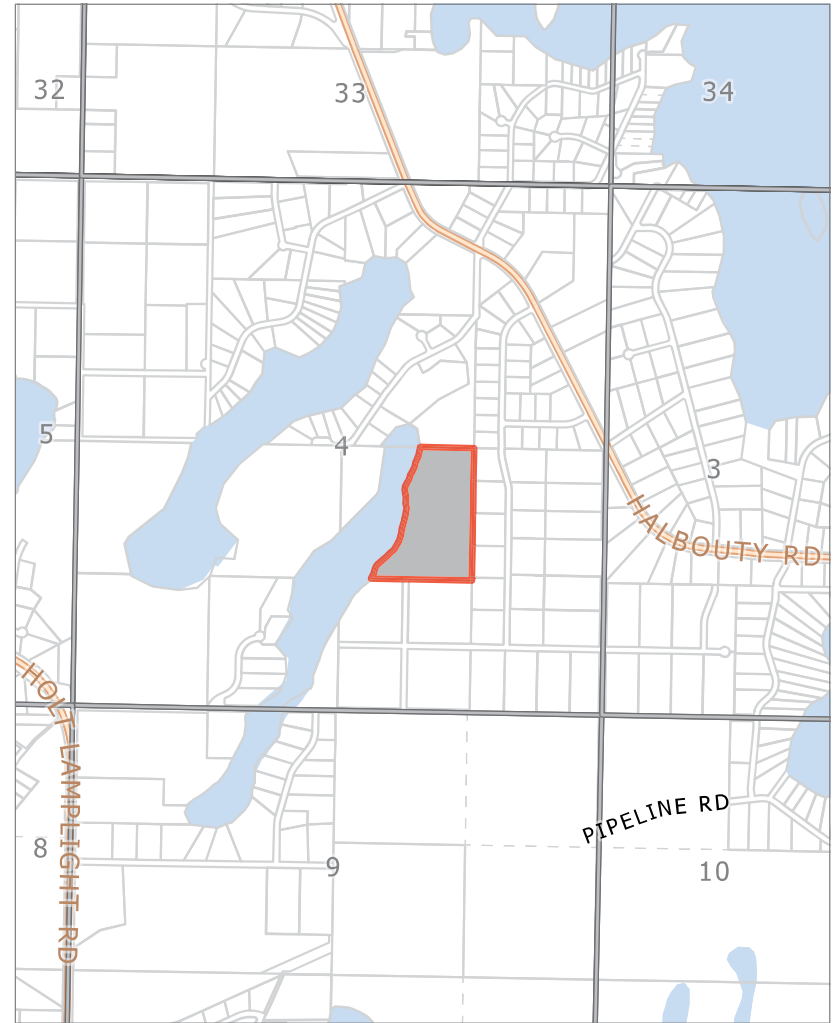
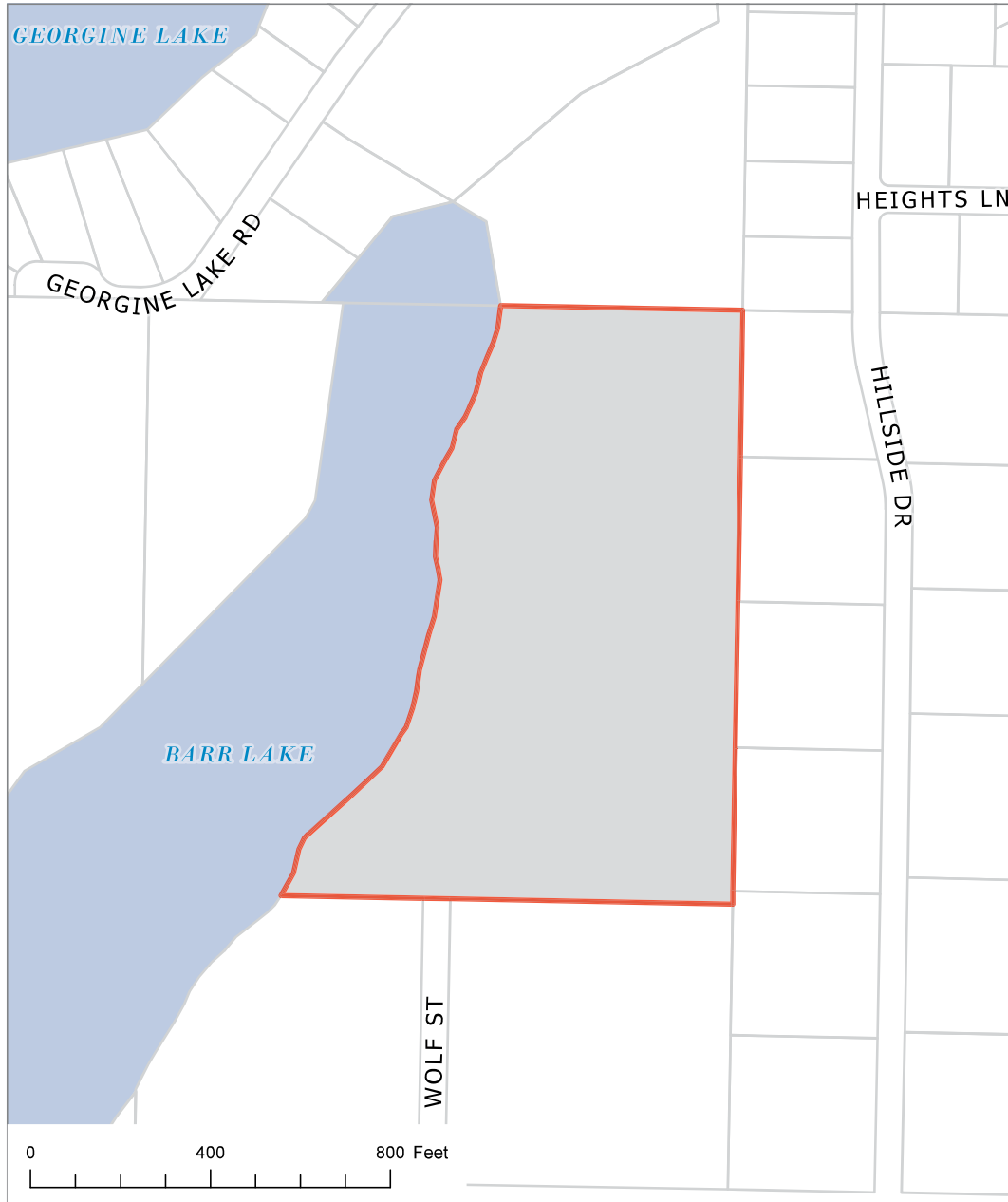


