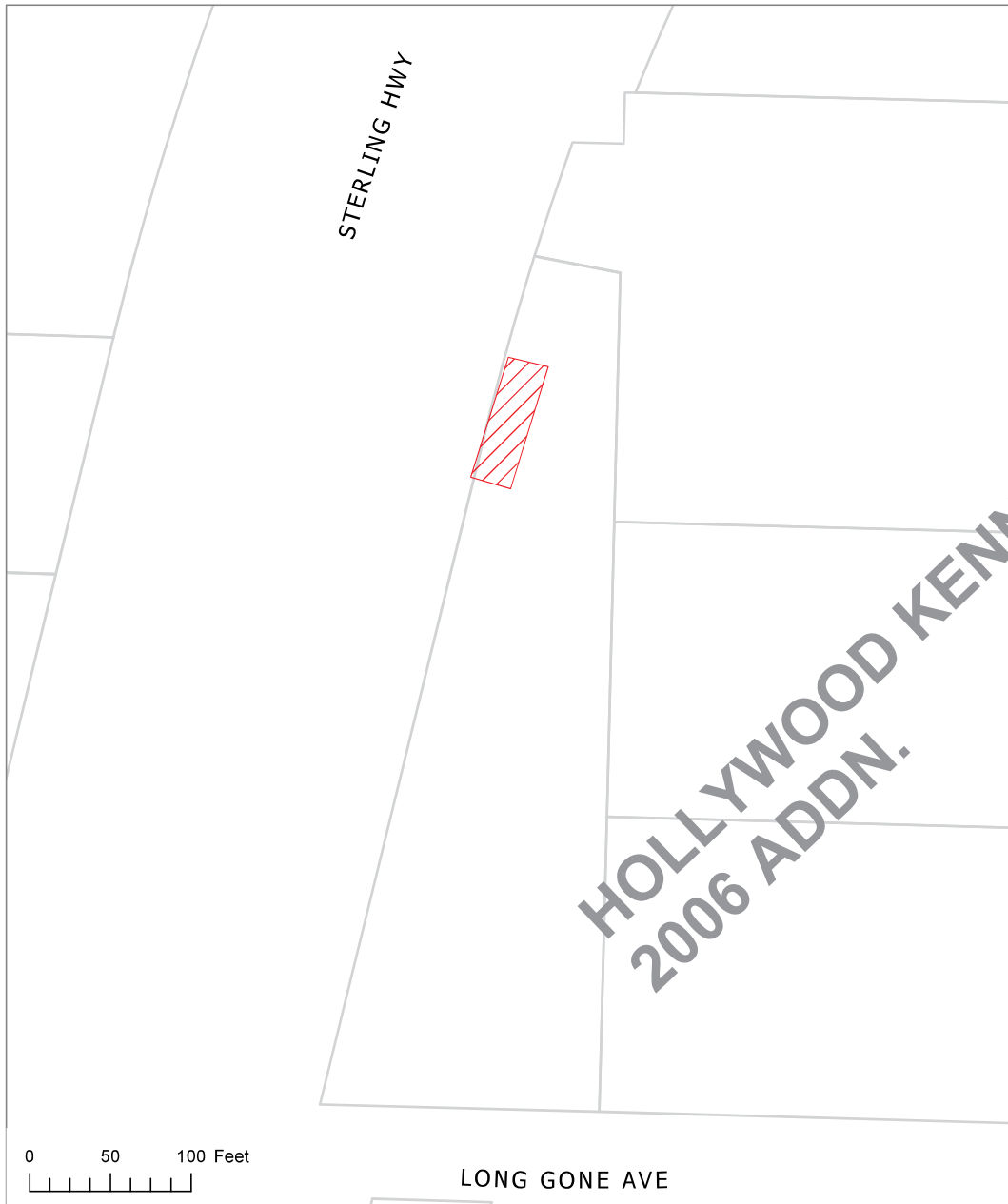
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/7/2025

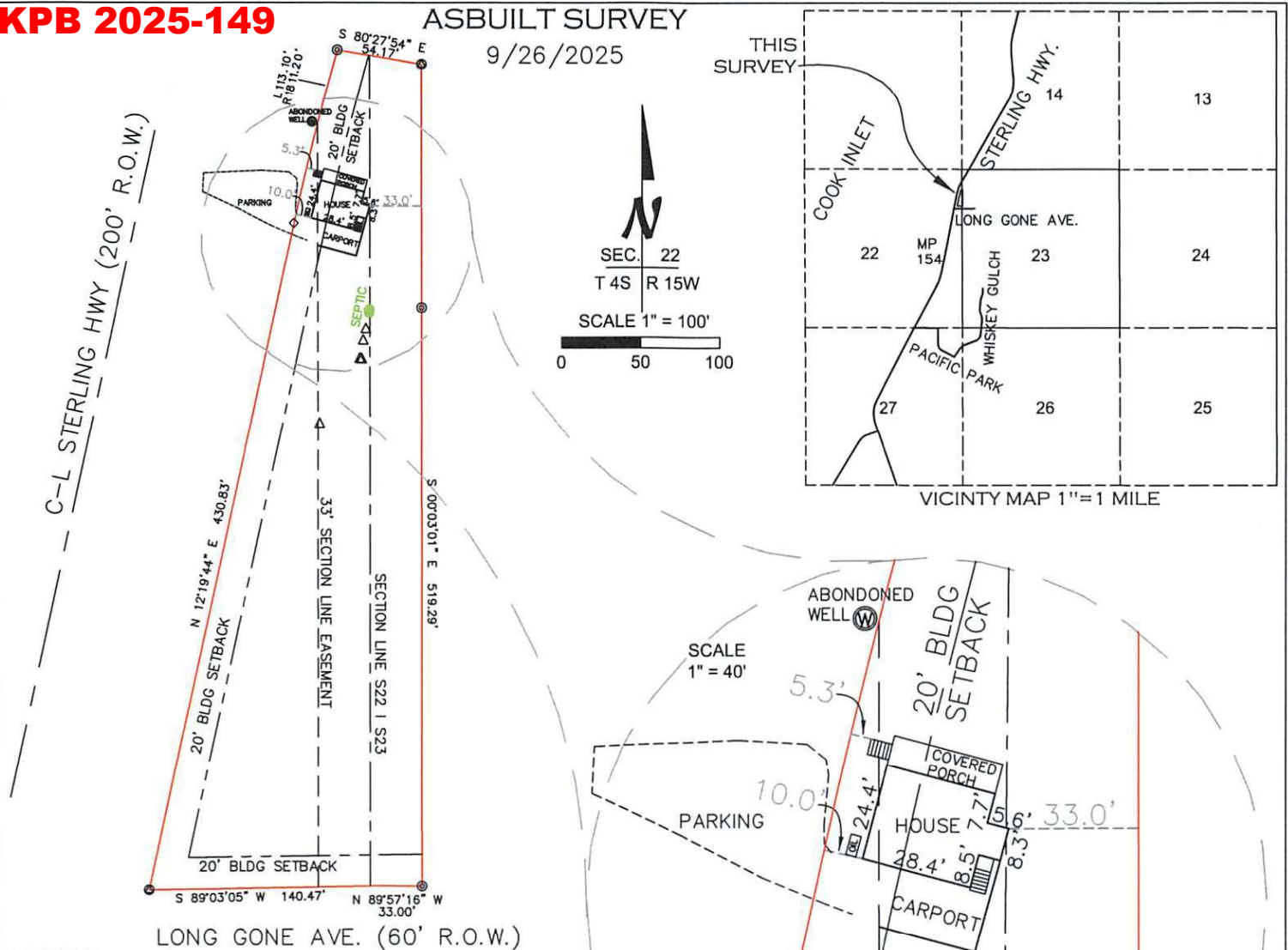


KPB File 2025-149
T 04S R 15W SEC 22 & 23
Anchor Point

KPB 2025-149

ASBUILT SURVEY

9/26/2025



LEGEND:

- FOUND REBAR WITH ALUMINUM CAP
- FOUND REBAR
- △ MONITOR TUBE

NOTES:

1. MEASUREMENTS SHOWN DEPICTING IMPROVEMENTS INCLUDE SIDING AND TRIM (IF APPLICABLE), AND DO NOT INCLUDE EAVES.
2. THE ABOANDONED WELL HEAD LIES WITHIN THE R.O.W. FOR THE STERLING HWY.
3. THE HOUSE AND DECK LIE PARTIALLY WITHIN THE 20 BUILDING SETBACK ALONG THE STERLING HWY.

It is the responsibility of the owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.



I hereby certify that the information provided is true and correct to the best of my knowledge, and that accepted standards of accuracy have been maintained.

I hereby certify that I have performed an asbuilt survey of the following property:

LOT 1, HOLLYWOOD KENNEDY GIBBONS SUBD. 2006 ADDN., SECTION 22, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN.

Homer Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on any property lying adjacent thereto, and that no improvements on property lying adjacent thereto encroach on the premises in question, other than those shown.

FINELINE SURVEYS

P.O. Box 774
Anchor Point, Alaska 99556
Dmitri D. Kimbrell, RLS (907) 360 6382

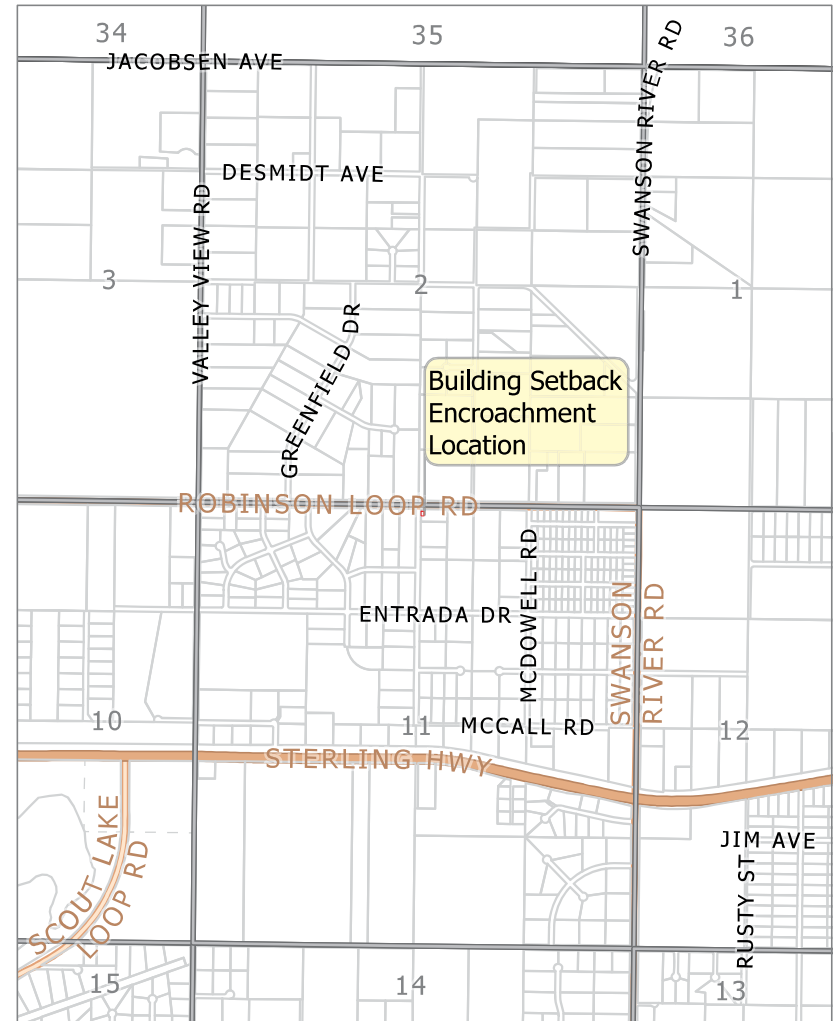
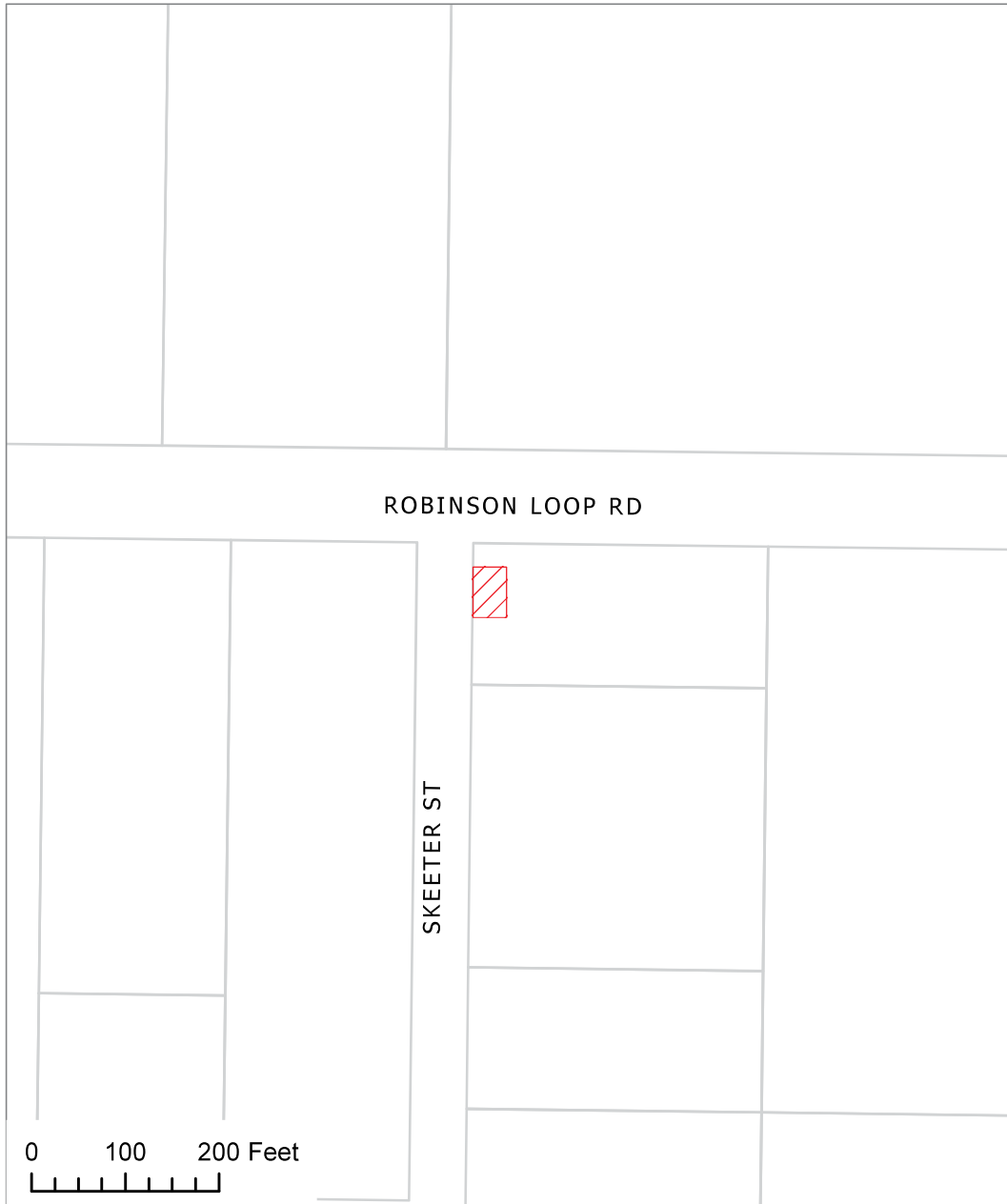
E. NEW BUSINESS

