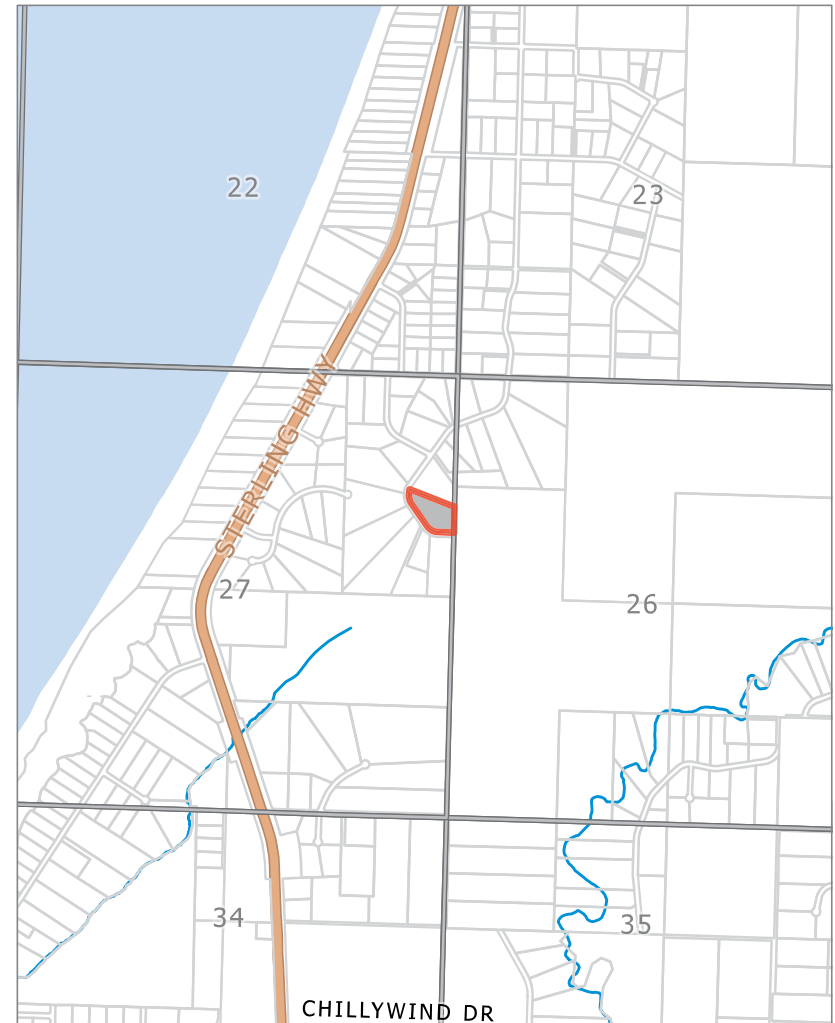
