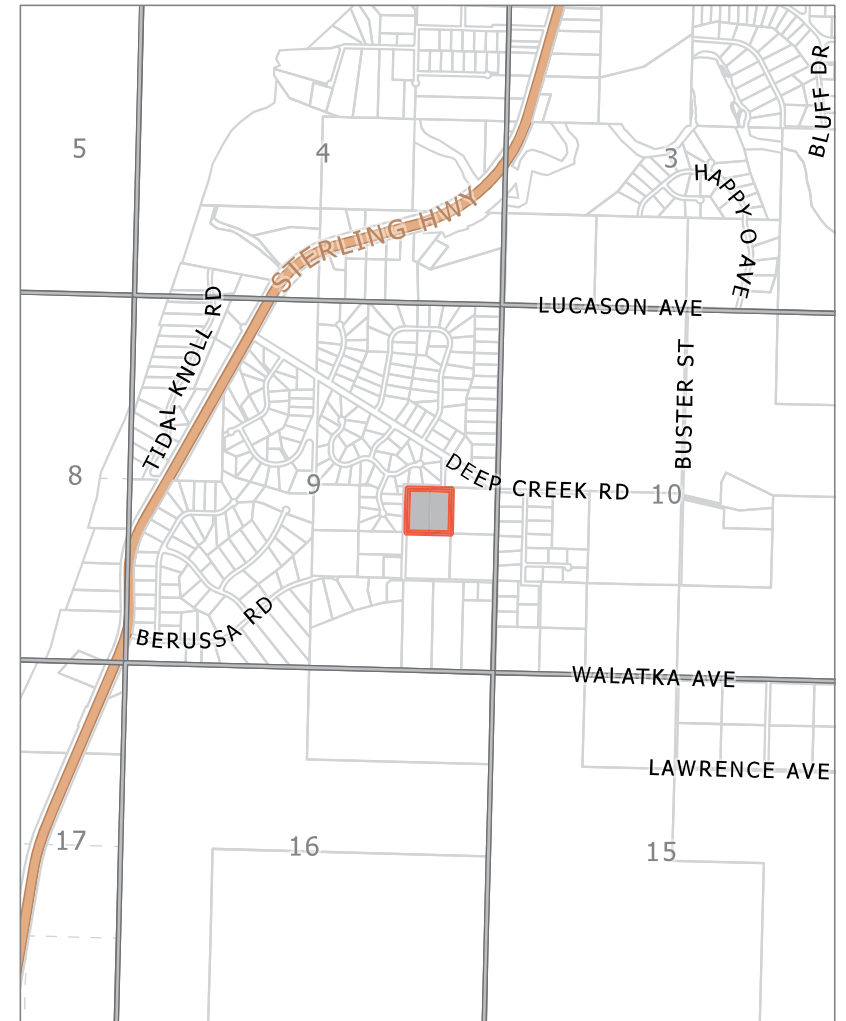
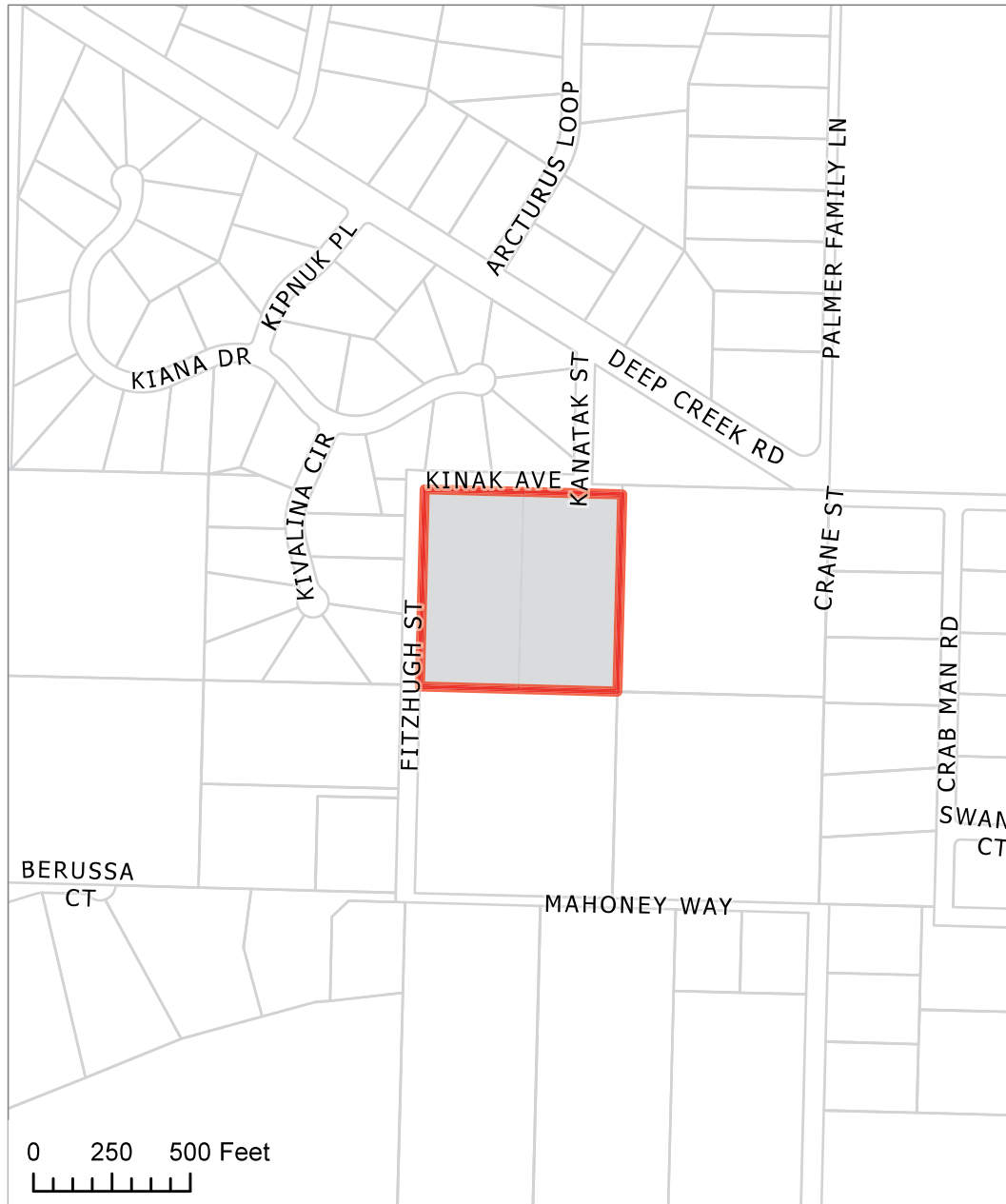