3. Building Setback Encroachment Permit; KPB 2025-124

PC Resolution 2025-25

Edge Survey & Design / Barrickman

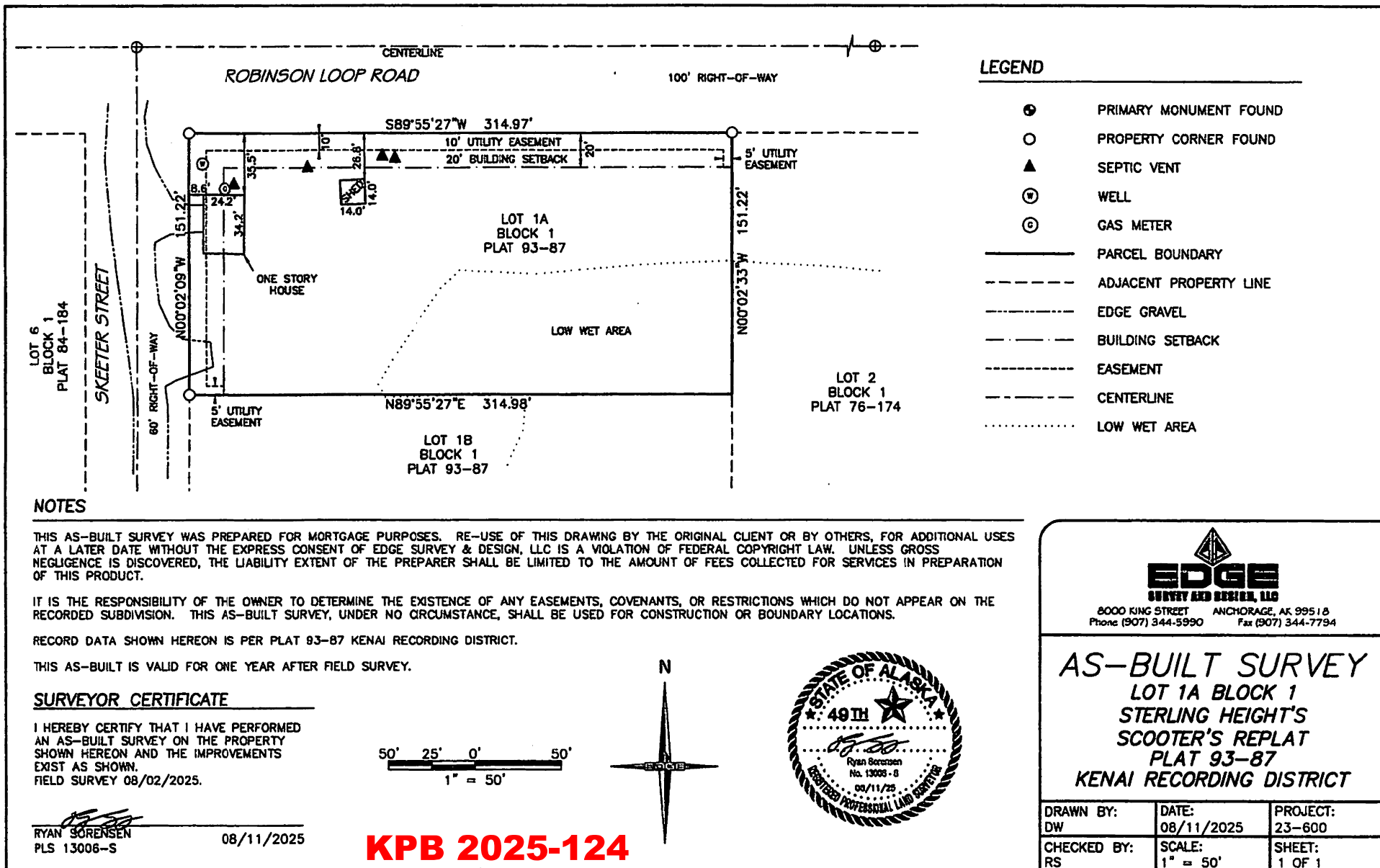
Request: Permits a portion of a newly constructed residential building & deck to remain in the 20' building setback on Lot 1A Block 1 Sterling Height's Scooter's Replat, Plat KN 93-87



KPB File 2025-124
T 05N R 09W SEC 11
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.



AGENDA ITEM E. NEW BUSINESS

**ITEM #3. – BUILDING SETBACK ENCROACHMENT PERMIT
PERMITS A PORTION OF A 24.2-FOOT BY 34.2-FOOT ONE-STORY HOUSE TO REMAIN ENTIRELY
WITHIN THE 20-FOOT BUILDING SETBACK ADJACENT TO SKEETER STREET WITHIN LOT 1A, BLOCK 1,
STERLING HEIGHTS SCOOTER’S REPLAT, PLAT KN 93-87, KRD.**

KPB File No.	2025-124
Planning Commission Meeting:	October 27, 2025
Applicant / Owner:	Kathleen A. Barrickman of Sterling, AK
Surveyor:	Jason Young, Edge Survey & Design
General Location:	Skeeter Street, Sterling Area

Parent Parcel No.:	063-454-09
Legal Description:	T 5N R 9W SEC 11 SEWARD MERIDIAN KN 0930087 STERLING HEIGHTS SUB SCOOTER'S REPLAT LOT 1A BLK 1
Assessing Use:	Residential Mobile Home
Zoning:	Rural Unrestricted
Resolution	2025-25

STAFF REPORT

Specific Request / Purpose as stated in the petition:

The proposed structure is a new residential building replacing an existing use on the property. The as-built survey indicates that the new house is fully within the 20-foot building setback. This request seeks a variance to bring the structure into compliance with Kenai Peninsula Borough requirements.

Site Investigation:

The submitted as-built survey depicts a 24.2-foot by 34.2-foot one story house on the west boundary and a 14-foot by 14-foot shed near on the north boundary of Lot 1A, Block 1, Sterling Heights Scooter’s Replat (Plat KN 93-87). Comparing that information to KPB Imagery and KPB Assessing Records, it appears that a 12-foot by 44-foot manufactured home with a 12.5-foot by 23-foot addition attached to it was previously located within the same general area as the one-story house.

No building setback permits are on record for the subject lot. The petition reasoning and location of the one-story house are evidence that it was built in replacement of the manufactured house and addition. Staff received confirmation from the builder that the new structure replaced the old structure.

According to the as-built, a portion of the one-story house is within the 20-foot building setback along Skeeter Street and is approximately 8.6-feet from the western lot line. Correspondence between Platting staff and the builder confirmed that the unlabeled depicted square area located directly on the western lot line is a deck with no foundation. “Permanent Structures” as defined in KPB 20.90.010 refers to anything of a permanent nature that requires footings, foundations or pilings.

Skeeter Street is a 60-foot dedicated road that is privately maintained and connects to Robinson Loop Road from the north, continuing to the south and intersecting with McCall Road. Portions of the road to the south appear to be constructed. Per KPB Imagery, the road adjacent to the structure appears to currently be used as a drive to access the subject lot. Access to the adjacent lot to the south is off Maile Lane and Skeeter Street and does not appear to use Skeeter Street from the north.

Robinson Loop Road is a 100-foot state-maintained right-of-way. Approximately 35.2 feet of the road appears to be constructed at this time. No structures are located in the building setback along Robinson Loop Rd.

The structure does not appear to be in the line of sight for traffic traveling from the south on Skeeter Street due to the location on the corner. The travel portion of Skeeter Rd looks to sway to the west away from the structures when looking at the side aerial view.

Staff Analysis:

Sterling Heights Subdivision Addition No. 2 (KN 76-174) originally subdivided the land and dedicated the adjacent rights-of-way, Shady Lane and Robinson Loop Road. Shady Lane was renamed to Skeeter Street by PC Street Naming Resolution 2005-07. KN 76-174 created a 20-foot building setback along all dedicated rights-of-way as stated with a plat note. This building setback was carried forward to the most current plat, Sterling Heights Scooter's Replat (KN 93-87).

Sterling Heights Scooter's Replat (KN 93-87) includes a hatched depiction on Lot 1A indicating large portion of the northeast corner of Lot 1A to be designated for waste disposal.

The subject parcel was a material site that has been discontinued per the KPB Planners Review. KPB GIS Imagery shows a previous gravel pit and the contours of the property follow the site sloping to the south. The southeasterly portion of the property is within the former gravel pit and is depicted as a low wet area on the as-built. Directly to the south is a pond resulting from the prior existing use.

Traffic does not look to be a substantial issue along Skeeter St as the road is not fully developed from the south and is more used as access for this lot and the one to the south. Connection to Maile Ln is from the parcel further south but not going north to Skeeter St. Private maintenance of Skeeter St does not appear to be hindered by the location of the structure.

No wetlands affect the subject parcel or adjacent rights-of-way according to the KWF layer on KPB GIS imagery.

The affected area is within non-regulatory X-Unshaded Zone which is determined as an area of minimal flood hazard per the KPB Floodplain Layer. The KPB River Center Review has provided comments stating proper sloping and drainage should be planned around the structure and along Skeeter Street due to the location of the structure.

Applicant Discussion:

The proposed structure is a new residential building replacing an existing use on the property. The as-built survey indicates that the new house is fully within the 20-foot building setback. This request seeks a variance to bring the structure into compliance with Kenai Peninsula Borough Requirements.

Applicant Findings:

1. The setback encroachment does not interfere with Borough road maintenance or snow berm storage. The structure maintains sufficient distance from the roadway, and no constructed ditch or related infrastructure is impacted by this placement.
2. The proposed building does not interfere with traffic visibility. It is adequately set back from Robinson Loop Road, with no obstruction to the line of sight for drivers or pedestrians. Existing vegetation and the property's orientation provide no additional visibility hazards.
3. The encroachment does not create any safety hazards for the surrounding community. The property is in a residential area with low traffic volume, and the setback encroachment does not encroach into travel paths or create unsafe conditions.
4. The encroachment meets the standards of KPB 20.10.110(E), as it does not interfere with road maintenance, sight lines, or public safety. Supporting documentation (as-built survey, application, and written justification) has been prepared to demonstrate compliance with Borough requirements.

Staff Findings for the Commission's review:

5. Sterling Heights Subdivision Addition No. 2 (KN 76-174) created a 20-foot building setback along all dedicated rights-of-way.
6. This building setback was carried forward to the most current plat, Sterling Heights Scooter's Replat (KN 93-87).

7. No building setback permits are on record for the subject lot.
8. According to the as-built, a portion of the one-story house is within the 20-foot building setback along Skeeter Street.
9. Sterling Heights Scooter's Replat (KN 93-87) includes a hatched depiction on Lot 1A indicating a portion of the northeast section to be reserved for waste disposal.
10. The subject parcel was a material site that has been discontinued.
11. The southeasterly portion of the property is within the former gravel pit.
12. No wetlands affect the subject parcel or adjacent rights-of-way.
13. The structure does not appear to be in the line of sight along Skeeter St when coming from the south.
14. KPB Roads Department did not express concerns regarding future maintenance.
15. Skeeter Street is a 60-foot dedicated road that is privately maintained.
16. Skeeter Street adjacent to the structure appears to currently be used as a drive to access the subject lot.
17. Per KPB 20.90.010 "Permanent structures" for purposes of the building setback shall mean anything of a permanent nature that requires footings, foundations or pilings. Improvements of a minor nature that do not interfere with the sight distance from the right-of-way are allowed. Examples of allowable improvements are well casings, low retaining walls, vent pipes, individual mailboxes, address sign posts and transparent fencing such as metal chain link.
18. Per KPB 20.90.010 "Building setback" is the area of the lot where permanent structures are not allowed. The purpose of the setback is to promote safe public access, areas for emergency response, and traffic sight distance.
19. Structure was rebuilt in same location prior to requesting an exception.
20. There is room available towards the shed for the one story house.

20.10.110. – Building setback encroachment permits.

E. The following standards shall be considered for all building setback encroachment permit applications.

Staff recommends the Planning Commission select the findings they determine are applicable to the standards and vote on them:

1. The building setback encroachment may not interfere with road maintenance.
 2. The building setback encroachment may not interfere with sight lines or distances.
 3. The building setback encroachment may not create a safety hazard.
- F. The granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20 foot building setback from the parcel.
- G. The Planning Commission shall approve or deny a building setback encroachment permit. If approved, a resolution will be adopted by the planning commission and recorded by the planning department within the time frame set out in the resolution to complete the permit. The resolution will require an exhibit drawing showing, and dimensioning, the building setback encroachment permit area. The exhibit drawing shall be prepared, signed and sealed, by a licensed land surveyor.

KPB department / agency review:

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Home encroaches the 20' setback and the 10' utility easement
SOA DOT comments	
KPB River Center review	A. Floodplain

	Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory X-Unshaded Zone, which is an area of minimal flood hazard. Due to proximity to right-of-way, recommend proper sloping and drainage around the structure and along roadway. Flood Zone: X (unshaded) Map Panel: 02122C-0295F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response.
Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 35465 ROBINSON LOOP RD Existing Street Names are Correct: Yes List of Correct Street Names: ROBINSON LOOP RD, SKEETER ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: Structures need to be permitted by Platting, Planning commission and Assembly.
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Prior Existing Use PEU Recognized Date: 10/19/1999 Material Site Comments: There were 2 PEUs adjacent to the parcel in question. PEU1991-001 and PEU1991-002 PID: 063-454-02 and 063-454-10, respectively. Both sites have been discontinued on 06/06/2025.
Assessing	Reviewer: Windsor, Heather Comments: No comment
HEA	No installed facilities within this easement. No objection.
ACS	No objections.

RECOMMENDATION:

Based on the standards to grant a building setback encroachment permit as presented, staff makes no recommendation to the Committee for approval or denial.

If the Commission determines the petitioner has not met the burden of proving by substantial evidence that each of the Standards is met, the Commission should deny the application, and it should explain its reasons.

If the Commission determines the petitioner **has** met the burden of proving by substantial evidence that each of the Standards is met, the Commission should identify the findings of fact, based upon substantial evidence from the record, which includes this Staff Report, it determines are applicable to the Standards, and incorporate the following conditions for final approval:

1. Compliance with KPB 20.10.110 sections F and G.
2. Providing a current as-built with recommended corrections as noted below, to be used as an exhibit drawing for Resolution 2025-25, prepared, signed, and sealed by a licensed land surveyor.
3. Failure to provide an as-built so that it may be recorded within one year approval will result in a new application, hearing, and approval.
4. Additional encroachments found on the new as-built will require a new hearing.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Within the title block, remove the apostrophe in "Heights."
- Add KPB File No 225-124 to title block
- Add to 'Low Wet Area' "Former Gravel Pit"

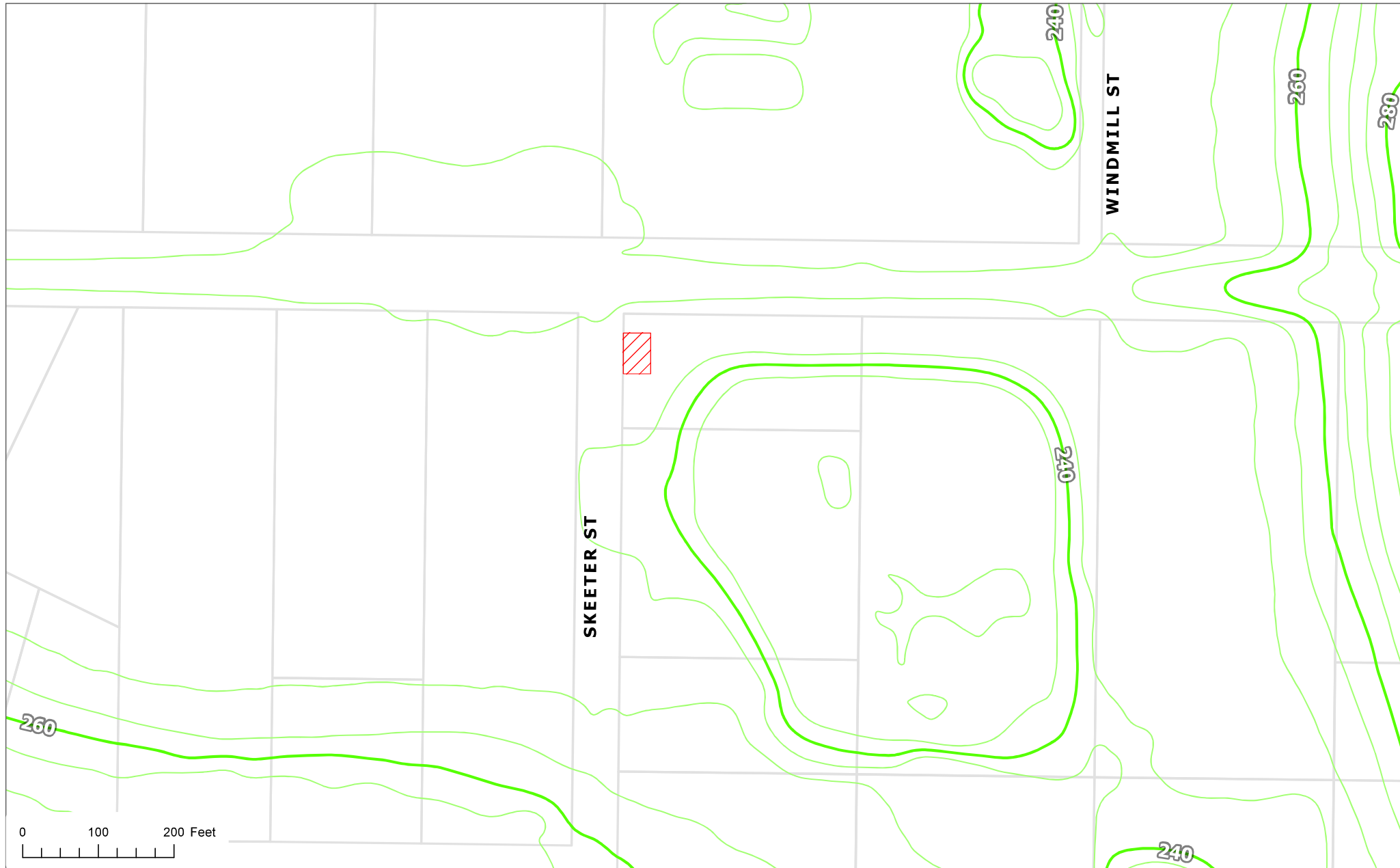
NOTE:

20.10.110.(H) A decision of the planning commission may be appealed to the hearing officer by a party of record, as defined by KPB 20.90, 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.