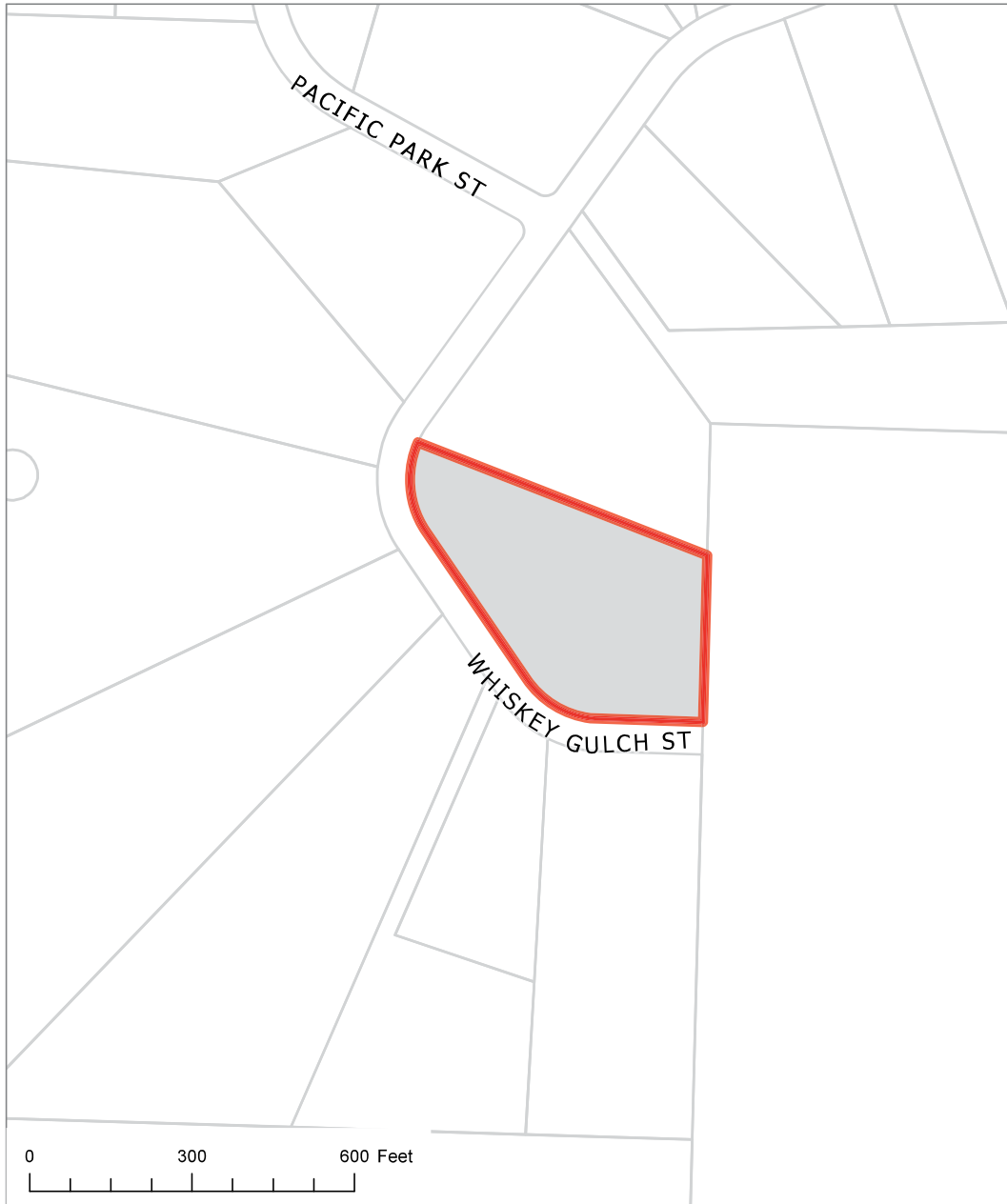