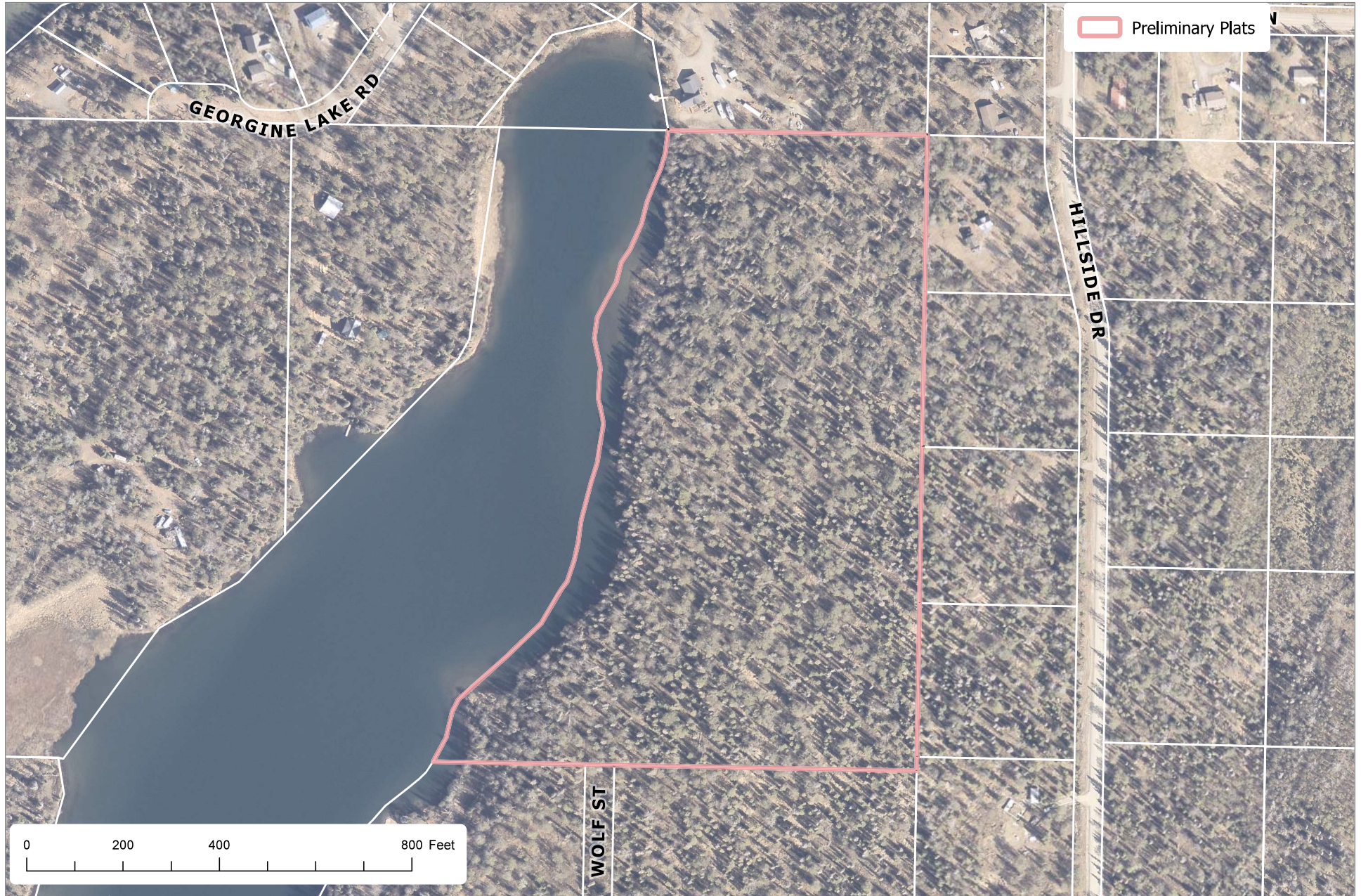
E. NEW BUSINESS

- 3. Wonder View Subdivision; KPB File 2023-139
Fixed Heights, LLC / AK Mental Health Trust Authority
Location: Wolf Street
Nikiski Area / Nikiski APC**