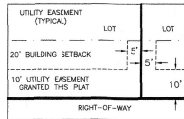
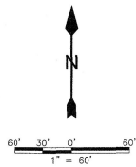
E. NEW BUSINESS

- 4. Bouwens Subdivision No. 3; KPB File 2025-128**
Peninsula Surveying / Matthews, Schollenberg, Wells
Location: Kinak Avenue & Fitzhugh Street
Happy Valley Area



KPB File 2025-128
T 02S R 14W SEC 09
Happy Valley



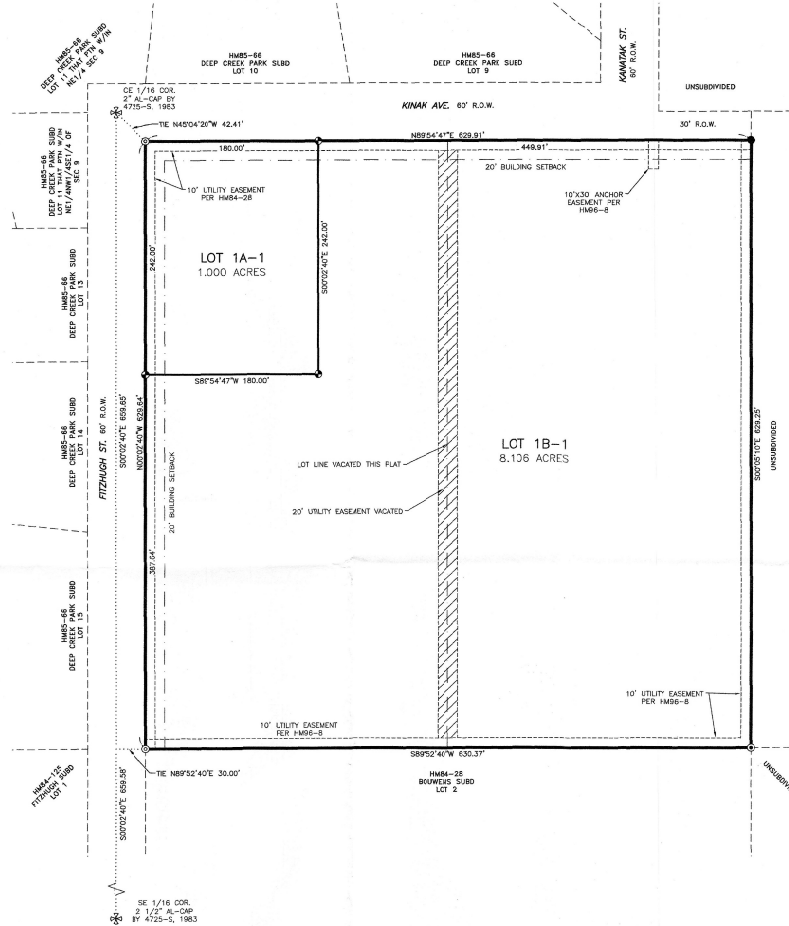


NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. 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.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SENARIO MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDOR'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANELS 02122C-1615E AND 02122C-1620E, EFFECTIVE 10/20/2016 FOR INFORMATION ON FLOODPLAIN ZONES D.
6. KPB GIS DATA SHOWS THERE ARE NO STEEP SLOPES, WETLANDS OR UNADROMOUS WATERS.
7. DIMENSIONS SHOWN ARE RECORD PER HM96-B.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/8" REBAR
- RECORD 2" AL-CAP BY 610-S, 1984
- RECORD 1 1/4" AL-CAP BY 4725-S, 1995
- TO SET R/C ON 5/8" X 30" REBAR BY L514488



WASTEWATER DISPOSAL

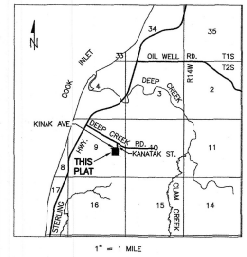
LOT 1A-1: TBD

LOT 1B-1: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF 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.