ROBINSON LOOP RD

SKEETER ST

Eagleview

ROW Constructed width



Sight Line



SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this sketch represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

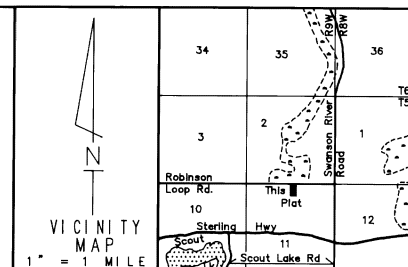
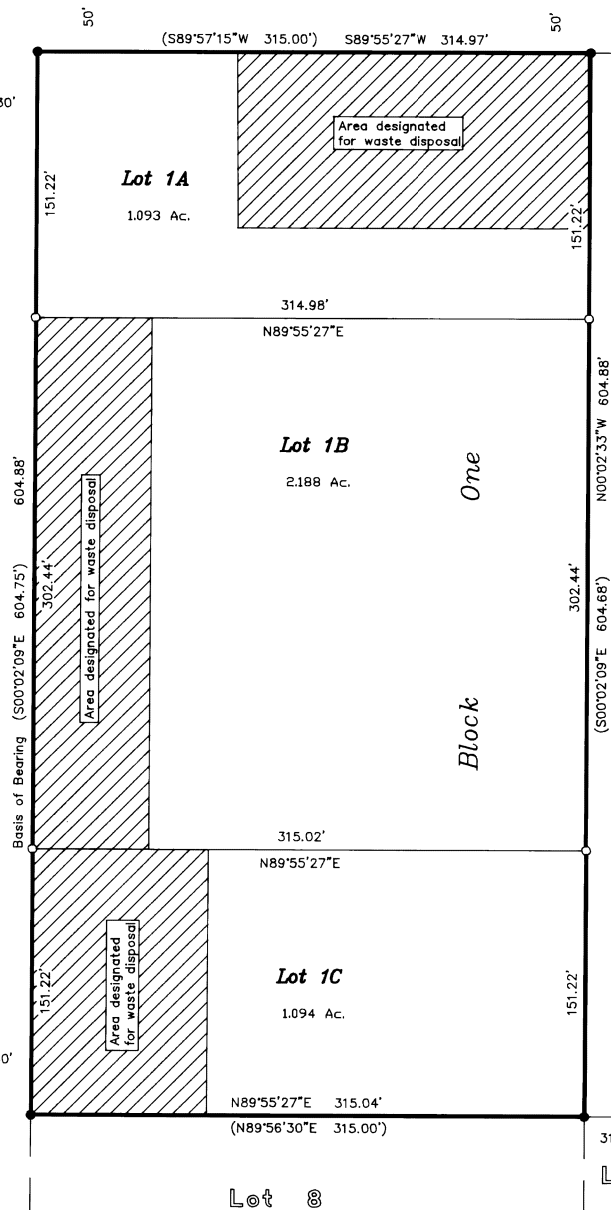
Date 2/22/93



Unsubdivided

Shady Lane

Robinson Loop Road



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNER(S) 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.

WE FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT; OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

Hugh R. Chumley Joe E. Chumley
Hugh R. Chumley Joe E. Chumley
P. O. Box 752
Sterling, Alaska 99672

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF JANUARY, 1993 FOR Hugh R. Chumley & Joe E. Chumley

NOTARY PUBLIC
STATE OF ALASKA
CLIFF BAKER
My Commission Expires 9/12/93

Cliff Baker
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 9/12/93

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 8, 1992

KENAI PENINSULA BOROUGH

Richard T. Weger
AUTHORIZED OFFICIAL

KPB FILE No. 92-038

Sterling Heights Scooter's Replat

A resubdivision of Lot 1 Block 1 Sterling Heights Subdivision Addition No. 2, Plat No. 76-174.

Located within the NW1/4 NW1/4 Sec. 11, T5N, R9W, S.M., Sterling, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 4.374 Acres

INTEGRITY SURVEYS
HC2 BOX 385 SOLDOTNA, ALASKA 99669
SURVEYORS 2629461 PLANNERS

JOB NO. 92044 PLATTED: May 5, 1992
SURVEYED: May 5, 1992 SCALE: 1" = 50'
FIELD BK: 92-5, Pg 1-2 DI SK: STER-SC

93-87
RECORDED
Kenai REC. DIST. 20
DATE: 12/15 19 93
TIME: 8:36 A.M.
REQUESTED BY:
INTEGRITY SURVEYS
HC2 BOX 385
SOLDOTNA, AK 99669

NOTES:

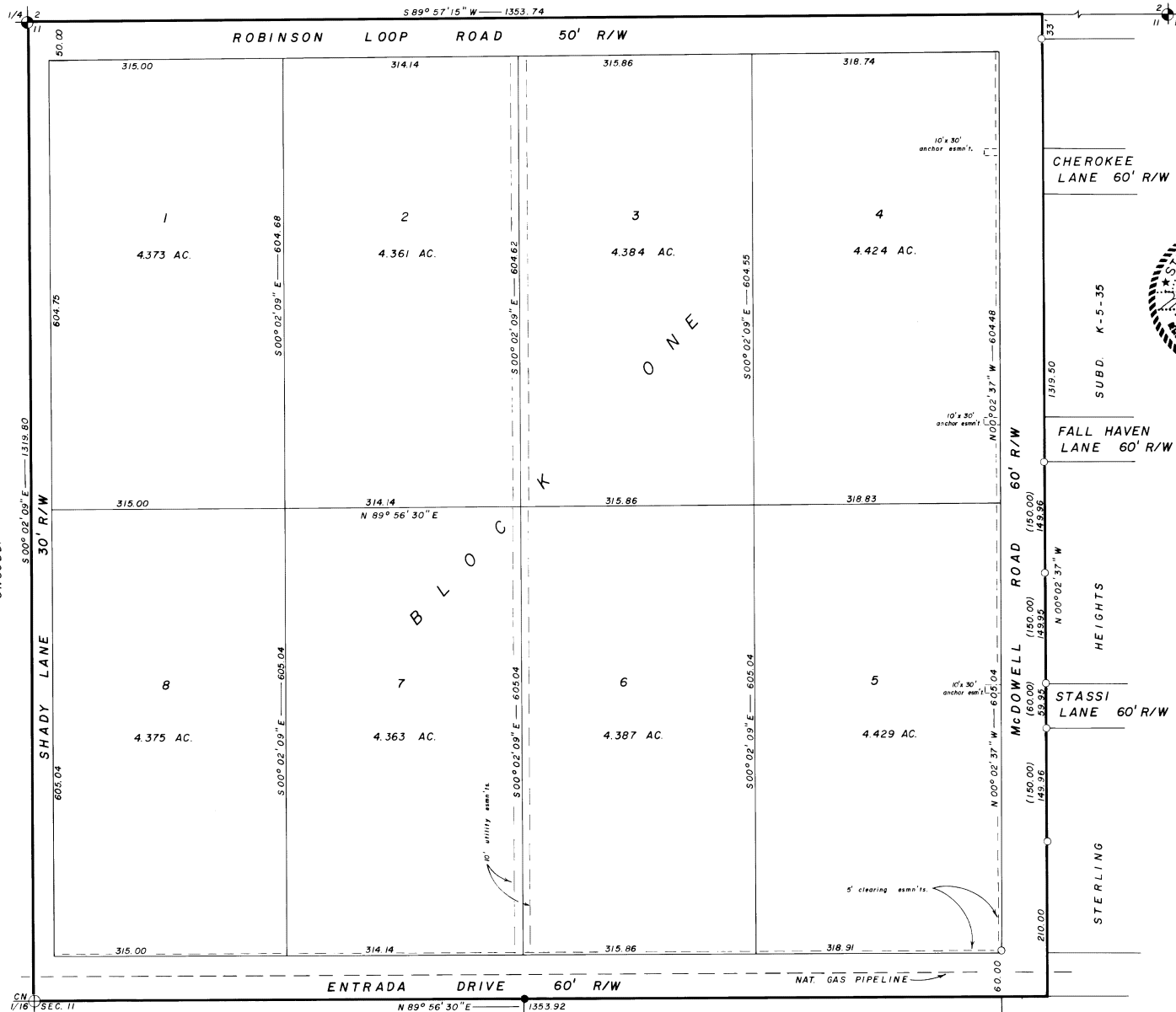
- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) A setback of 20 feet is required from all street Right-of-Ways unless a lesser standard is approved by the appropriate planning commission.
- 3) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 4) Front 10 feet of the building setback and the entire setback adjacent to Right-of-Ways, within 5 feet of the side lot lines is reserved as 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.
- 5) Basis of Bearing and all record datum obtained from Sterling Heights Subdivision Addition No. 2, Plat No. 76-174 KRD.
- 6) "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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions,

The Alaska Department of Environmental Conservation approves this subdivision for platting.

Cliff Baker LEA 1/15/93
signature title date

DUTCH BASIN SUBD.



LEGEND AND NOTES:

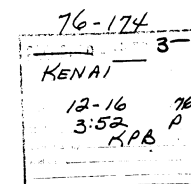
- Found U.S.G.L.O. B.C. monument
- Found official survey B.C.
- Found 1" al. cap monument
- Found 1/2" x 24" steel rebar
- Set 1/2" x 24" steel rebar at all lot corners.

All bearings refer to the NS centerline, Section II as S 0° 02' 09" E—datum of record, Sterling Heights Subd. Add. No. 1.

All lots are subject to a 20' bldg. setback along dedicated R/W's.

Datum of record—K-5-35 shown in ().

All wastewater disposal systems shall comply with existing law at time of construction.



STERLING HEIGHTS SUBDIVISION ADDITION NO. 2

Fred F. and Thelma F. McCall, owners
Box 592, Sterling, Ak. 99672

DESCRIPTION

41.014 ACRES SITUATED IN THE N1/2 NE1/4 SEC. II, T5N, R9W, S.M. AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLane & Associates
Soldotna, Alaska

PLAT APPROVAL

Plat approved by the
Commission this 15th
day of November, 1976.

Shirley White
Mayor or Planning Director

DATE OF SURVEY 10/1 - 10/4/76	SCALE 1" = 100'	BK. NO. 74-2
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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.

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 15th day of November, 1976. My commission expires June 17, 1977.

Debbie M. Mendoza
Notary public for California

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2025-25
KENAI RECORDING DISTRICT**

**A RESOLUTION GRANTING A BUILDING SETBACK ENCROACHMENT PERMIT
TO A PORTION OF THE TWENTY FOOT BUILDING SETBACK FOR LOT 1A,
BLOCK 1, STERLING HEIGHTS SCOOTER'S REPLAT (KN 93-87); IN NW ¼ SEC 11,
T05N R09W; SEWARD MERIDIAN, ALASKA, WITHIN THE KENAI PENINSULA
BOROUGH; KPB FILE NO. 2025-124**

WHEREAS, pursuant to KPB 20.30.240, a minimum twenty-foot building setback from all dedicated rights-of-way in subdivisions located outside incorporated cities is required; and

WHEREAS, issuance of a building setback encroachment permit is an exception to the rule prohibiting such encroachments; and

WHEREAS, KPB 20.10.110 governs building setback encroachment permits and authorizes the Planning Commission to grant building setback encroachment permits by resolution; and

WHEREAS, KPB 20.10.110(E) provides the three Standards the Planning Commission must consider when evaluating building setback permit applications; and

WHEREAS, the Planning Commission may only approve an encroachment permit if there is substantial evidence showing that each of the three Standards in KPB 20.10.110(E) are met; and

WHEREAS, these are affirmative findings, and the petitioner has the burden to prove with substantial evidence they are true; and

WHEREAS, Kathleen A. Barrickman of Sterling, AK requested a building setback encroachment permit to the twenty-foot building setback required by Sterling Heights Scooter's Replat KN 93-87 and

WHEREAS, on Monday, October 27, 2025, the Planning Commission considered the background information, all comments received, and any recommendations from KPB Planning Department staff regarding the proposed exception,

WHEREAS, the Planning Commission found that the petitioner met the burden of proof with substantial evidence as to each of the three Standards found in KPB 20.10.110(E); and

WHEREAS, the Planning Commission found that granting the building setback encroachment permit will not be detrimental to the public interest;

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

SECTION 1. That the petitioner has met the burden of proof with substantial evidence as to each of the three standards found in KPB 20.10.110(E).

SECTION 2. That an exception to the 20-foot building setback limit on KN 93-87 Lot 1A, Block 1, Sterling Heights Scooter's Replat is hereby granted to accommodate only the encroaching portion of the house based upon the following findings of fact:

Standard 1: The building setback encroachment may not interfere with road maintenance.

Standard 2: The building setback encroachment may not interfere with sight lines or distances.

Standard 3: The building setback encroachment may not create a safety hazard.

SECTION 3. That any new, replacement, and/or additional construction will be subject to the 20-foot building setback limit.

SECTION 4. That the granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20-foot building setback from the parcel.

SECTION 5. That a current as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the location of the encroachment within the building setback be attached to, and made a part of this resolution, becoming page 4 of 4.

SECTION 6. That this resolution is void if not recorded in the appropriate Recording District within 90 days of adoption.

SECTION 7. That this resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fees.

**ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA
BOROUGH ON THIS _____ DAY OF _____, 2025.**

_____ Jeremy Brantley, Chairperson Planning Commission	ATTEST:	_____ Ann Shirnberg, Administrative Assistant
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Return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, Alaska 99669



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 9/25/2025. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits a newly constructed 24.2' x 34.2' residential building (which replaced an existing use structure) to remain 11.4' into the 20' building setback, permits an 8.6' x approximately 17' attached entrance deck to remain fully within the 20' building setback.

KPB File No. 2025-124

Petitioner(s) / Land Owner(s): Kathleen Barrickman of Sterling, AK.