# **E. NEW BUSINESS**

- 5. Pacific Park Subdivision 2024 Addition  
KPB File 2024-077  
Fineline Surveys, Inc. / Blauvelt  
Location: Whisky Gulch Street  
Anchor Point Area / Anchor Point APC**



KPB File 2024-077  
T 04S R 15W SEC 27  
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.



Aerial Map



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

**NOTES:**

1. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
2. THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. PROPERTY SUBJECT TO RESERVATION OF AN EASEMENT FOR ALL MINERALS, OIL, GAS, AND HYDROCARBONS BELOW THE DEPTH OF 50 FEET. (SERIAL NUMBER 2004-001090-0 03/15/2004 H.R.D.)
4. THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, OR DEED RESTRICTIONS. (SERIAL NUMBER 2004-002402-0 05/25/2004 H.R.D.)
5. HOMER ELECTRIC ASSOCIATION, INC. WAS GRANTED AN EASEMENT (BK. 32, PG. 12 03/02/1964 H.R.D.) FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
7. POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
8. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.

**PLAT APPROVAL:**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, 8/28/2023

KENAI PENINSULA BOROUGH

BY: \_\_\_\_\_

AUTHORIZED OFFICIAL:

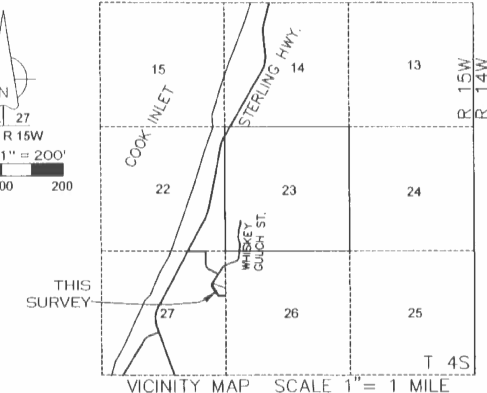
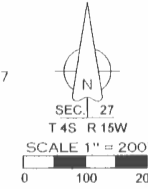
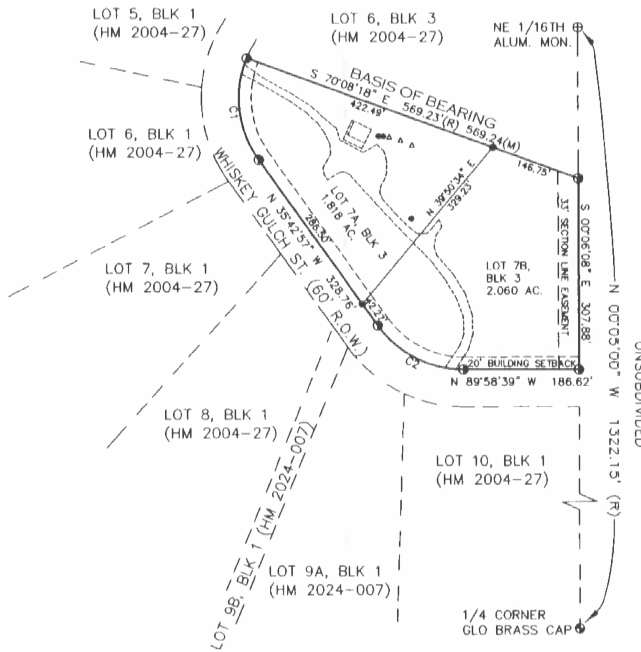
**WASTEWATER DISPOSAL:**

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIROMENTAL CONSERVATION.

**LEGEND:**

- GLO BRASS CAP 1917 1/4 CORNER SECS 26 & 27
  - ⊕ FOUND 2" CAP ON ALUMINUM MONUMENT (5780-S 2004) NE 1/16TH SECS 26 & 27
  - ⊙ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (5780-S 2004)
  - SET 5/8" REBAR WITH 2" ALUMINUM CAP (10771-S 2024)
- (R) RECORD BEARINGS AND DISTANCES PER (HM 2004-27)  
 (M) MEASURED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	169.94'	172.09'	164.83'	S 06°40'56" E	58°01'14"
C2	170.00'	161.15'	155.18'	N 62°57'04" W	54°18'48"



**CERTIFICATE OF OWNERSHIP:**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT GRANT ALL RIGHTS-OF-WAY AN PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ZACHARY BLAUVELT  
 PO BOX 770  
 ANCHOR POINT, AK  
 99556

**NOTARY'S ACKNOWLEDGEMENT:**  
 FOR: ZACHARY BLAUVELT  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PACIFIC PARK SUBD. 2024 ADDITION,  
 K.P.B. FILE # 2024-  
 A SUBDIVISION OF LOT 7, BLOCK 3, PACIFIC PARK SUBD (HM2004-27),  
 E 1/2 OF NE 1/4 SECTION 27, TOWNSHIP 4 SOUTH, RANGE 15 WEST,  
 SEWARD MERIDIAN,  
 KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.  
 containing 3.874 acres.  
 OWNER: ZACHARY BLAUVELT  
 PO BOX 770 ANCHOR POINT, AK 99556

**FINELINE SURVEYS**  
 P.O. Box 774  
 Anchor Point, Alaska 99556  
 Dmitri D. Kimbrell, RLS (907) 360 6382  
 SCALE: 1"=200' DATE: 6/18/2024

**KPB 2024-077**

ENGINEER \_\_\_\_\_ LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

**ITEM #5 - PRELIMINARY PLAT  
PACIFIC PARK SUBDIVISION 2024 ADDITION**

<b>KPB File No.</b>	2024-077
<b>Plat Committee Meeting:</b>	August 12, 2024
<b>Applicant / Owner:</b>	Zachary Blauvelt / Anchor Point, AK
<b>Surveyor:</b>	Dmitri Kimbrell / Finesline Surveys
<b>General Location:</b>	Whiskey Gulch St in Anchor Point / Anchor Point APC

<b>Parent Parcel No.:</b>	165-165-22
<b>Legal Description:</b>	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 2004027 PACIFIC PARK LOT 7 BLK 3
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 3.874 acres parcel into two lots of size 1.818 acres and 2.060 acres.