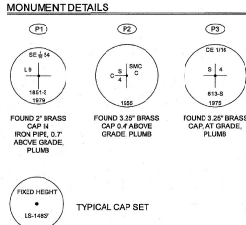


KPB File 2023-139
 T 07N R 11W SEC 04
 Nikiski

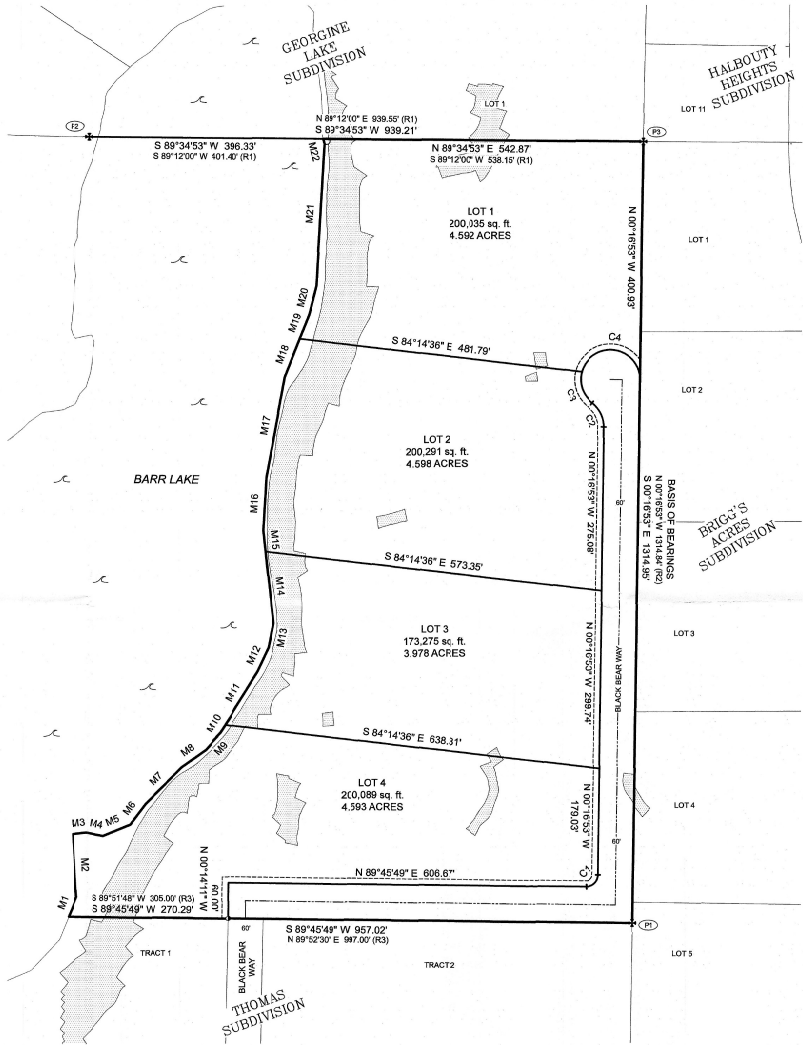
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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LINE	BEARING	DISTANCE
M1	N 22°54'01\"/>	33.80
M2	N 04°13'21\"/>	165.82
M3	N 62°5'11\"/>	22.62
M4	S 83°18'49\"/>	23.80
M5	N 63°36'35\"/>	53.00
M6	N 35°19'23\"/>	42.96
M7	N 43°46'46\"/>	83.16
M8	N 53°1'33\"/>	51.22
M9	N 40°17'33\"/>	33.86
M10	N 30°30'17\"/>	14.52
M11	N 30°30'17\"/>	164.67
M12	N 29°57'12\"/>	44.74
M13	N 08°38'23\"/>	41.50
M14	N 07°05'45\"/>	122.17
M15	N 07°05'45\"/>	33.28
M16	N 02°09'55\"/>	89.93
M17	N 09°21'03\"/>	170.25
M18	N 20°20'43\"/>	69.37
M19	N 20°20'43\"/>	41.52
M20	N 10°46'09\"/>	49.31
M21	N 02°10'12\"/>	238.81
M22	N 13°40'11\"/>	1.83



CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	20.00'	89°02'42\"/>	31.43'	28.30'	S 44°44'28\"/>
C2	50.00'	63°07'46\"/>	46.36'	44.72'	S 23°50'47\"/>
C3	50.00'	67°18'49\"/>	58.74'	55.42'	S 19°45'16\"/>
C4	50.00'	165°48'59\"/>	144.70'	89.23'	N 83°11'22\"/>

CERTIFICATE OF OWNERSHIP
 I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE PURSUANT TO AS 37.14.009, AS 38.05.801, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.01 ET SEQ.) I HEREBY APPROVE WONDER VIEW SUBDIVISION FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREIN.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUSDI WARNER
 EXECUTIVE DIRECTOR
 ALASKA MENTAL HEALTH TRUST LAND OFFICE
 2600 CORDOVA STREET, SUITE 201
 ANCHORAGE, AK 99503

NOTARY'S ACKNOWLEDGMENT
 STATE OF ALASKA
 THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY ON THIS _____ DAY OF _____ 2023 BEFORE ME APPEARED JUSDI WARNER, KNOWN TO ME TO BE THE PERSON NAMED WHO EXECUTED THIS FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF XXXXXXX.