Purpose as stated in petition: The proposed structure is a new residential building replacing an existing use on the property. The as-built survey indicated that the new house is fully within the 20-foot building setback. This request seeks a variance to bring the structure into compliance with Kenai Peninsula Borough requirements.

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 27, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

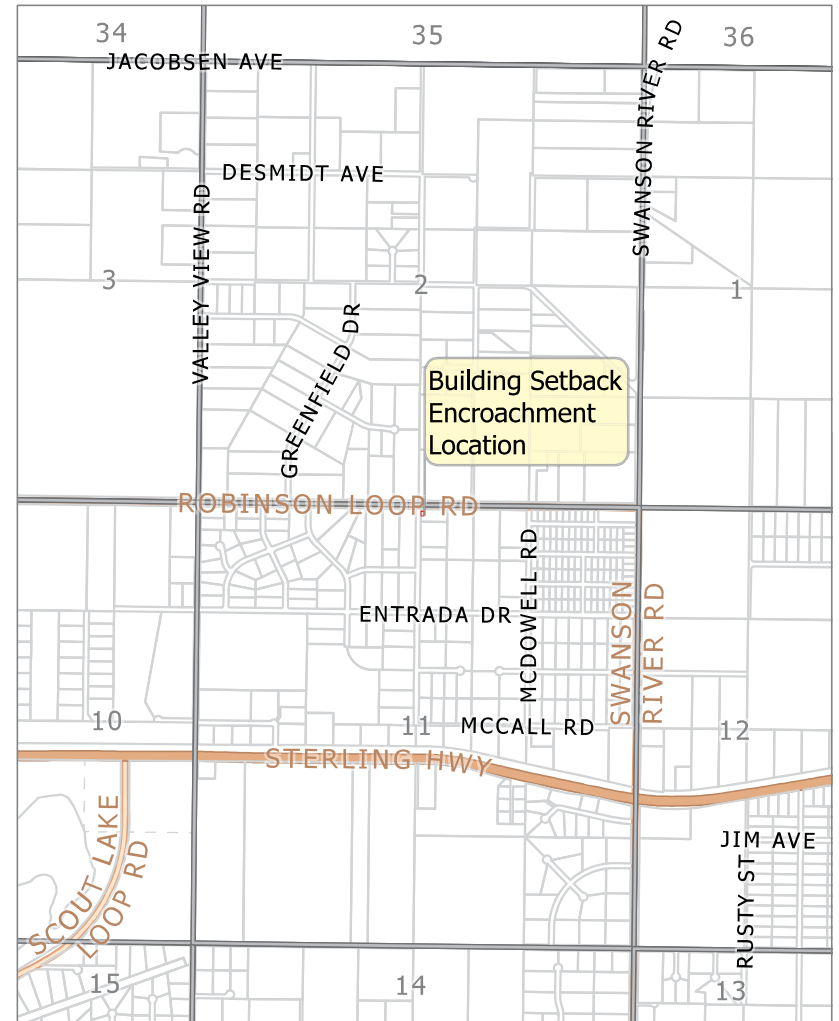
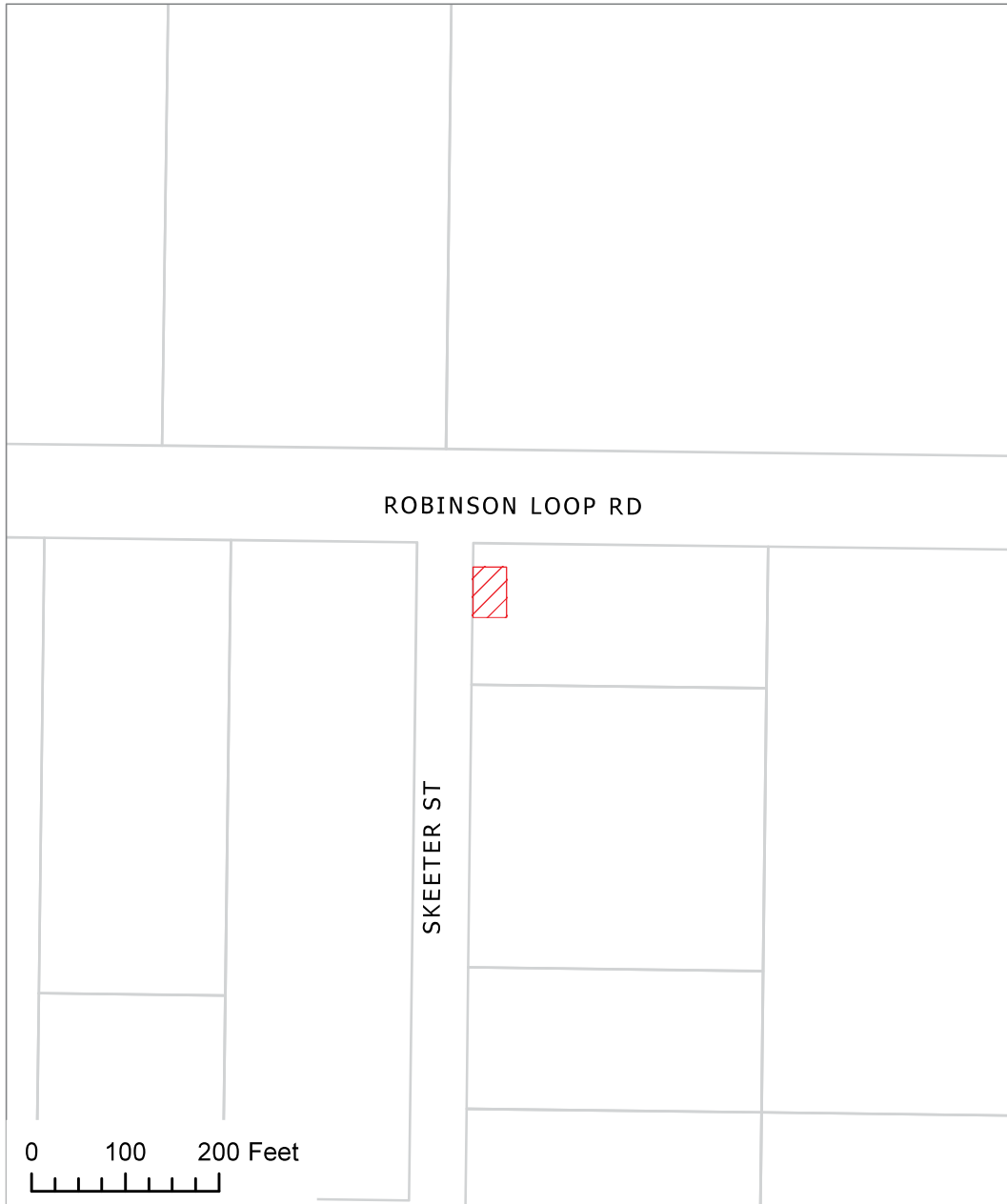
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notice>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

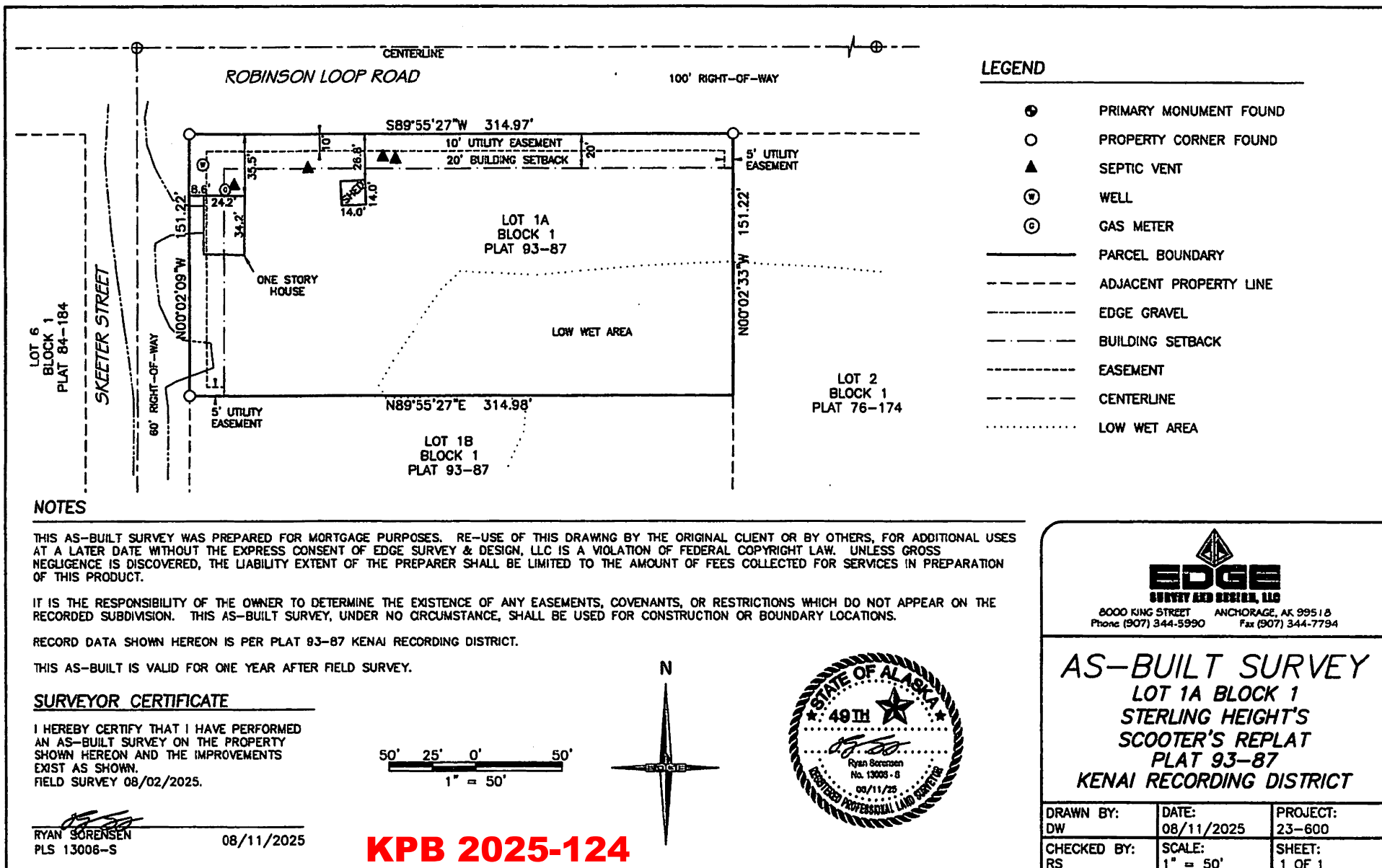
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-124
T 05N R 09W SEC 11
Sterling



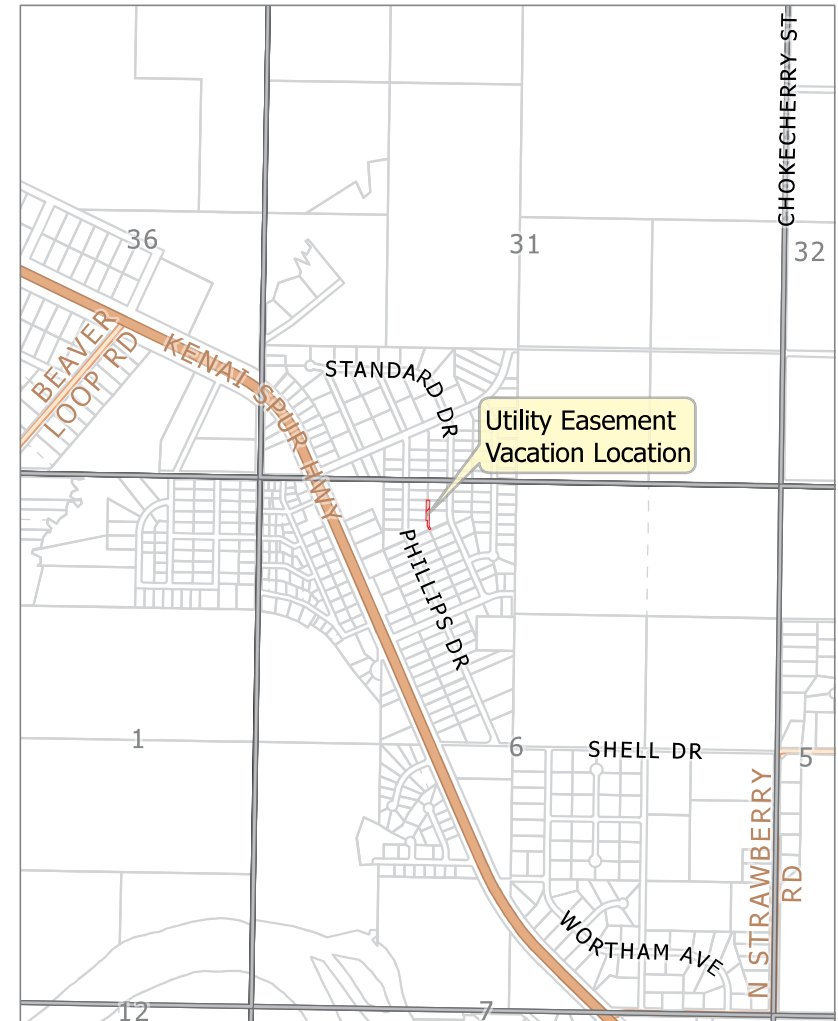
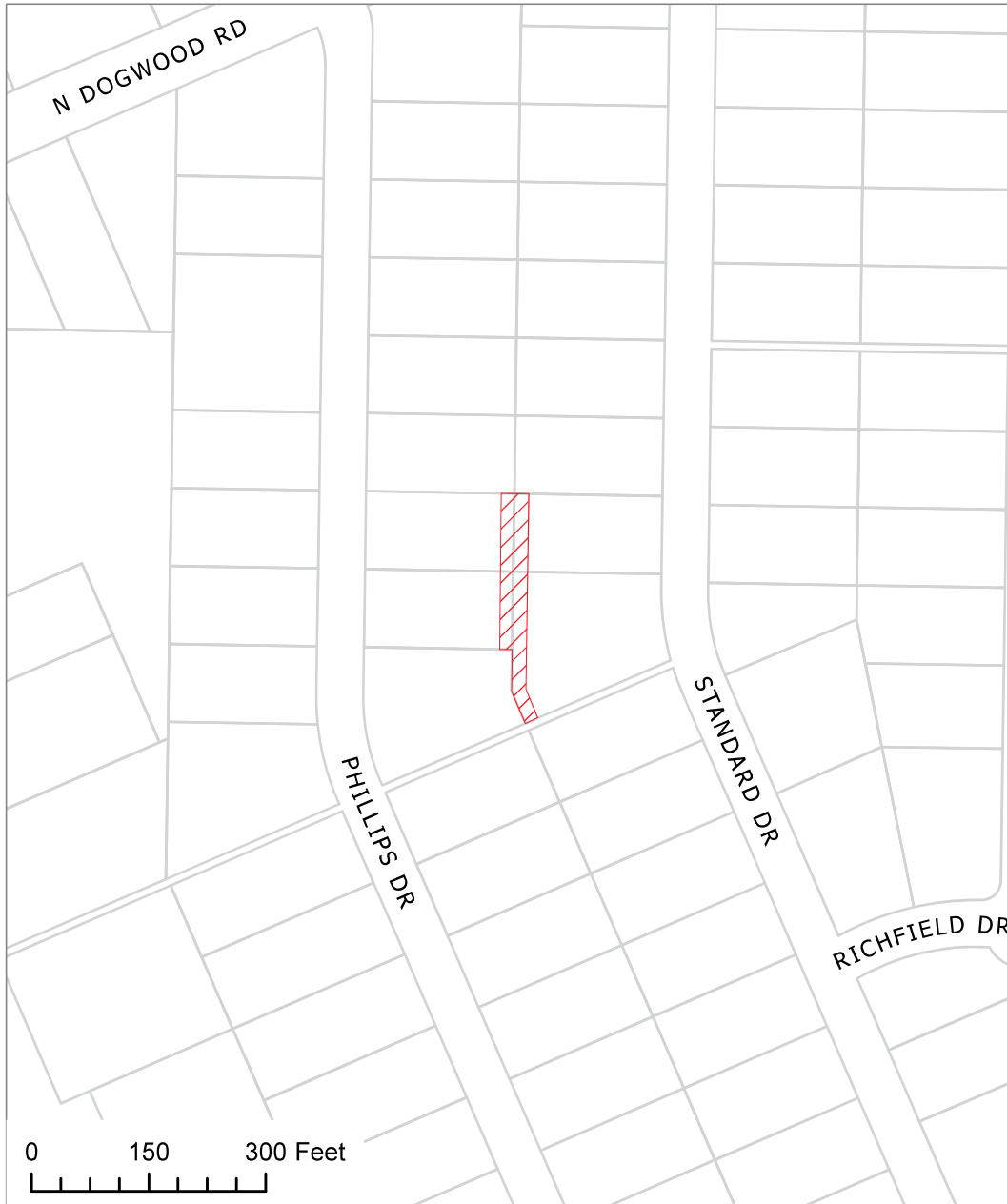
E. NEW BUSINESS