**Location and Legal Access (existing and proposed):**

This subdivision is located at the south end of Whiskey Gulch Street. Whiskey Gulch Street is a 60-foot-wide right-of-way and borough maintained to the property. The subdivision is accessed from mile marker 154.5 of the Sterling Highway to Valleyside Avenue then Pacific Park Street then Whiskey Gulch Street. Whiskey Gulch Street ends in the middle of proposed lot 7B.

This plat is affected by a 33' section line easement which is shown on the drawing. **Staff recommends** the easement be extended to the north.

Block length is not compliant but due to being at the end of the road and unplatted land to the east, this subdivision is unable to give relief to the block. **Staff recommends** the Plat Committee agree that an exception is not needed for this plat.

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

**Site Investigation:**

Per KPB GIS data there are no structures located on the property.

This area is covered by large portions of wetland classification from the Kenai Watershed Forum. Staff would like to remind the surveyor that approximate locations of low wet areas, areas subject to inundation are required on preliminary submittals. If showing the information makes information hard to read a supplemental map would suffice. **Staff recommends:** any wetlands or areas subject to inundation be shown on the final plat.

The River Center review has identified the plat to be located in a FEMA designated flood hazard area. Staff recommends per RC review that appropriate flood notes per KPB 20.3.280.D be added to the plat notes including the Flood Zone D and the FEMA Map Panel. A flood determination map has been included.

KPB River Center review	<p>See attachments</p> <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: This is within a non-regulatory D Zone. This zone has an undetermined flood risk. Code required plat note with reference to the map panel should be present. No depictions required.</p> <p>Flood Zone: D  Map Panel: 02122C-1890E  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

This parcel has only been subdivided once and was originally part of a large aliquot description parcel. The parent plat, Pacific Park HM 2004-24, created Lot 7 Block 3 and dedicated this portion of Whiskey Gulch Street

It is noted that a drive is shown crossing the plat and both lots. Staff recommends a joint access agreement be draw up when new ownership of one or both lots occurs, for use of the drive.

A soils report will be required and an engineer will sign the final plat.

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

Anchor Point Advisory Planning Commission minutes for the August 8, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

**Utility Easements**

The parent plat, HM 2004-24, granted 10-foot utilities along all rights-of-ways and the correct note has been carried over. This easement should be shown on the drawing.

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

**Utility provider review:**

HEA	No comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  31930 WHISKEY GULCH ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  WHISKEY GULCH ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:  31930 WHISKEY GULCH ST WILL BE DELETED AND NEW ADDRESS ASSIGNED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

In the lots there are symbols that need to be removed or added to the legend.  
Tie the plat to the nearest BLM/ GLO corner.  
Carry forward plat note #2 from the parent plat.  
Plat note #7 can be removed as this is more of a flag lot issue note.  
The icons in the legend near the top need to be moved up to line with the labels.  
Add to the KPB File # 2024-077  
Add recorded data to the rest of plat other than just the north line.  
Add Surveyor's Certification to the drawing