AUTHORIZED OFFICIAL _____ DATE _____

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

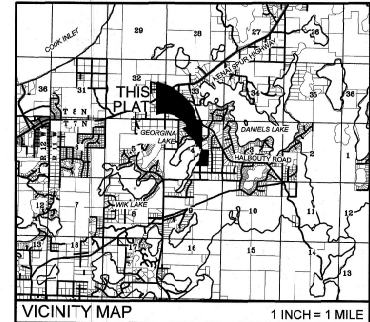
BLACK BEAR WAY
 THE ACCEPTANCE OF LANDS FOR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____
 144 NORTH EMBURY STREET
 SOLDOTNA, ALASKA 99569

- LEGEND**
- Found Brass Cap Monument
 - Found 5/8\"/>
 - Record Measurement - Plat No. 78-81
 - Record Measurement - Plat No. 79-97
 - Record Measurement - Plat No. K-1973
 - Right-of-Way Centerline
 - 10' Utility Easement
 - Slopes Exceeding 25% Grade Determined From Kenai Peninsula Borough Terrain Viewer 4' Contour Data

SURVEYOR'S CERTIFICATE
 I 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 AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ _____ DATE _____
 REGISTERED LAND SURVEYOR LS-14837



NOTES

- SET 1/8\"/>
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
- THESE PROPERTIES MAY BE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN _____.
- THESE PROPERTIES MAY BE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN _____.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.30.171.
- 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.
- EXCEPTIONS TO KPB 20.30.030 (PROPOSED STREET LAYOUT) AND KPB 20.30.170 (BLOCK-LENGTH REQUIREMENTS) WERE GRANTED BY THE KPB PLANNING COMMISSION AT THE MEETING H.E.D. ON XXXXXX.
- THE VICINITY MAP WAS CREATED USING PUBLICLY AVAILABLE GIS DATA. THIS DATA IS MAINTAINED BY LOCAL, STATE, AND FEDERAL ENTITIES.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE IS FOR COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- WASTEWATER DISPOSAL: LOT 3 _____.
- WASTEWATER DISPOSAL: LOTS 1, 2, and 4 ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE No. _____ DATE _____

**PLAT OF
 WONDER VIEW SUBDIVISION**

A SUBDIVISION OF
 GOVERNMENT LOT 9, SECTION 4
 T 7 N, R 11 W, SEWARD MERIDIAN
 CONTAINING 20.01 ACRES

FIXED HEIGHT LLC

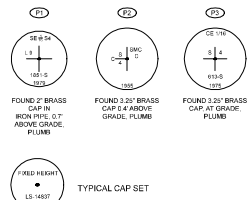
807 390 8485
 WWW.FIXEDHEIGHT.COM
 225 W 23rd AVE.
 ANCHORAGE, AK 99503
 C.O.A. 122644

OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY
 2600 CORDOVA STREET, SUITE 201, ANCHORAGE AK 99503

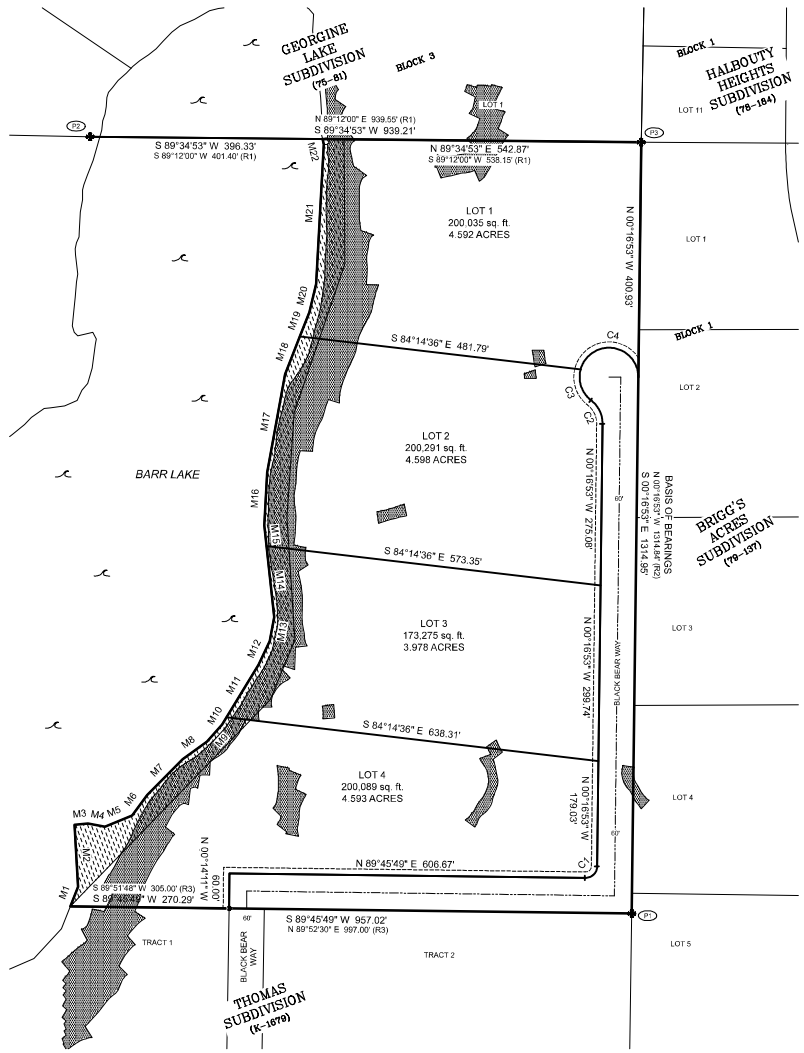
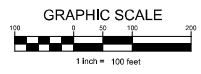
KPB FILE NO.: xxx-xxx DRAWN BY: BS
 PROJECT NO.: 23065 CHECKED BY: ATP
 SURVEY DATE: JULY 31, 2023 SCALE: 1" = 100'
 SHEET: 1 OF 1