4. Utility Easement Vacation; KPB File 2025-129V

Edge Survey & Design / Thomsen

Request: Vacates a 20' wide utility easement along a proposed to be vacated interior lot line & a 10' wide utility easement along the southwesterly lot line of Lot 9 Valhalla Heights Subdivision Part 3, Plat KN-1568

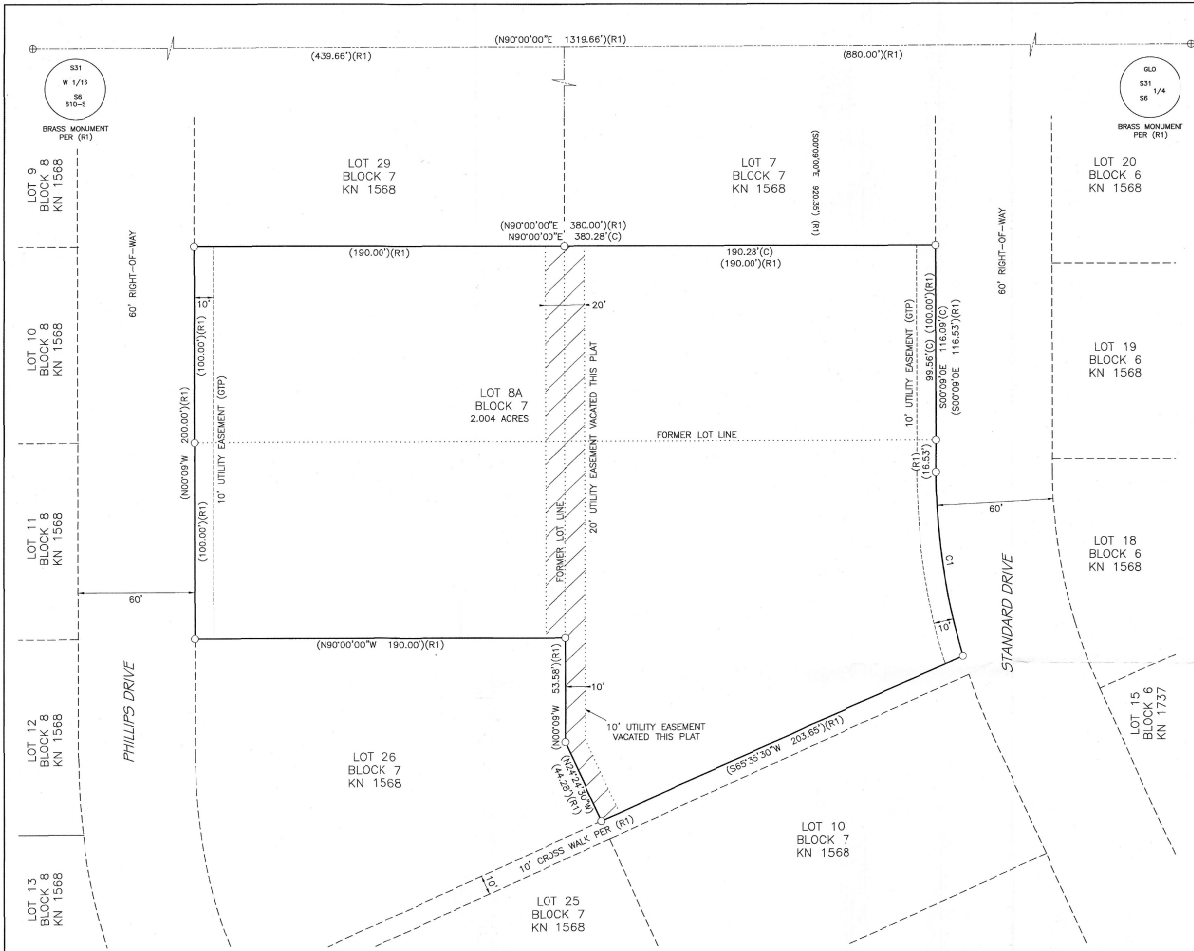
City of Kenai



KPB File 2025-129V
T 05N R 10W SEC 06
City of Kenai



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.

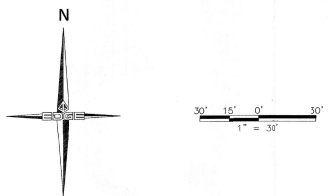


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT(C)	330.00'	95.00'	16°29'39"	S08°23'50"E	94.67'
CT(R)	330.00'	95.00'			

REFERENCES

(R1) VALHALLA HEIGHTS SUBDIVISION PART 3, PLAT K-1568, KENAI RECORDING DISTRICT



PRELIMINARY

NOTES

- PER KPB CODE 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS AND FLOODPLAIN MANAGEMENT.
- PER THIS PLATTING ACTION 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.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 16, 1989 IN MSC. BOOK 15 PAGE 187 KENAI RECORDING DISTRICT.
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.60.200.A.
- UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
- NO LEGAL ACCESS PERMITTED FROM PHILLIPS DRIVE, PER CITY OF KENAI CODE 14.10.070(C)(2).
- WASTEWATER DISPOSAL: THE PARENT SUBDIVISION, (PLAT K-1568, KR1), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 8, 1988. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ RECORD MONUMENT - AS SHOWN
- RECORD PROPERTY CORNER PER (R1)
- 1/2" x 18" STEEL ROD
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- FORMER LOT/ EASEMENT LINE
- UTILITY EASEMENT
- MONUMENT TIE LINE
- (R1) RECORD DATA
- (GTP) GRANTED THIS PLAT
- (C) COMPLETED
- /// UTILITY EASEMENT VACATED THIS PLAT

PLAT APPROVAL

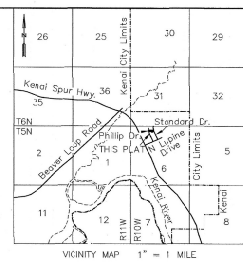
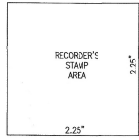
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK ANTONETTI 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN 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.

CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: CRAIG W. THOMSEN
ACKNOWLEDGED BEFORE ME:
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____



KPB FILE No. 2025-XXX

VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT

A REPLAT OF
LOTS 8, 9, 27 AND 28 BLOCK 6
VALHALLA HEIGHTS SUBDIVISION PART 3
PLAT NO. K-1568
KENAI RECORDING DISTRICT
LOCATED WITHIN
NW1/4 SECTION 6, T5N, R10W, S1M,
CITY OF KENAI,
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99611

CONTAINING 2.004 ACRES



6000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5995 Fax (907) 344-7794
AEC# 1392

DRAWN BY:	DATE:	PROJECT:
JY	05/03/2025	25-58
CHECKED BY:	SCALE:	SHEET:
MA	1" = 30'	1 OF 1

KPB 2025-129V

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - UTILITY EASEMENT ALTERATION
VACATE THE 10-FOOT UTILITY EASEMENT ALONG THE EAST BOUNDARY OF LOTS 27 AND 28 AND
ALONG THE WEST BOUNDARY OF LOTS 8 AND 9 ALL WITHIN BLOCK 7 GRANTED BY VALHALLA
HEIGHTS SUBDIVISION PART 3 (PLAT KN 1568)

KPB File No.	2025-129V
Planning Committee Meeting:	October 27, 2025
Applicant / Owner:	Craig W. Thomsen of Kenai, AK
Surveyor:	Jason Young, Edge Survey & Design LLC
General Location:	Standard Drive and Phillips Drive, City of Kenai

STAFF REPORT

Specific Request / Purpose as stated in the petition:

The petitioner requests the vacation of a 20-foot utility easement along proposed to be vacated interior lot line, and a 10-foot utility easement along a side lot line granted by Plat K-1588, Kenai Recording District.

Notification: Notice of vacation mailings were sent by regular mail to twenty-nine owners of property within 300 feet. Notice of the proposed vacation was emailed to five agencies and interested parties.

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building.

Staff Analysis:

Valhalla Heights Subd. Part 3 (K-1568) originally subdivided the area and granted a 10-foot utility easement on the rear lot lines of Lots 8,9,27 and 28, Block 7. This easement is petitioned to be vacated as represented by the hatched area on the submitted preliminary plat. Additionally, the plat is proposed to eliminate the common lot lines between Lots 8,9,27, and 28, resulting in one Lot.

The associated plat, Valhalla Heights Subdivision Thomsen Replat, is scheduled for the October 27th Plat Committee Meeting. Upon approval, the plat will finalize the utility easement vacation.

On August 28, 2025, The City of Kenai Planning and Zoning Commission granted conditional approval of the associated plat Valhalla Heights Subdivision Thomsen Replat by PZ Resolution PZ2025-27 which included the petitioned utility easement vacation.

The proposed plat is granting a 10-foot utility easement adjacent to Phillips Drive and Standard Drive. ACS, HEA and Enstar have provided written non-objections to the vacation. No additional easements have been requested by utility agencies.

Utility provider review:

HEA	No objection
ENSTAR	Approved as shown
ACS	No objections
GCI	No response

Applicant Findings:

1. The utility easements are currently unused and remain vacant.
2. The proposed platting action will grant a 10-foot utility easement along all rights-of-ways, ensuring adequate space for future utility installation.
3. All utility providers who reviewed the request were in favor of vacating the unused portion of the easement.

Page 1 of 3

4. Vacating the easement will provide the landowner with additional usable property area.

Staff Findings:

5. ACS, ENSTAR, HEA provided written non-objection to the proposed vacation. GCI did not respond after two separate contact attempts.
 6. Valhalla Heights Subd. Part 3 (K-1568) originally subdivided the area and granted a 10-foot utility easement on the rear lot lines of all lots in the subdivision
 7. On August 28, 2025, The City of Kenai Planning and Zoning Commission granted conditional approval of the associated plat Valhalla Heights Subdivision Thomsen Replat by PZ Resolution PZ2025-27 which included the petitioned utility easement vacation.
 8. No surrounding properties will be denied utilities.
-

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Make the following corrections:

RECOMMENDATION:

Based on consideration of the merits as outlined by Staff comments and Staff findings, Staff recommends **APPROVAL** of the utility easement alteration as petitioned, subject to:

1. Grant utility easements requested by the Kenai City Council and any utility providers.
2. Finalizing the approval of the easement alteration by either;
 - a. The recording of a subdivision plat within 24 months, compliant with the requirements of Chapter 20 of KPB Code or,
 - b. The recording of a utility easement alteration resolution within 90 days of the adoption of the resolution by the Planning Commission, with the following requirements:
 - i. An exhibit drawing showing, and dimensioning, the utility easement alteration area, prepared, signed and sealed by a licensed land surveyor. The exhibit drawing will be attached to, and recorded with, the resolution.
 - ii. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
 - iii. The Planning Department is responsible for filing the Planning Commission resolution.

20.65.070 Alteration of platted utility easements

- E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed. If the reasons for denial are resolved, the petitioner may submit a new petition for alteration of platted utility easement with documentation that the issues have been resolved, accompanied by a new fee.**
- F. An appeal of the planning commission decision under this section must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

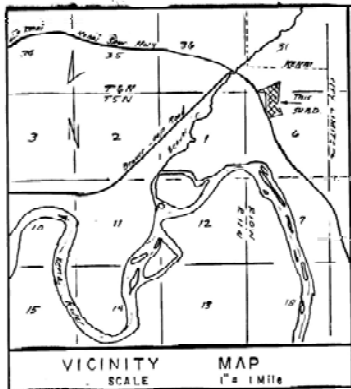
Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

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.



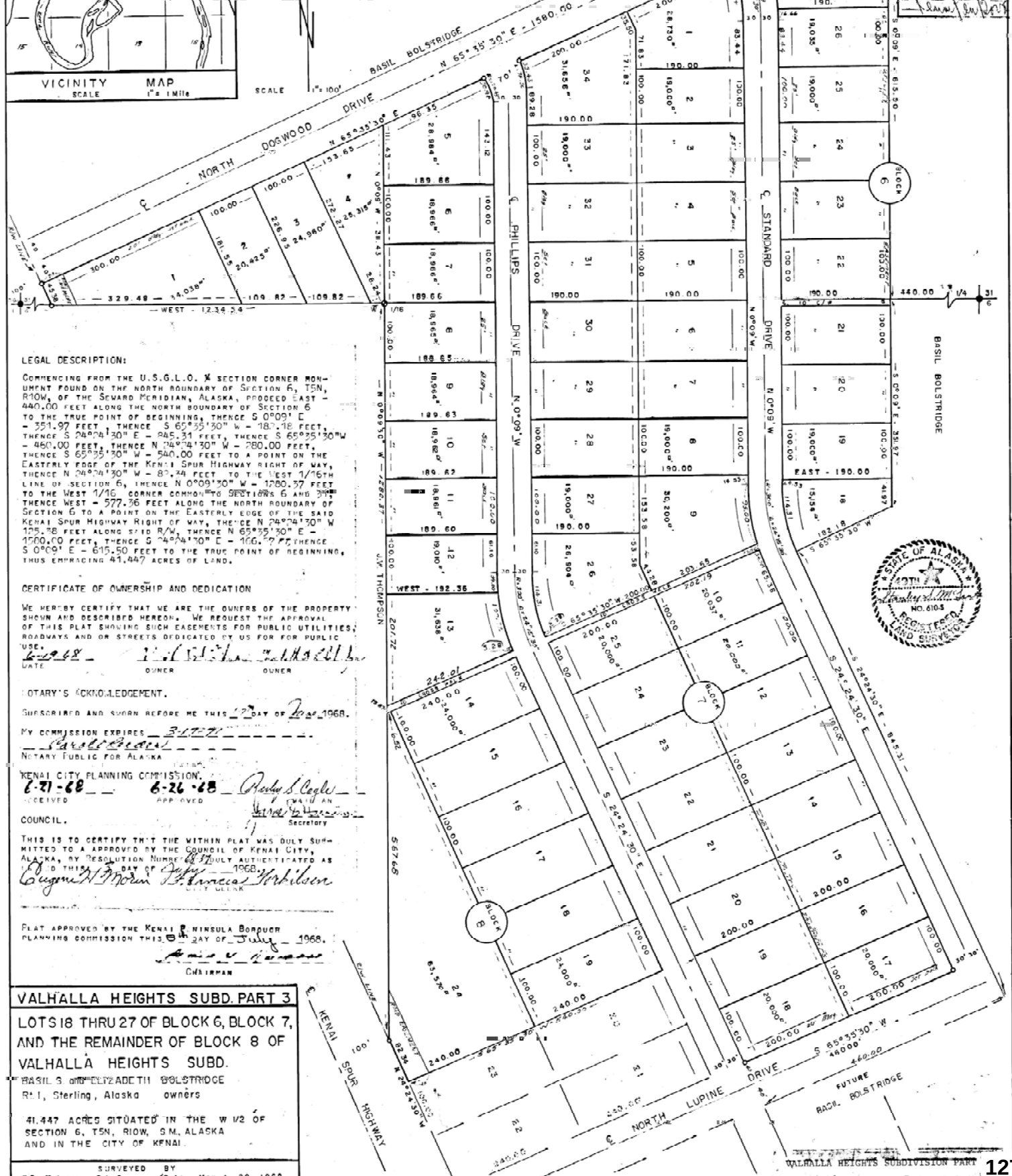
LEGEND AND NOTES

- Found G.L.O. brass cap monument
- Set 1" Al. cap
- ⊥ Set 1/2" x 18" steel rod at all other corners
- ⊙ Set brass cap monument

All bearings refer to the G.L.O. datum of EAST for the North boundary of Section 6.