---

**KPB 20.25.070 – Form and contents required**

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

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

---

**KPB 20.30 – Subdivision Design Requirements**

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

---

**KPB 20.40 – Wastewater Disposal**

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

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

---

**KPB 20.60 – Final Plat**

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

**RECOMMENDATION:**

**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

---





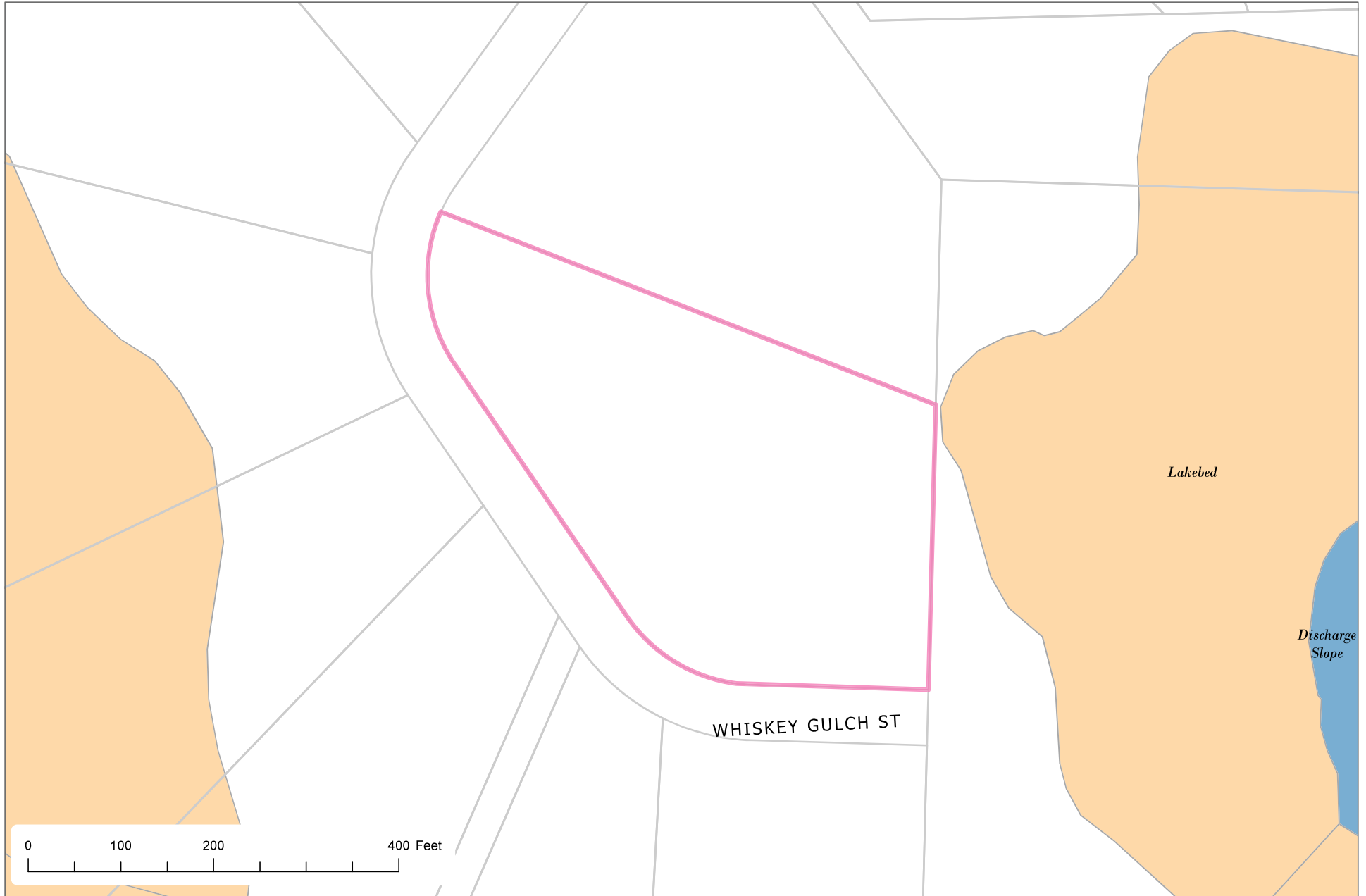
Aerial Map



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



Wetlands



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 Parcel ID(s):