KPB 2023-139

MONUMENT DETAILS



LINE	BEARING	DISTANCE
M1	N 20°54'01" E	35.80
M2	N 04°13'21" W	105.92
M3	N 52°51'11" E	22.62
M4	S 80°16'49" E	29.80
M5	N 65°36'35" E	50.00
M6	N 35°19'23" E	42.96
M7	N 43°46'46" E	86.16
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M10	N 30°30'17" E	14.52
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CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	20.00'	90°02'42"	31.43'	28.30'	S 44°44'28" W
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C4	50.00'	165°48'59"	144.70'	99.23'	N 83°11'22" W

CERTIFICATE OF OWNERSHIP
 I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009 AS 38.05.091 AND 11 AND 99 AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.) I HEREBY APPROVE WONDER VIEW SUBDIVISION FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

ALASKA MENTAL HEALTH TRUST LAND OFFICE
 JUSDI WARNER
 EXECUTIVE DIRECTOR
 ALASKA MENTAL HEALTH TRUST LAND OFFICE
 2000 CORDOVA STREET, SUITE 201
 ANCHORAGE, AK 99503

NOTARY'S ACKNOWLEDGMENT
 STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY ON THIS _____ DAY OF _____, 2023, BEFORE ME APPEARED JUSDI WARNER, KNOWN TO ME TO BE THE PERSON NAMED WHO EXECUTED THIS FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA)
 MY COMMISSION EXPIRES _____ DATE

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF XXXXXXXX

AUTHORIZED OFFICIAL _____ DATE _____

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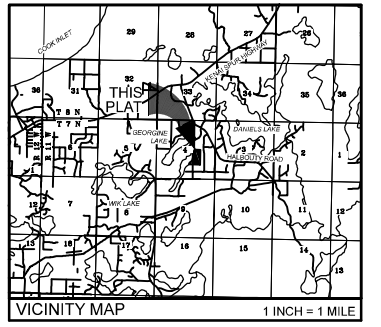
BLACK BEAR WAY
 THE ACCEPTANCE OF LANDS FOR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

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

- LEGEND**
- FOUND BRASS CAP MONUMENT
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
 - (R1) RECORD MEASUREMENT - PLAT NO. 15-81
 - (R2) RECORD MEASUREMENT - PLAT NO. 19-13
 - (R3) RECORD MEASUREMENT - PLAT NO. K-1673
 - RIGHT-OF-WAY CENTERLINE
 - 1/2 UTILITY EASEMENT
 - SLOPES EXCEEDING 20% GRADE (FROM KENAI PENINSULA BOROUGH TERRAIN VIEWER - CONTOUR DATA)
 - WELAND TYPE LINE (FROM KENAI PENINSULA BOROUGH GIS DATASET "00W-VETLANDS-ASSESSMENT")

SURVEYOR'S CERTIFICATE
 I 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 AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837
 REGISTERED LAND SURVEYOR DATE _____