K-1568

RECORDED - F.T.D.
 Date: 8/5/68
 By: [Signature]
 [Signature]



LEGAL DESCRIPTION:

COMMENCING FROM THE U.S.G.L.O. X SECTION CORNER MONUMENT FOUND ON THE NORTH BOUNDARY OF SECTION 6, T5N, R10W, OF THE SEWARD MERIDIAN, ALASKA, PROCEED EAST - 440.00 FEET ALONG THE NORTH BOUNDARY OF SECTION 6 TO THE TRUE POINT OF BEGINNING, THENCE S 0°09' E - 351.97 FEET, THENCE S 65°35'30" W - 187.18 FEET, THENCE S 24°24'30" E - 245.31 FEET, THENCE S 65°35'30" W - 460.00 FEET, THENCE N 24°24'30" W - 280.00 FEET, THENCE S 65°35'30" W - 540.00 FEET TO A POINT ON THE EASTERLY EDGE OF THE KENAI SPUR HIGHWAY RIGHT OF WAY, THENCE N 24°24'30" W - 87.24 FEET TO THE WEST 1/16TH LINE OF SECTION 6, THENCE N 0°09'30" W - 1280.37 FEET TO THE WEST 1/16TH CORNER COMMON TO SECTIONS 6 AND 30, THENCE WEST - 577.36 FEET ALONG THE NORTH BOUNDARY OF SECTION 6 TO A POINT ON THE EASTERLY EDGE OF THE SAID KENAI SPUR HIGHWAY RIGHT OF WAY, THENCE N 24°24'30" W - 125.78 FEET ALONG SAID R/W, THENCE N 65°35'30" E - 1500.00 FEET, THENCE S 24°24'30" E - 106.77 FEET, THENCE S 0°09' E - 615.50 FEET TO THE TRUE POINT OF BEGINNING, THUS ENCOMPASSING 41.447 ACRES OF LAND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE: 6-21-68 OWNER: [Signature] OWNER: [Signature]

NOTARY'S ACKNOWLEDGEMENT.

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY of June, 1968.

MY COMMISSION EXPIRES 3-17-71

[Signature]
 Notary Public for Alaska

KENAI CITY PLANNING COMMISSION.

6-21-68 6-26-68 [Signature]
 RECEIVED CHAIRMAN
 [Signature] Secretary

COUNCIL.

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KENAI CITY, ALASKA, BY RESOLUTION NUMBER 10771 AUTHENTICATED AS FOLLOWS THIS 21st DAY of June, 1968.

[Signature]
 Mayor

PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION THIS 21st DAY of July, 1968.

[Signature]
 Chairman

VALHALLA HEIGHTS SUBD. PART 3

LOTS 18 THRU 27 OF BLOCK 6, BLOCK 7, AND THE REMAINDER OF BLOCK 8 OF VALHALLA HEIGHTS SUBD.

BASIL S. and ELIZABETH BOLSTROGE
 R.I., Sterling, Alaska owners

41.447 ACRES SITUATED IN THE W 1/2 OF SECTION 6, T5N, R10W, S.M. ALASKA AND IN THE CITY OF KENAI.

SURVEYED BY
 G.S. McLane R.L.S. Date May 1-20, 1968



All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. APPROVAL OF MINUTES

1. *Regular Meeting of July 23, 2025.

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS

1. **Resolution No. PZ2025-27** – Recommending Approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, Lots 8, 9, 27, & 28, Block 7, Valhalla Heights Subdivision Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, in the Rural Residential Zoning District.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2025-27.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-27. Commissioner Pettey **SECONDED** the motion.

Vice Chair Earsley opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

There was discussion regarding double frontage rule; the intent of the property owner to construct a larger shop; and relocation of the utility easement.

Clarification was provided that in single residential areas there were no restrictions on land clearing; and although the City did try to locate covenants, they were not enforceable by the City.

VOTE:

YEA: Reveal, Pettey, Earsley, Krause, Fikes, Woodard

NAY: None

ABSENT: Twait

MOTION PASSED.

F. PUBLIC HEARINGS

1. **Resolution No. PZ2025-26** - Recommending the Kenai City Council Amend the Official Zoning Map by Rezoning Thirteen Properties Zoned with Multiple Zones and Assigning One Zoning District per Parcel, Tract, or Government Lot.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-26. Commissioner Pettey **SECONDED** the motion.

Planning Director Buettner read the report as included in the packet and attached to Resolution PZ2025-26.



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-27**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESS: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

LEGAL DESCRIPTION: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

KPB PARCEL NUMBERS: 04921016, 04921017, 04921018, & 04922003

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey & Design, LLC, on behalf of property owner Craig Thomsen, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lots will have access solely from Standard Drive (a maintained gravel City road); and,

WHEREAS, the proposed lots will not have access from Phillips Drive (a maintained gravel City road) per Kenai Municipal Code (KMC) 14.10.070(e)(2) which prohibits double frontage; and,

WHEREAS, the primary address for the parcel will be 190 Standard Drive, as the primary structure is currently at this address; and,

WHEREAS, City water is not available to the proposed lot; and,

WHEREAS, City sewer is not available to the proposed lot; and,

WHEREAS, an easement for utilities is granted this plat adjacent to the Standard Drive and Phillips Drive rights-of-way, along the eastern and west boundaries of the proposed lot; and,

WHEREAS, an existing easement for utilities along the rear of the current existing lots is requested to be vacated as of this replat; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Standard Drive right-of-way exists within the proposed preliminary plat. Standard Drive is an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet ($\approx$ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 square feet.
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Valhalla Heights Sub Thomsen Replat, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 27th DAY OF AUGUST, 2025.

JEFF TWAIT, CHAIRPERSON

ATTEST:

LOGAN PARKS, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: August 20, 2025

SUBJECT: Resolution No. PZ2025-27 – Preliminary Plat – Valhalla Height Subdivision Thomsen Replat

Request The applicant is proposing a preliminary plat to replat Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three.

Staff Recommendation Adopt Resolution No. PZ2025-27 recommending approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, creating one (1) lot of 2.004 acres.

Applicant: Edge Survey & Design, LLC
Attn: Jason Young
PO Box 208
Kasilof, AK 99610

Property Owner: Craig Thomsen

Legal Descriptions: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

Property Address: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

KPB Parcel Nos.: 04921016, 04921017, 04921018, & 04922003

Zoning District: Rural Residential (RR)

Land Use Plan: Suburban Residential (SR)

Surrounding Uses: Rural Residential

SUMMARY

A preliminary plat has been submitted from Edge Survey & Design, LLC on behalf of the property owner for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to create one (1) parcel.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 87,294 square feet (2.004 acres).

City water and wastewater is not available along Standard Drive and developments on the proposed lot already have an established private water and septic system. Any expansion of the system will be subject to regulations set forth by the Alaska Department of Environmental Conservation.

Direct access to the proposed lots is provided via Standard Drive, a maintained gravel City road. The owner intends to retain their access driveway onto Standard Drive. If approved, the owners intend to keep the 190 Standard Drive address, as the primary structure is already addressed as such. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the existing well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (≈ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 square feet
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

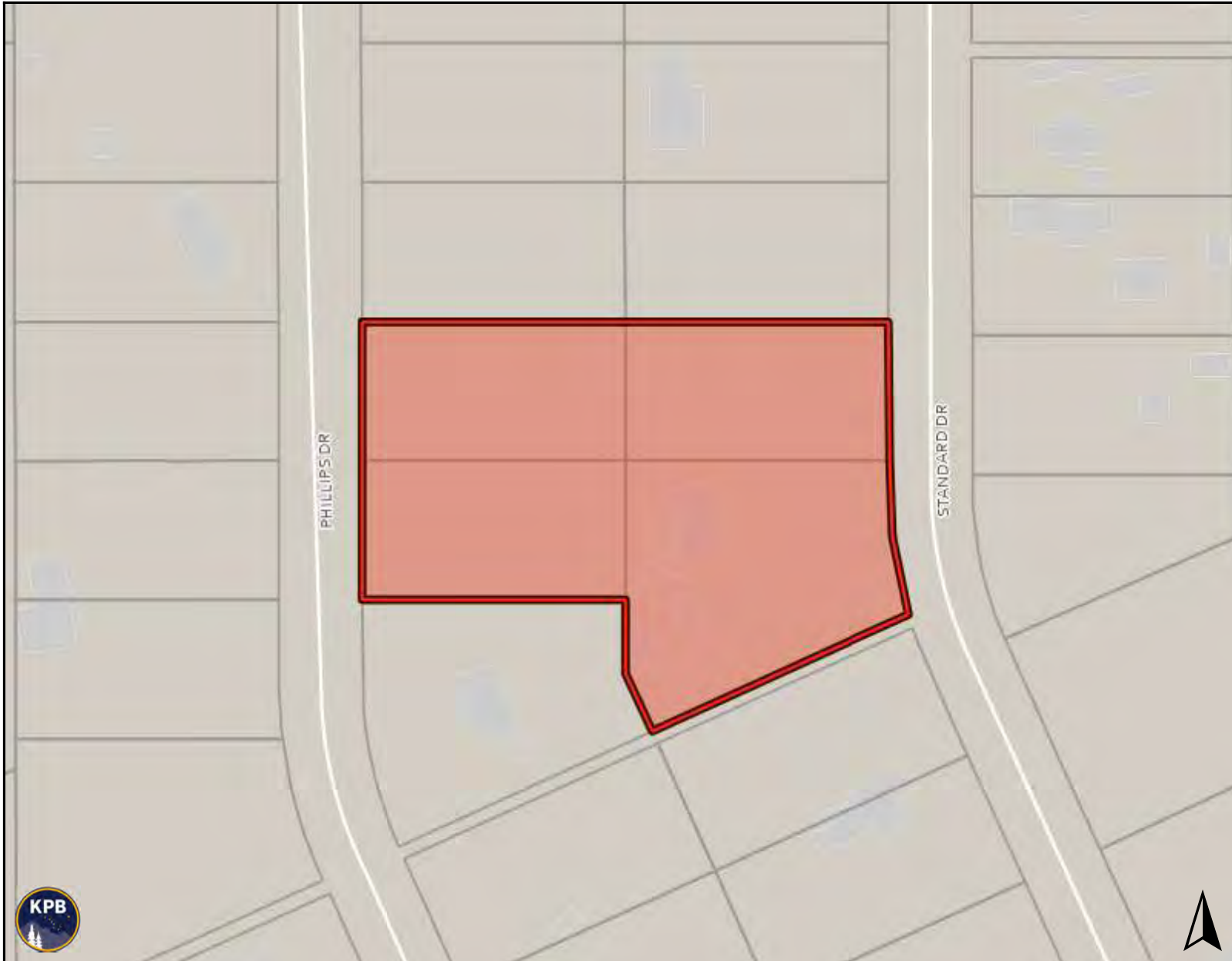
STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Valhalla Heights Subdivision Thomsen Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-27 for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Valhalla Heights Sub Thomsen Replat
Correspondence – Double Frontage



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels

0 150 300
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of the data. Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The user assumes all liability for any use of the data, or use of the data.

Borough assumes no liability of any kind arising from the use of this data. The user assumes all liability for any use of the data, or use of the data.



Preliminary Plat Submittal Form

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

APPLICANT (SURVEYOR)

Name:	Edge Survey and Design LLC						
Mailing Address:	PO Box 208	City:	Kasilof	State:	AK	Zip Code:	99610
Phone Number(s):	907-283-9047						
Email:	[REDACTED]						

PROPERTY OWNER

Name:	Craig Thomsen						
Mailing Address:	190 Standard Dr.	City:	Kenai	State:	AK	Zip Code:	99610
Phone Number(s):	[REDACTED]						
Email:	[REDACTED]						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04921016, 04921017, 04921018, and 04922003				
Current City Zoning:					
Use:	☒ Residential ☐ Recreational ☐ Commercial ☐ Other:				
Water:	☒ On Site ☐ City ☐ Community				
Sewer:	☒ On Site ☐ City ☐ Community				

PLAT INFORMATION

Preliminary Plat Name:	Valhalla Heights Subdivision Thomsen Replat				
Revised Preliminary Plat Name:					
Vacation of Public Right-of-Way:	☐ Yes ☒ No				
Street Name (if vacating ROW):					

Exceptions Required and Requested:

--	--	--	--	--

Comments:

--	--	--	--	--

REQUIRED ATTACHMENTS

☒ Certificate to Plat	☒ (2) 11" x 17" Plats and/or PDF
---	--

SIGNATURE

Signature:		Date:	7/10/25
Print Name:	Craig Thomsen	Title/Business:	Owner

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Unit B
Soldotna, AK 99669
Tel: (907) 260-8031 Fax: (907) 260-8036

CERTIFICATE TO PLAT

Edge Survey and Design, LLC.
PO Box 208
Kasilof, AK 99610
Attention: Jason Young

File Number: 25615
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of July 28, 2025 at 8:00 A.M. for a plat out of the following property:

Lots Eight (8), Nine (9), Twenty-seven (27), and Twenty-eight (28), Block Seven (7), VALHALLA HEIGHTS SUBD. PART 3, according to Plat No. K-1568, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

Craig W. Thomsen, an unmarried person as to Lot 8 Block 7; and Craig W. Thomsen, a married person, as to Lots 9, 27 and 28, Block 7.

an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **RESERVATIONS AND EXCEPTIONS** as contained in Mineral Patent from the United States of America to the State of Alaska
Recorded: September 27, 1982
Volume/Page: 194/781

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

3. **TAXES AND ASSESSMENTS**, if any due the taxing authority indicated (We will advise by submitting a copy of our report upon receipt of the information):
Taxing Authority: CITY OF KENAI
4. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
5. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: July 16, 1969
Volume/Page: Misc. 35/187
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed
6. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deeds:
Recorded: July 17, 1968
Volume/Page: Deed Book 52, Pages 51, 52, 70 and 71

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

7. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:

Recorded: August 10, 1973
Volume/Page: 72/770

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

8. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. K-1568.

9. **EFFECT** of the notes on said Plat No. K-1568.

10. **BUILDING ENERGY EFFICIENCY STANDARDS CERTIFICATION** including the terms and provisions therein:

Recorded: October 2, 1998
Serial No.: 541/834

11. **SUMMARY OF BUILDING INSPECTION** including the terms and provisions therein:

Recorded: October 2, 1998
Serial No.: 541/835

12. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:

Amount: \$250,000.00
Dated: November 3, 2021
Recorded: November 8, 2021
Serial No.: 2021-012351-0
Trustor: Craig W. Thomsen, a married person
Trustee: Credit Union 1
Beneficiary: Credit Union 1
Affects Lot 9, Block 7

13. **INTEREST OF THE SPOUSE** of the vestee, if married, and the subject property has been used as a marital homestead.

Stewart Title of the Kenai Peninsula, Inc.