**16516522**

Selected Parcel Boundary or Boundaries



Tax Parcels



Regulatory Floodplain

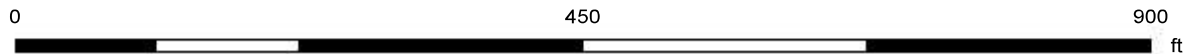
Floodplain



**Community Flood Insurance Rate Map (FIRM) Panel(s):**

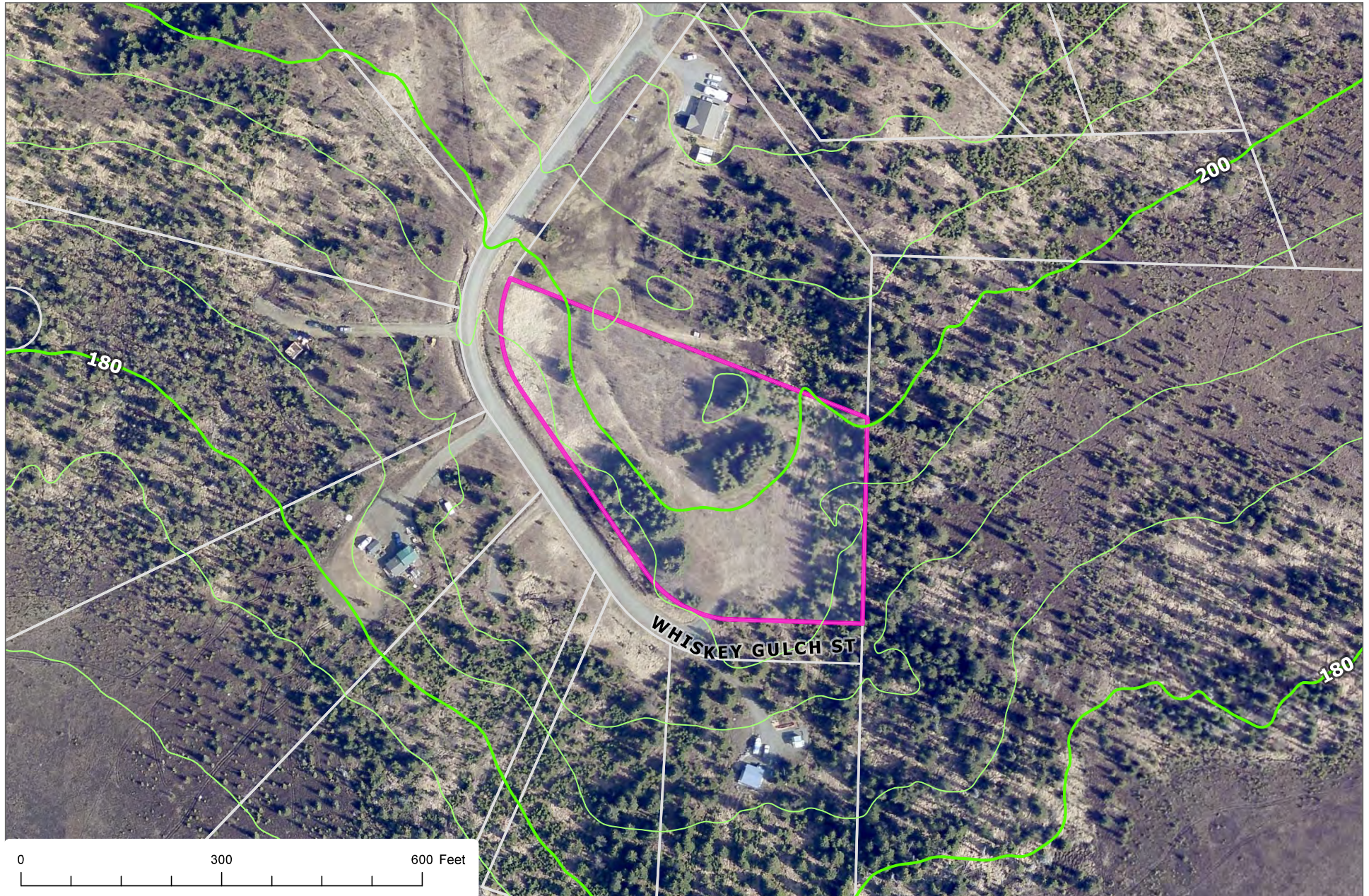
DFIRM\_02122C1890E

*For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.*





Aerial with 5-foot Contours



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.

**Link Chart**

1.1	N51°00'00"E	209.86'
1.2	N51°00'00"E	255.00'
1.3	N8°55'30"W	154.70'
1.4	N54°43'37"E	280.00'
1.5	N00°04'13"E	126.84'
1.6	S62°47'E	28.00'
1.7	S33°00'00"W	480.00'
1.8	N0°00'00"E	20.98'
1.9	N00°04'13"E	70.85'
1.10	N8°55'30"W	7.52'
1.11	N00°04'13"E	25.69'
1.12	S35°42'E	40.30'

**Ownership Certificate**

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant of easements to the use shown.