NOTES

- SET 5/8" X 30" REBAR WITH 1 1/2" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND 50' UPBLAND ON PROPERTY LINE AS WITNESS CORNERS TO THE MEANDER CORNERS.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
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- THESE PROPERTIES MAY BE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA QUIT CLAIM DEED AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. SAID PATENT, AMONG OTHER THINGS, RESERVES ALL OIL, GAS AND OTHER MINERALS TOGETHER WITH THE PRIVILEGES, MINING AND DRILLING RIGHTS AND IMMUNITIES.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- 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.
- EXCEPTIONS TO KPB 20.30.050 (PROPOSED STREET LAYOUT), KPB 20.30.170 (BLOCKS-LENGTH REQUIREMENTS), AND KPB 20.30.100 (CUL-DE-SACS) WERE GRANTED BY THE KPB PLANNING COMMISSION AT THE MEETING HELD ON XXXXXX.
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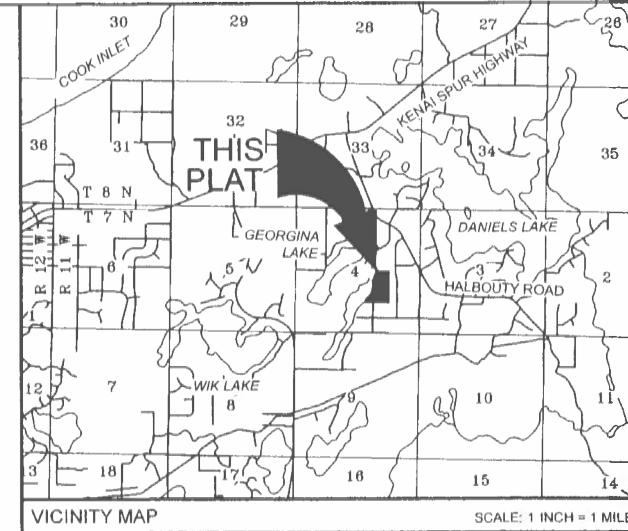
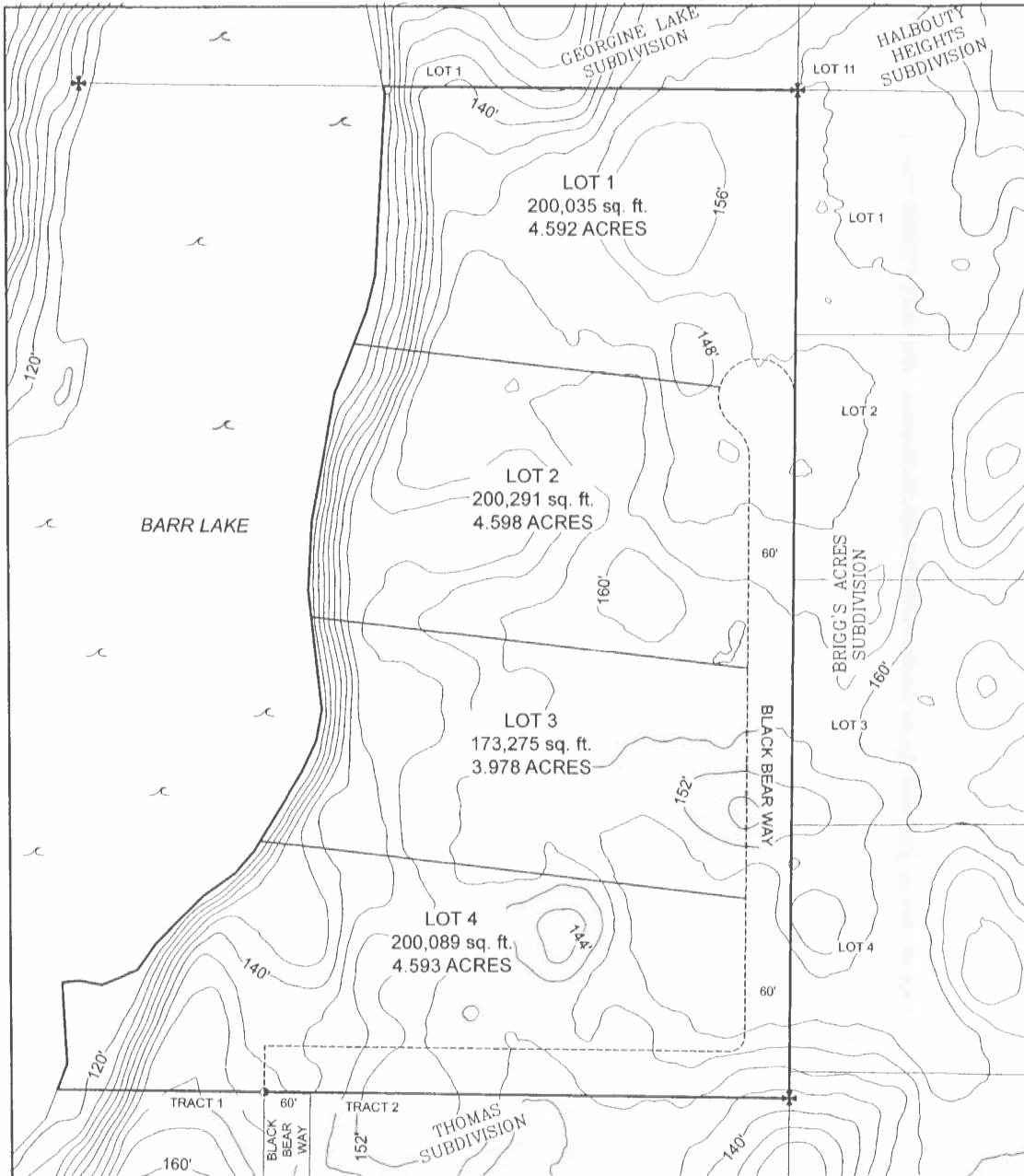
ENGINEER LICENSE No. DATE _____

PLAT OF
WONDER VIEW SUBDIVISION
 A SUBDIVISION OF
 GOVERNMENT LOT 9, SECTION 4
 T 7 N, R 11 W, SEWARD MERIDIAN
 CONTAINING 20.01 ACRES





FIXED HEIGHT LLC 907.290.8949
 WWW.FIXEDHEIGHT.COM
 225 1W 2316 AVE.
 ANCHORAGE, AK 99503
 C.O.A. 122544

OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY
 3145 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99508

KPB FILE NO.: xxx-xxxx DRAWN BY: BS
 PROJECT NO.: 23065 CHECKED BY: AJP
 SURVEY DATE: JULY 31, 2023 SCALE: 1" = 100'
 SHEET: 1 OF 1