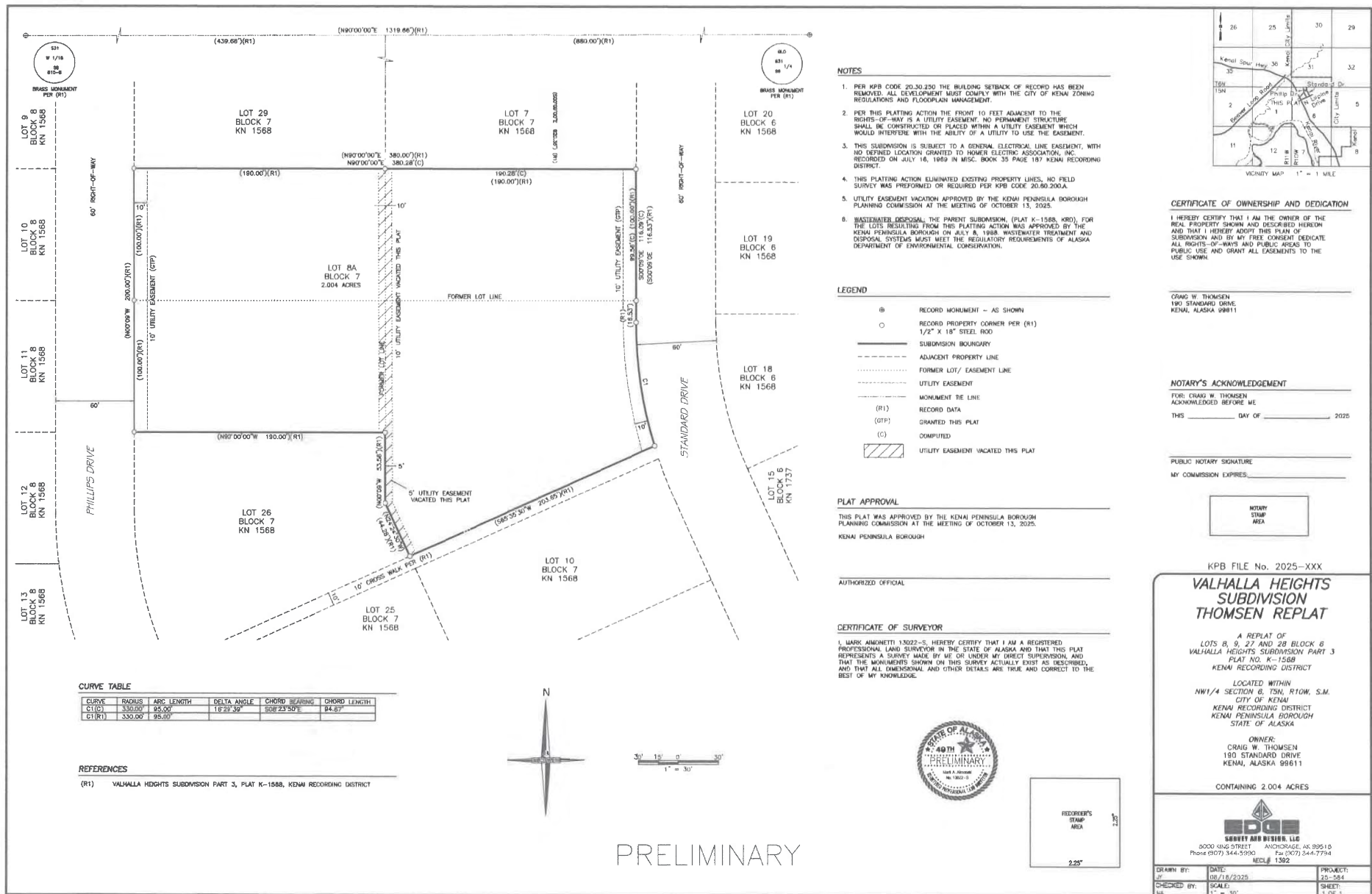
By



Authorized Countersignature

Mary Frengle
Authorized Signator

NOTE: We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.



Kevin Buettner

From: Jason Young <jason@edgesurvey.net>
Sent: Monday, August 18, 2025 11:10 AM
To: Kevin Buettner
Subject: Re: Valhalla Heights Sub - Thomsen Replat

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Landowner has no intentions of constructing access to Phillips, so a note will be fine and I can add before KPB submittal.

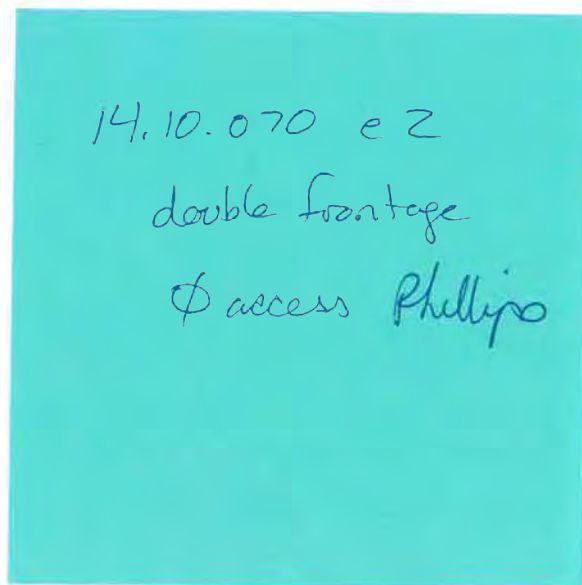
Thanks,
Jason Young
Edge Survey and Design
907-283-9047

From: Kevin Buettner <kbuettner@kenai.city>
Sent: Monday, August 18, 2025 9:12 AM
To: Jason Young <jason@edgesurvey.net>
Subject: Valhalla Heights Sub - Thomsen Replat

Jason,

I am reviewing the replat you dropped off last week. The new proposed parcel will have double frontage, which is not allowed per KMC 14.10.070(e)(2). Would the owner be opposed to a plat note stating that no access shall be given from Phillips Dr.? If that is acceptable, I will ask for an exception to this rule from P&Z.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director
(907) 283-8235 (O) | (907) 971-0867 (M)
www.kenai.city



From: [Kevin Buettner](#)
To: jason@edgesurvey.net
Cc: [Planning Department](#); [Carpenter, Beverly](#)
Subject: <EXTERNAL-SENDER>Notice of Recommendation- Preliminary Plat-Valhalla Heights Sub Thomsen Replat
Date: Thursday, August 28, 2025 10:17:20 AM
Attachments: [image001.png](#)
[Resolution PZ2025-27 Thomsen Replat signed.pdf](#)
[NOD to KPB PZ2025-27.pdf](#)

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.

Dear Edge Survey & Design, LLC:

On Wednesday, August 27, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-27 for Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat. An installation agreement is not required. Enclosed is a copy of the resolution.

If you have any questions, please contact Planning & Zoning Department at 907-283-8237 or planning@kenai.city.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director
(907) 283-8235 (O) | (907) 971-0867 (M)
www.kenai.city





SENT VIA ELECTRONIC MAIL

August 28, 2025

Edge Survey & Design, LLC
PO Box 208
Kasilof, AK 99610
jason@edgesurvey.net

RE: Notice of Recommendation - Resolution PZ2025-27 – Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat

Dear Edge Survey & Design, LLC:

On Wednesday, August 27, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-27 for Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat. An installation agreement is not required. Enclosed is a copy of the resolution.

If you have any questions, please contact Planning & Zoning Department at 907-283-8237 or planning@kenai.city.

Sincerely,

A handwritten signature in blue ink, appearing to read "KB" followed by a long horizontal stroke.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director

Enclosure

cc: Beverly Carpenter, KPB Planning Department (bcarpenter@kpb.us)



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-27**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESS: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

LEGAL DESCRIPTION: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

KPB PARCEL NUMBERS: 04921016, 04921017, 04921018, & 04922003

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey & Design, LLC, on behalf of property owner Craig Thomsen, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lots will have access solely from Standard Drive (a maintained gravel City road); and,

WHEREAS, the proposed lots will not have access from Phillips Drive (a maintained gravel City road) per Kenai Municipal Code (KMC) 14.10.070(e)(2) which prohibits double frontage; and,

WHEREAS, the primary address for the parcel will be 190 Standard Drive, as the primary structure is currently at this address; and,

WHEREAS, City water is not available to the proposed lot; and,

WHEREAS, City sewer is not available to the proposed lot; and,

WHEREAS, an easement for utilities is granted this plat adjacent to the Standard Drive and Phillips Drive rights-of-way, along the eastern and west boundaries of the proposed lot; and,

WHEREAS, an existing easement for utilities along the rear of the current existing lots is requested to be vacated as of this replat; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Standard Drive right-of-way exists within the proposed preliminary plat. Standard Drive is an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet ($\approx$ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 square feet.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Valhalla Heights Sub Thomsen Replat, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 27th DAY OF AUGUST, 2025.


JEFF TWAIT, CHAIRPERSON
Chair Jeff Twait

ATTEST:


LOGAN PARKS, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: August 20, 2025

SUBJECT: Resolution No. PZ2025-27 – Preliminary Plat – Valhalla Height Subdivision Thomsen Replat

Request The applicant is proposing a preliminary plat to replat Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three.

Staff Recommendation Adopt Resolution No. PZ2025-27 recommending approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, creating one (1) lot of 2.004 acres.

Applicant: Edge Survey & Design, LLC
Attn: Jason Young
PO Box 208
Kasilof, AK 99610

Property Owner: Craig Thomsen

Legal Descriptions: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

Property Address: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

KPB Parcel Nos.: 04921016, 04921017, 04921018, & 04922003

Zoning District: Rural Residential (RR)

Land Use Plan: Suburban Residential (SR)

Surrounding Uses: Rural Residential

SUMMARY

A preliminary plat has been submitted from Edge Survey & Design, LLC on behalf of the property owner for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to create one (1) parcel.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 87,294 square feet (2.004 acres).

City water and wastewater is not available along Standard Drive and developments on the proposed lot already have an established private water and septic system. Any expansion of the system will be subject to regulations set forth by the Alaska Department of Environmental Conservation.

Direct access to the proposed lots is provided via Standard Drive, a maintained gravel City road. The owner intends to retain their access driveway onto Standard Drive. If approved, the owners intend to keep the 190 Standard Drive address, as the primary structure is already addressed as such. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the existing well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (≈ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 square feet
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Valhalla Heights Subdivision Thomsen Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-27 for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Valhalla Heights Sub Thomsen Replat
Correspondence – Double Frontage



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the City of Kenai was received on 9/3/2025 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacates a 20-foot wide utility easement along a proposed to be vacated interior lot line and a 10-foot wide utility easement along the southwesterly lot line of lot 9, granted by Plat KN-1588

KPB File No. 2025-129V

Petitioner(s)/ Land owner(s): Craig W Thomsen of Kenai, AK.

Purpose as stated in petition: The petitioner requests the vacation of a 20-foot easement along proposed to be vacated interior lot line, and a 10' utility easement along a side lot line granted by plat K-1568.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 27, 2025** commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

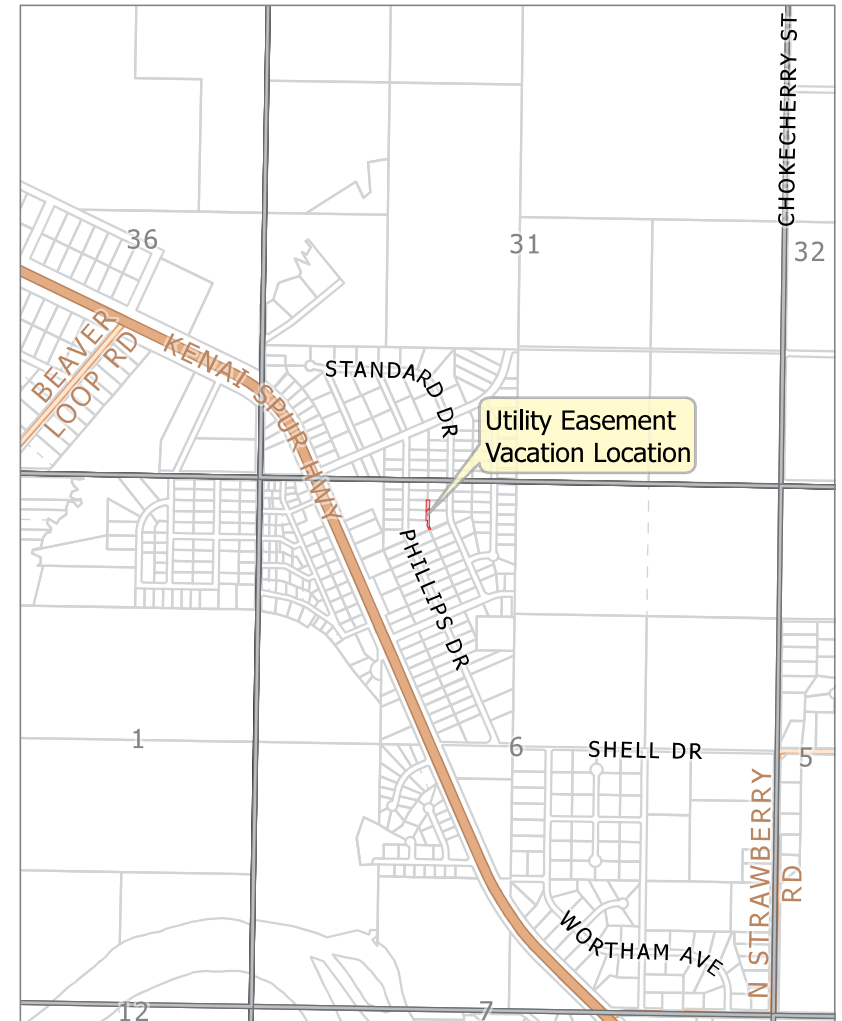
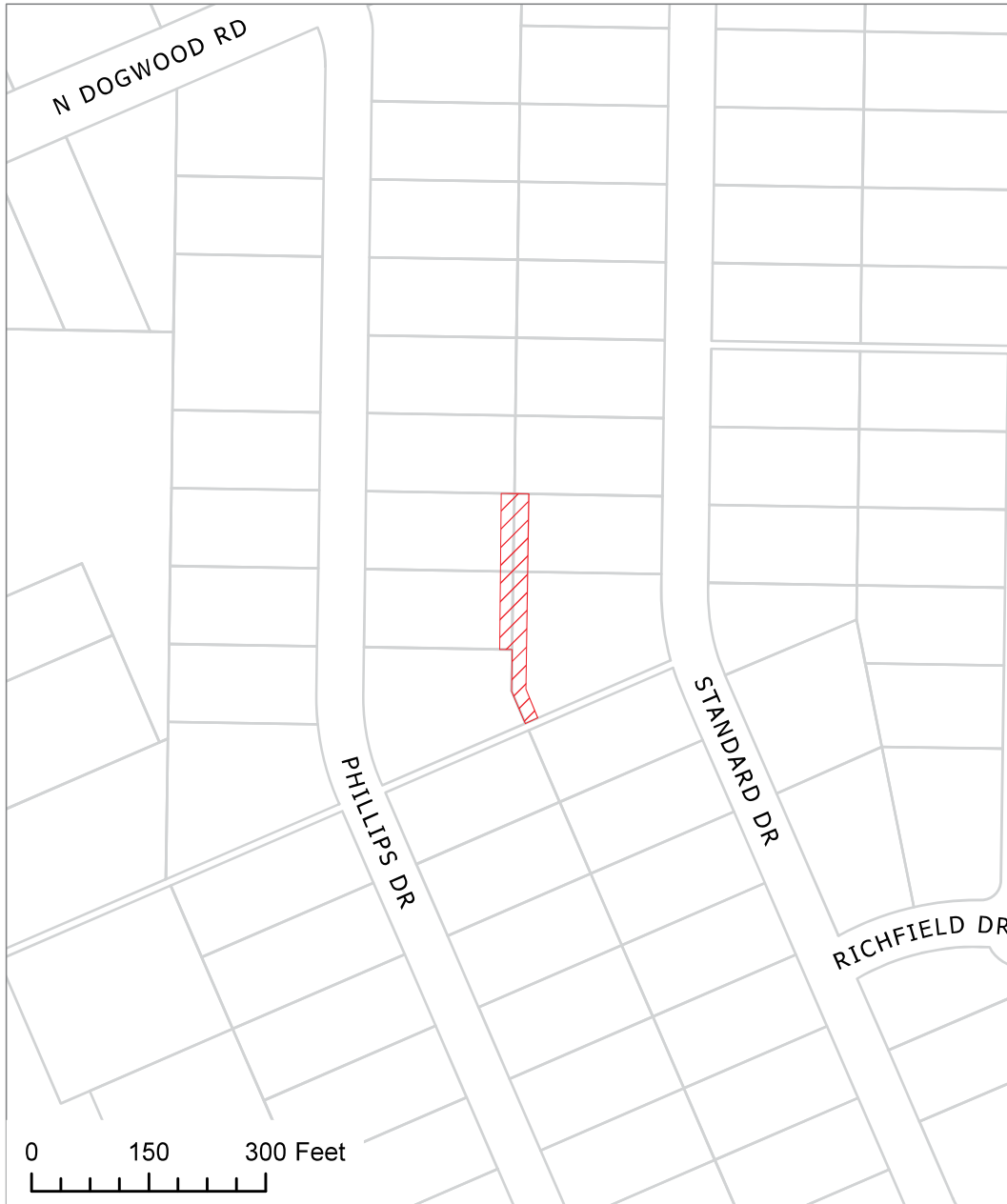
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written

comments or documents does not impact the ability to provide verbal testimony at the public hearing.