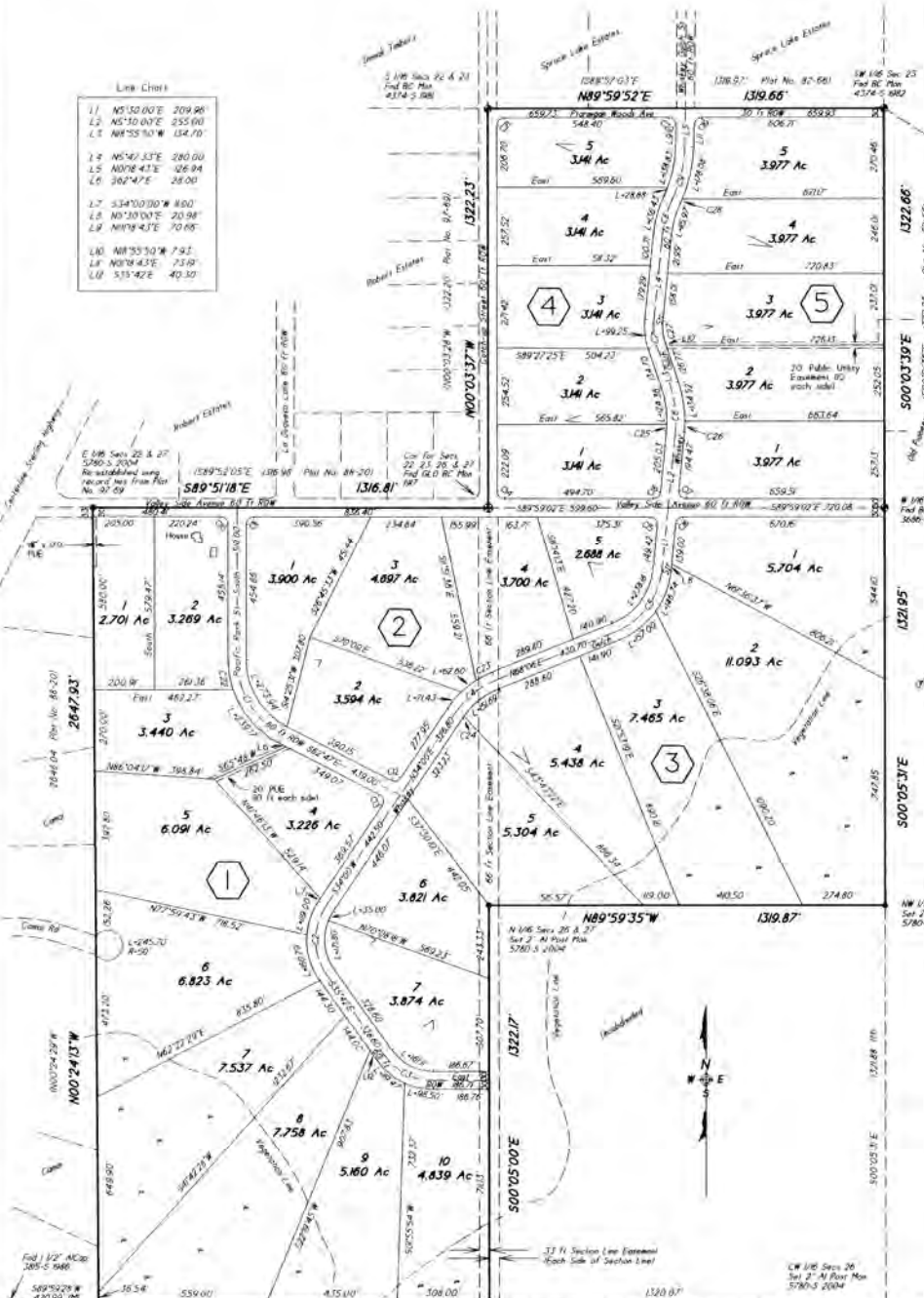
We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

**Thomas E Hall** 5-19-04  
 Pioneer Land Company, LLC  
 By Thomas E. Hall, Manager  
 1009 East End Road  
 Homer AK 99603

**Richard Synhorst** 5-19-04  
 Pioneer Land Company, LLC  
 By Richard Synhorst, Manager  
 1009 East End Road  
 Homer AK 99603