LEGEND

-  FOUND BRASS CAP MONUMENT
-  FOUND 5/8" DIAMETER REBAR WITH CAP
-  FOUND 5/8" DIAMETER REBAR
-  RIGHT-OF-WAY

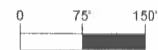

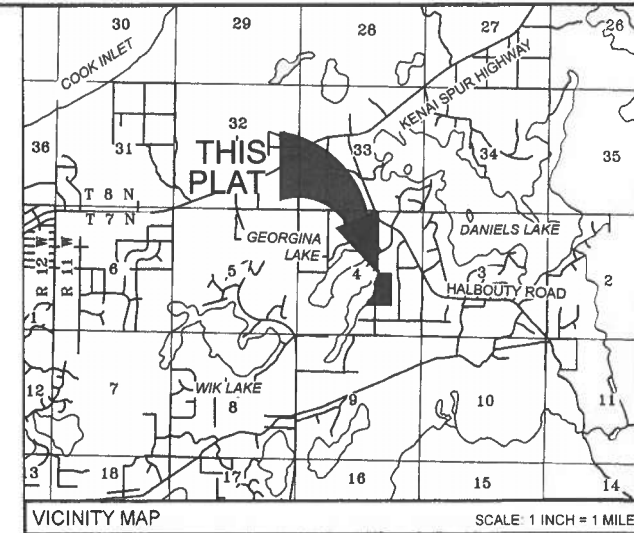
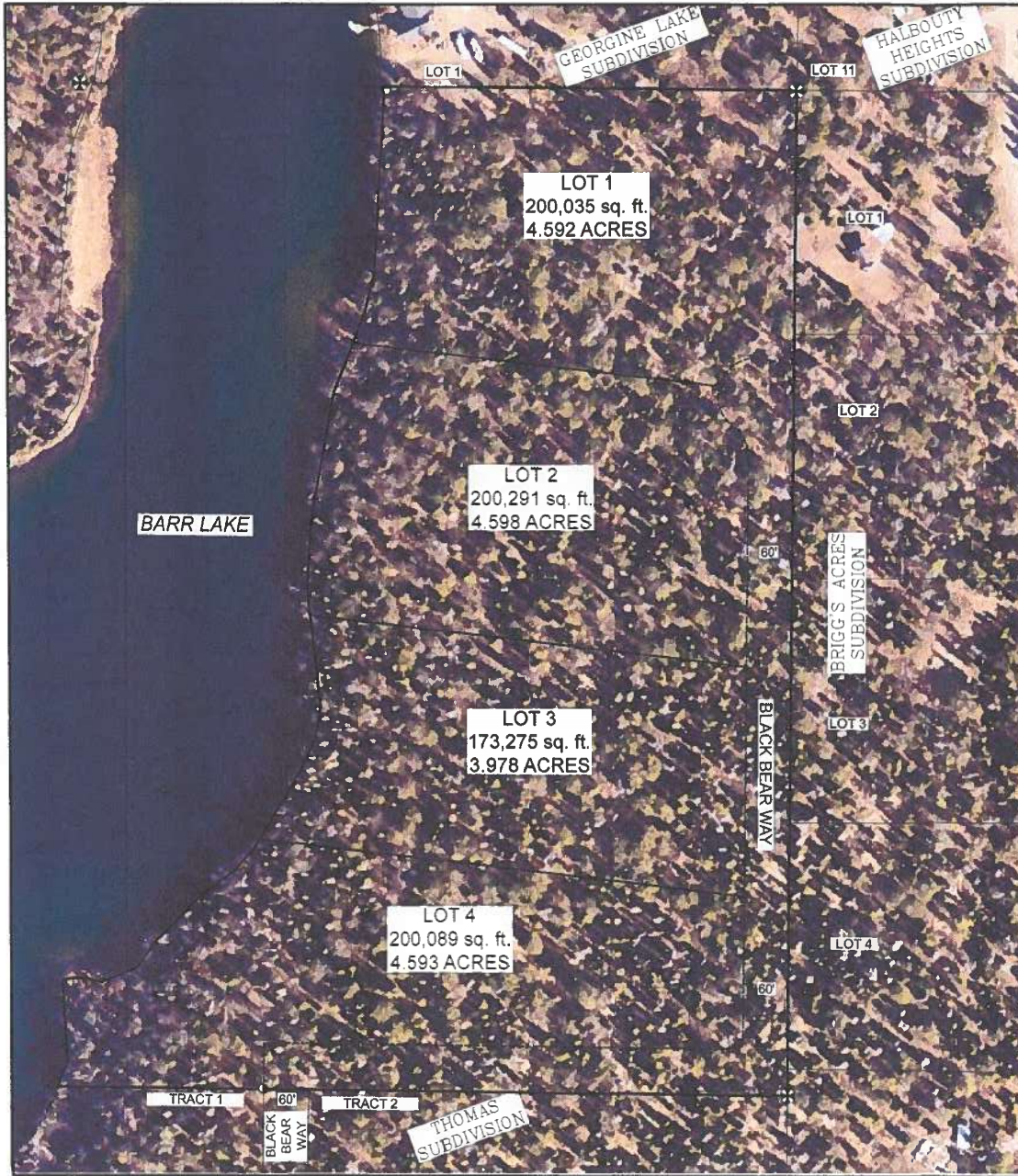






EXHIBIT	
WONDER VIEW SUBDIVISION	
A SUBDIVISION OF	
GOVERNMENT LOT 9, SECTION 4 T 7 N, R 11 W, SEWARD MERIDIAN CONTAINING 20.01 ACRES	
	FIXED HEIGHT LLC 907.290.8949 WWW.FIXEDHEIGHT.COM 225 W 23rd AVE. ANCHORAGE, AK 99503 C.O.A. 122544
SCALE: 1" = 150'	DRAWN BY: IB
PROJECT NO.: 23065	CHECKED BY: BS



LEGEND

-  FOUND BRASS CAP MONUMENT
-  FOUND 5/8" DIAMETER REBAR WITH CAP
-  FOUND 5/8" DIAMETER REBAR
-  RIGHT-OF-WAY

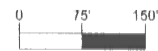



EXHIBIT	
WONDER VIEW SUBDIVISION	
A SUBDIVISION OF	
GOVERNMENT LOT 9, SECTION 4 T 7 N, R 11 W, SEWARD MERIDIAN CONTAINING 20.01 ACRES	
	FIXED HEIGHT LLC
	907.290.8949 WWW.FIXEDHEIGHT.COM 225 W 23rd AVE. ANCHORAGE, AK 99503 C.O.A. 122544
SCALE: 1" = 150'	DRAWN BY: IB
PROJECT NO.: 23065	CHECKED BY: BS

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
Wonder View Subdivision**

KPB File No.	2023-139
Plat Committee Meeting:	January 22, 2024
Applicant / Owner:	Alaska Mental Health Trust Authority / Anchorage, Alaska
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Wolf Street in Nikiski, Nikiski APC

Parent Parcel No.:	013-213-11
Legal Description:	Government Lot 9 in Sec 4, T 7N R 11W S Alaska
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	onsite
Exception Request	20.30.100, 20.30.170

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 20.01 acre parcel into 4 lots ranging in size from 3.978 acres to 4.598 acres.