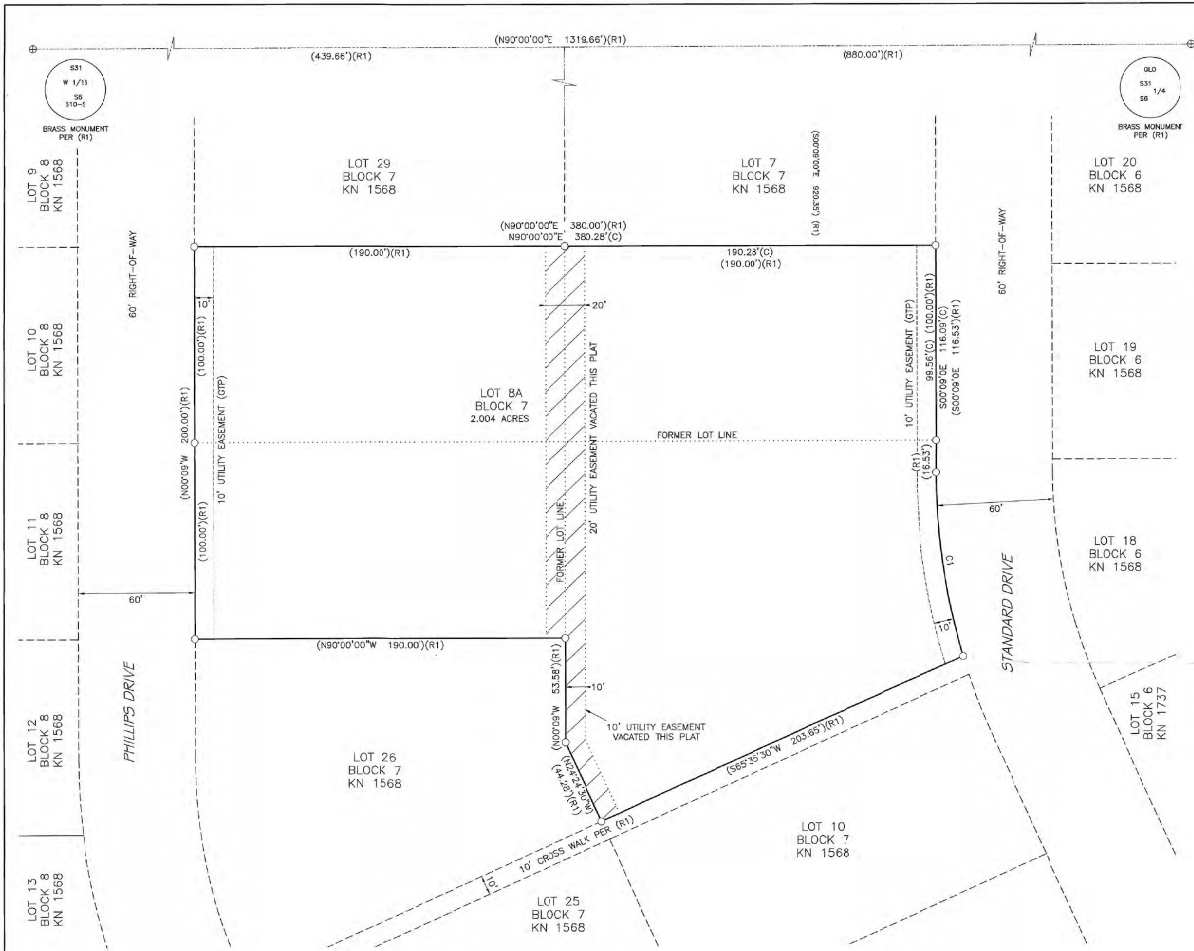
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information, contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 Toll Free within the Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-129V
T 05N R 10W SEC 06
City of Kenai

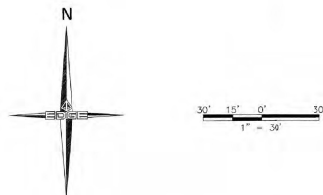


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT(C)	330.00'	95.00'	16°29'39"	S09°23'50"E	94.67'
CT(R)	330.00'	95.00'			

REFERENCES

(R1) VALHALLA HEIGHTS SUBDIVISION PART 3, PLAT 7-1568, KENAI RECORDING DISTRICT



PRELIMINARY

NOTES

- PER KPB CODE 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS AND FLOODPLAIN MANAGEMENT.
- PER THIS PLATTING ACTION 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.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 16, 1989 IN USC, BOOK 15 PAGE 187 KENAI RECORDING DISTRICT.
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.60.200.A.
- UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
- NO LEGAL ACCESS PERMITTED FROM PHILLIPS DRIVE, PER CITY OF KENAI CODE 14.10.070(C)(2).
- WASTEWATER DISPOSAL THE PARENT SUBDIVISION, (PLAT K-1568, KR1), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 8, 1988. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ RECORD MONUMENT - AS SHOWN
- RECORD PROPERTY CORNER PER (R1) 1/2" x 18" STEEL ROD
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- FORMER LOT/ EASEMENT LINE
- UTILITY EASEMENT
- MONUMENT TIE LINE
- (R1) RECORD DATA
- (GTP) GRANTED THIS PLAT
- (C) COMPLETED
- /// UTILITY EASEMENT VACATED THIS PLAT

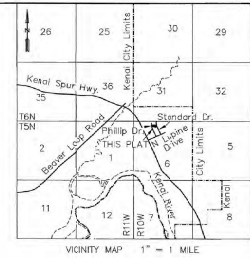
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AMONETHI 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN 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.

CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: CRAIG W. THOMSEN
ACKNOWLEDGED BEFORE ME:
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____



KPB FILE No. 2025-XXX

VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT

A REPLAT OF
LOTS 8, 9, 27 AND 28 BLOCK 6
VALHALLA HEIGHTS SUBDIVISION PART 3
PLAT NO. K-1568
KENAI RECORDING DISTRICT
LOCATED WITHIN
NW1/4 SECTION 6, T5N, R10W, S4M.
CITY OF KENAI
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99611

CONTAINING 2.004 ACRES



6000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5996 Fax (907) 344-7754
KEDA# 1382

DRAWN BY:	DATE:	PROJECT:
JY	05/03/2025	25-58
CHECKED BY:	SCALE:	SHEET:
MA	1" = 30'	1 OF 1

KPB 2025-129V

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

Miscellaneous Information

- **10/08/25 Cooper Landing APC Meeting Minutes**

**COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: COMMUNITY HALL AND ZOOM TELECONFERENCE
WEDNESDAY, OCTOBER 8, 2025
6:00 PM
UNAPPROVED MINUTES**

The October 8, 2025 meeting was physically open to the public at the Cooper Landing Community Hall at 18511 Bean Creek Road, Cooper Landing, AK and available for online or telephone participation.

1. CALL TO ORDER – 6:00pm
2. ROLL CALL
 - a. C. Degernes, Y. Galbraith, K. Recken, D. Nees, P. Miller, D. Story present.
 - i. In-person attendees: Robert Ruffner, KPB Planning Director; Sean Norris, Phil Brna, Christine Nees, Janette Cadieux, Nick Vanderhoff, Jon James, Christine Nees, Pat Dougherty, Stephen Lipscomb, Tom Martin
 - ii. Zoom Attendees: Morgan Aldridge KPB Habitat Planner, Lorraine Temple, Heather Pearson, Cleve Cowles,
 - b. Welcome to new Commissioners Phillip Miller and David Nees
 - c. Swearing in of the officers conducted by Morgan Aldridge.
 - d. Election of Officers
 - i. Nominations for Chair: D. Story and C. Degernes
 1. Roll call vote results in C. Degernes elected as Chair.
 - ii. Nominations for Vice Chair: K. Recken and H. Harrison
 1. Roll call vote results in H. Harrison elected as Vice Chair
 - iii. Nominations for Secretary: D. Story
 1. Roll call vote results in D. Story elected as Secretary
3. APPROVAL OF AGENDA
 - a. H. Harrison moves to amend the agenda to include correspondence received.
 - b. Y. Galbraith seconds. All approve by roll call vote.
4. APPROVAL OF MINUTES for June 4, 2025 meeting
 - a. K. Recken moves to approve the minutes as written.
 - b. Y. Galbraith seconds. D. Story, K. Recken, Y. Galbraith, H. Harrison approve by roll call vote. Others abstain due to absence from June 4 meeting.
5. CORRESPONDENCE
 - a. Cooper Landing Walkable Community Charette announcement for Oct 23, 2025, 1:00-4:00 pm, CL Community Hall
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE
 - a. J. Cadieux
 - i. She said they hope community members will attend the Walkable Community Charette and hopes that the APC members will learn

more about the project at the charette or on their own since some of the items may end up before the APC.

- ii. She said the goal of the charette is to look at the Walkable Community Project Plan, what it means moving forward, and work to identify the obstacles and possible solutions. There will also be a recap session from 6:00pm – 7:00pm for those who cannot attend the charette during the 1:00-4:00pm session.

7. REPORT FROM BOROUGH

a. PLATTING

1. NEW PLATS: Preliminary Plat 2025-132; Robert Ruffner, KPB Planning Director

- a. He said he is largely here to listen and find out concerns that he can take back to the KPB.
- b. He said this will not be an item that goes in front of the Planning Commission as it is a Municipal Entitlement which does not require it.
- c. He said it has been in the works for a long time. These are lands that were passed from the Federal Government to the State of Alaska and then were selected by the KPB during the municipal entitlement selection process.
- d. He said that during the process the state said that the KPB would have to survey the lands using a specific method and that this plat is the result of the state-instructed survey.
 - i. Examples of the instructions include maintaining a 200 foot fish and wildlife habitat buffer along either side of Quartz Creek and Dry Creek, and along Kenai Lake.
- e. He said the submitted survey must be reviewed by the KPB and will then be returned to the state which will also have a review period which could take perhaps a year.
- f. He said that he will sign off on this preliminary plat following the KPB review so it can go back to the state for review.
- g. He said that he shares all this so that people know that there is no action at this time to classify the lands, suggest any development or subdivision, etc.
- h. K. Recken asked about which lands will be retained by the state.
 - i. R. Ruffner showed and explained the maps.
- i. D. Nees asked how long the title process will take.
 - i. R. Ruffner said that it would likely take more than a year and could be a couple years out.
- j. K. Recken asked about what the KPB would do after the title is done.
 - i. R. Ruffner said the KPB would replat the newly titled lands.
- k. Y. Galbraith asked about the timeline of the KPB's plan to update their land classification system.

- i. R. Ruffner said the KPB would like to move away from some of the existing methods used to classify lands so it was hard to say.
 - ii. He said that changing the classification method would be a change in code and would be a part of the public process that would involve the APCs if it was pursued.
- l. J. James asked about the effect on the Cooper Landing 1996 Land Use Plan
 - i. R. Ruffner said that he doesn't know but thinks it would likely include efforts to retain prior classifications but that it would be a part of the public process.
- m. C. Nees asked if these lands could have roads built on them.
 - i. R. Ruffner said yes and to remember that the purpose of these lands being transferred to the borough is for settlement.
- n. K. Recken asked if the reclassification process would come back to the community and if the prior work of the community to classify community lands will be respected or just thrown out.
 - i. R. Ruffner said that he doesn't know because ultimately that is affected by the elected officials / the assembly at the time.
- o. D. Nees asked for the definition of settlement.
 - i. R. Ruffner said it can be considered the common sense definition such as houses, schools, roads, parks, preservation lands etc.
- p. H. Harrison said that she hopes that everyone will take into account that the 1996 Land Use Plan was crafted 30 years ago and that when we consider land classification we should look at the needs of the community now.
- q. C. Nees asked if the community gets anything from the land sales like funds for EMS or if the borough just gets everything.
 - i. R. Ruffner said the technically correct answer is that the borough gets everything but that examples like the support for EMS services from the borough are ways that the community may get something out of those sales.
- r. P. Miller asked how much land remains in this category like those lands coming through this process.
 - i. R. Ruffner said that there is quite a lot in the process queue right now and that in addition the KPB is still owed nearly 14,000 acres that remain to be selected across the Borough.
- s. D. Nees confirmed with R. Ruffner that the preliminary plat in front of us now will not go to the planning commission and

will come back to the APC and community when it is to be classified.

- t. J. James asked why it ended up as 18 parcels.
 - i. R. Ruffner said that it is largely due to the criteria from the state such as not giving lands over for settlement within the 200 foot buffer of Quartz Creek.
- u. J. Cadieux said that when the land selection took place it came before the CLAPC and these parcels were a part of that so that this body has seen this before.
- 2. R. Ruffner said that another unrelated item that the KPB is seeing as a potential issue that will come back to the APC is the area near the Three Bears and the Transfer Site. He said some are thinking that it may not be the best site for the transfer site and at some point they may ask the community where the site should be.
 - a. Y. Galbraith said that her understanding was that the frontage road from the Three Bears to the transfer site was to be completed by the KPB and a good way to minimize the issues of dumping experienced this summer would be to finish that and then close access to the transfer site from the highway so that anyone using it would have to access it via the frontage road.
- 3. C. Degernes asked if there were any other questions. Seeing and hearing none and since no action was needed she continued the meeting agenda.
- 4. ANY NOTICE OF DECISION ON PLATS: None
- 8. OLD BUSINESS - none
- 9. NEW BUSINESS - none
- 10. INFORMATION and ANNOUNCEMENTS - none
- 11. COMMISSIONER'S COMMENTS
 - a. P. Miller would like to thank everyone for welcoming him and looks forward to working with the community.
 - b. H. Harrison thanked R. Ruffner for bringing this to the APC even when it is not required.
 - c. D. Nees said that he appreciates the work of the KPB such as the work on spruce bark beetle kill along Snug Harbor Rd.
 - d. K. Recken said she has concerns about navigating the KPB website and wondered if others have had this experience as well.
 - e. D. Story said he hopes to see everyone at the Walkable Charette on the 23rd.
 - f. C. Degernes gave thanks to J. Cadieux for her 16 years of service on the CLAPC and to the community.
- 12. ADJOURNMENT
 - a. H. Harrisoon moves to adjourn. P. Miller seconds. All approve by roll call vote. 6:47pm

For more information or to submit comments please contact:

Oct 8, 2025

CLAPC Regular Meeting Tentative Agenda

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Contact the Cooper Landing APC at:

- For email visit: <https://www.kpb.us/> On the upper right-hand side of the page is a box titled, “Search”. Search for, “Cooper Landing APC” and on the homepage expand “Send a message to the Cooper Landing APC Commissioners” tab.
- Send USPS mail to: Kenai Peninsula Borough Planning Department, Attn: CLAPC
144 N Binkley, Soldotna, AK 99669