**Mary E. Hall, mgr.**  
 Notary Public for Alaska  
 My Commission Expires: 7-20-06

**Richard Synhorst**  
 Notary Public for Alaska  
 My Commission Expires: 7-20-06



**Curve Chart**

C1	62°47'00"	delta	L=106.82	R=280
C2	62°42'00"	delta	L=243.30	R=200
C3	54°18'00"	delta	L=109.54	R=200
C4	34°18'00"	delta	L=178.55	R=100
C5	62°18'00"	delta	L=270.86	R=248
C6	24°25'30"	delta	L=157.27	R=370
C7	24°43'21"	delta	L=86.30	R=200
C8	19°32'33"	delta	L=126.20	R=370
C9	24°01'21"	delta	L=180.26	R=430
C10	89°54'18"	delta	L=139.23	R=25
C11	90°05'42"	delta	L=139.23	R=25
C12	83°13'00"	delta	L=136.31	R=25
C13	96°47'00"	delta	L=42.23	R=25
C14	90°02'59"	delta	L=19.20	R=25
C15	95°29'32"	delta	L=41.66	R=25
C16	84°30'58"	delta	L=136.88	R=25
C17	95°29'02"	delta	L=41.66	R=25
C18	84°30'58"	delta	L=136.88	R=25
C19	88°49'00"	delta	L=136.70	R=25
C20	80°18'50"	delta	L=126.84	R=25
C21	89°56'15"	delta	L=139.24	R=25
C22	81°34'44"	delta	L=100.52	R=100
C23	10°49'45"	delta	L=62.37	R=130
C24	01°54'35"	delta	L=9.00	R=270
C25	37°28'27"	delta	L=20.62	R=140
C26	57°09'47"	delta	L=36.03	R=400
C27	24°43'25"	delta	L=73.36	R=470
C28	01°50'32"	delta	L=14.79	R=460

**Legend**

- ⊙ Found Primary Monument as described
- PUE Public Utility Easement
- C22 or C23 Curve Typical
- L4 or L41 Line Typical
- L=2042' Length of Curve Typical
- 1 1' Record distance as shown
- ① Block number

**Notes**

1. All wastewater disposal system shall comply with existing applicable laws at the time of construction.
  2. A building setback of 20 feet is required from the edge of street right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
  3. The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of side lot lines is a utility easement. No permanent structures shall be constructed or placed within the utility easement which would interfere with the utility to use the easement.
  4. The Basis of Bearing for this survey is based on Sinecides Observations.
  5. Set 2" self identifying aluminum pins on 5/8" diameter steel rods at all lot corners and ROW points of curvature unless otherwise noted.
- Portions of right-of-way which has been dedicated and the rights-of-way have been cleared and underground utilities installed or so later than December 31, 2005.
6. 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.
  7. There is a 65 ft wide section line easement centered on Valley Side Ave and Caribou Street.
  8. At its meeting on March 22, 2004, the KPB Planning Commission granted an exception to KPB 20.20.80 Length-Width Ratio for Lot # Block 1.

**Surveyors Certificate**

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

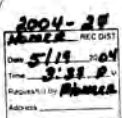
5-18-04 *RHW*  
 Date Roger W. Hall, LS 5780



**Plot Approval**

This plot was approved by the Kena Peninsula Borough Planning Commission at the meeting of March 22, 2004.

KENAI PENINSULA BOROUGH  
 By *Mary Jell*  
 Authorized Official



**Wastewater Disposal**

Soil conditions, water table levels, and soil slopes in the subdivision have been found suitable for conventional onsite wastewater treatment and disposal system serving single family homes or duplex residences and that we designed in accordance with the regulatory requirements of the Kena Peninsula Borough and the Alaska Department of Environmental Conservation. Certain lots may require modified systems to meet Alaska Department of Environmental Conservation requirements for separation from water table. Refer to the Soil Report for Pacific Park Subdivision dated April 26, 2004 to determine recommended types of onsite wastewater treatment and disposal systems for specific lots.

**Vicinity Map F - 1-Mile**



**Pacific Park**

Being a subdivision of the SW 1/4 SW 1/4 Sec 27, NW 1/4 NW 1/4 Sec 26, E 1/2 NE 1/4 Sec 27, of T14S, R16E, S4

Homer Recording District  
 Third Judicial District, Alaska  
 Containing 59,660 Acres more or less

Client: Pioneer Land Co. LLC 1009 E End Rd Homer AK 99603	Surveyor: Roger W. Hall, RLS 1009 E End Rd Homer AK 99603
Date: January, 2004	File: pacificpark
Drawn: RHW	Scale: 1"=200' ft
	KPB File No: 2004-070