Location and Legal Access (existing and proposed):

The subdivision is accessed for Wolf Street on the south. To get to Wolf St it is gotten there from Kenai Sour Highway at mile post 29.5 to Halbounty Rd to height Ln at mile 1.2 then to Hillside Dr. Hillside Dr to Dallas Ave to Wolf St and in to the subdivision. Kenai Spur Highway an Halbounty Rd are State maintained while Height Ln, Hillside Dr and Dallas St are Borough maintained. Wolf St is currently an undeveloped.60 foot dedication.

The subdivision is proposing and extension to Wolf St with a cul-de-sac having a length of approximately 1420 feet. This is the only point of entry to the subdivision. An exception to KPB 20.30.100 Cul-de-sacs has been received.

Block length is not compliant as the length of the cul-de-sac from Dallas Ave to the end of the proposed is 2080 feet, with the new portion being 1420 feet. An exception to KPB 20.30.170 Block - Length Requirements has been received.

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

Site Investigation:

The subdivision does contain some steep areas, mainly near the edge of Barr Lake. The steep areas are identified and should be shown on the final also.

According to the KWF Wetlands assessment there are wetland on the subdivision being the identified as Barr Lake. KPB River Center has not identified this area to be in a FEMA Flood Hazard or Floodway, so no note is required, notes already shown can remain.

KPB River Center review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: i:0#.w kpb\maldrige</p> <p>C. State Parks Reviewer: Comments: None</p>
State of Alaska Fish and Game	None

Staff Analysis This parcel was surveyed by the US Department of the Interior as Government Lot 9 of Section 4 Township 7 North Range 11 West of SM Alaska. This will be the first division of the property, so there are no easements of record to carry forward and no easements in the certificate to plat identified.

A soils report will be required and an engineer will sign the final plat for Lot 3 as it is the only lot below 200,000 sq ft. the other three lots are above 200,000 sq ft and will not require a soils report. Appropriate notes will need applied to the drawing.

Per KPB 20.30.240 a 20 foot building setback needs to be identified on the subdivision. Please add a note to the plat and corresponding lines to the drawing.

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

The subdivision will be reviewed by the Nikiski Advisory Planning Commission at the meeting of February 8, 2024; therefore, minutes were not available when the staff report was prepared (KPB 21.02.020).

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

Black Bear Way needs a new suffix to end in as it is ending in a cul-de-sac, per Addressing. **Staff recommends:** the surveyor contact Addressing for the correct suffix for street name.

Utility Easements There is a utility easement line identified in the legend. A note concerning the 10 foot utility easement along the right-of-way should be added to the plat and to the drawing.

HEA is requesting a 20 foot easement along the east line of Lot 1 coming from the northeast corner down to the cul-de-sac. This will be for a connection from the transformer to the 10' utility easement. **Staff recommends:** adding this easement.

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

Utility provider review:

HEA	HEA is requesting a 20 foot wide utility easement on the east line of proposed Lot 1 from the NE corner to the cul-de-sac for a connection from the transformer to the 10 foot easement at the cul-de-sac.
ENSTAR	No comment
ACS	No comment
GCI	No comment

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: Existing Street Names are Correct: No List of Correct Street Names: WOLF ST Existing Street Name Corrections Needed: BLACK BEAR WAY WAS CHANGED TO WOLF ST SNR 1997-05 All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: IF NEW ROW WILL END IN CUL DE SAC, NEEDS APPROPRIATE SUFFIX FOR THAT SECTION.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	None

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to

- mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Add Kenai Peninsula Borough, Alaska to the legal description.
 Verify the address of the owner, assessing list a different address.
 Add the number 2023-139 to the KPB file No.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
 Black Bear Way to the south is labeled incorrectly should be Wolf Street.
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
 Add a north arrow to the vicinity map
 Reduce the scale of the map for better readability
 Correct the spelling of Georgine Lake
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
 Extension of Black Bear Way needs new name already used, need to get Addressing.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
 All adjacent parcels need to have the subdivision filing added to them.
 Parcels to the north and east need the block numbers added to them.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.
 Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.110. Dimensional data required.

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

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

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

Staff recommendation: *comply with 20.60.110.*

Give distances along east and south lines of road.

Make bearing sun in same direction on lines.

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final plat:

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.

Staff recommendation: *comply with 20.60.150.*

Label 10' utility easement on drawing or do a typical drawing detail.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: *Place the following notes on the plat.*

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- Complete notes 5 & 6 appropriately

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add the date of January 22, 2024 to the Plat Approval

After getting with Addressing to get correct name of road, change name in Certificate of Acceptance

Confirm address of owner in the Certificate of Ownership.

20.60.200. Survey and monumentation.

Staff recommendation: *comply with 20.60.200*

Set witness corner on the property lines near the lake.

EXCEPTIONS REQUESTED:

A. KPB 20.30.100 Cul-de-sacs. KPB 20.30.170 Block – Length Requirements

Surveyor's Discussion: An exception is requested to the borough code requiring that permanently closed roads shall be no more than 1,000 feet long.

Findings:

1. There is only one point of legal access for this subdivision.
2. The only possible way to avoid a dead-end in this property would be to create a loop within the property. This would cause significant conflicts with code.
3. Extending the right-of-ways would cause multiple dead-end roads.
4. All of the surrounding property has been subdivided. Right-of-ways to adjoining properties would likely be extended.

Staff Discussion: Staff combined these exceptions as the findings are both similar in nature. If the committee wishes to vote on them separately, they may do so with separate findings.

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Findings:

5. **No other properties will be affected by the exception.**
6. **By shortening the road, the lots would be reduced in number.**

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 - 4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 – 4 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1 – 5 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT



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