ANDREW MATTHEWS, OWNER LOT 1B
P.O. BOX 38148
NINILCHIK, AK 99639

KATIE SCHOLLENBERG MATTHEWS, OWNER LOT 1B
P.O. BOX 38148
NINILCHIK, AK 99639

PATRICK S. WELLS, OWNER LOT 1A
2230 SW 104TH ST
SEATTLE, WA 98148

NOTARY ACKNOWLEDGMENT

FOR: ANDREW MATTHEWS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: KATIE SCHOLLENBERG MATTHEWS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: PATRICK S. WELLS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 IATRNA BOULEVARD, NINILCHIK, AK 99639
(907)306-7055

PLAT OF
BOUWENS SUBDIVISION NO. 3

A SUBDIVISION OF
LOTS 1A & 1B, BOUWENS SUBDIVISION NO. 2, HM96-B
LOCATED WITHIN
THE SE1/4 SEC. 9, T2S, R14W, S.M.,
HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 9.106 ACRES

OWNERS: ANDREW MATTHEWS PATRICK S. WELLS
P.O. BOX 38148 P.O. BOX 38148
NINILCHIK, AK 99639 NINILCHIK, AK 99639
KATIE SCHOLLENBERG MATTHEWS
P.O. BOX 38148
NINILCHIK, AK 99639

SCALE: 1" = 60' DATE: JULY 29, 2025
DRAWN: BIT CHECKED: JLS SHEET: 1 OF 1

KPB 2025-128

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
BOUWENS SUBDIVISION NO. 3**

KPB File No.	2025-128
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	NAME / LOCATION
Surveyor:	Jason L. Schollenberg / Peninsula Surveying, LLC
General Location:	Happy Valley

Parent Parcel No.:	159-013-17 and 159-013-18
Legal Description:	T 2S R 14W SEC 9 Seward Meridian HM 0960008 BOUWENS SUB #2 LOTS 1A AND 1B
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat reconfigures the lot line between two parcels 9.106 acres and platting them into two new parcels of sizes 1.000 acres and 8.106 acres.

Location and Legal Access (existing and proposed):

Kinak Avenue and Fitzhugh Street both provide legal access to the proposed Lots. Kinak Avenue is a 60-foot dedication that is a privately maintained road located to the north and connects to Kanatak Street to the east. Fitzhugh Street is a 60-foot dedication that is currently undeveloped on the west side of the plat. Kanatak Street connects to Deep Creek Road to the north which then connects to the Sterling Highway, a state-maintained road.

No Section Line Easements affect the proposed plat.

No right-of-way dedications or vacations are proposed by this platting action.

The block length is compliant and consists of: Deep Creek Road, Kanatak Street and Kinak Avenue on the north, Fitzhugh Street on the west, Mahoney Way to the south, and Crane Street to the east. Crane Street has not been dedicated; however, it appears to be a pre-existing road and lies within the section line easement.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comment

Site Investigation:

According to KPB GIS imagery, multiple structures are present. When complete, one structure will be located on Lot 1A-1 and the rest will be located on Lot 1B-1. There does not appear to be any encroachment issues across the plat lines.

The subject property is relatively flat according to the KPB GIS topography contours layer with a gradual slope to the southwest and no grades exceeding 20%.

No wetlands are present per the KPB GIS wetlands imagery.

The KPB River Center Reviewer has identified the proposed plat to be located within a non-regulatory Flood Hazard Zone “D” and is an undetermined flood risk. The Flood Hazard Note has been added to the plat as plat note number 5 and should remain on the final plat.

The proposed plat is not located within a Habitat Protection District per the KPB River Center Reviewer.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This is within non-regulatory D zone. There is no data available and an undetermined flood risk.</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	No response

Staff Analysis

Originally the land was surveyed as part of the SE1/4 of Section 9, Township 2 South, Range 14 West, Seward Meridian, Alaska. In 1984, Bouwens Subdivision (plat HM 84-28) subdivided the W1/2 NE1/4 SE1/4 into Lots 1 and 2 and dedicated 30 feet to the north and west roads. Bouwens Subdivision #2 (Plat HM 96-8) further subdivided Lot 1 in 1998 into two additional lots, Lot 1A and Lot 1B. The proposed subdivision will combine lots 1A and 1B and redistribute the sizes to Lots 1A-1 and 1B-1.

Bouwens Subdivision # 2 (plat HM 96-8) included a Wastewater Disposal Note signed by the Alaska Department of Environmental Conservation. Lot 1A shows the current building to be on Lot 1A-1. The note in KPB 20.40.020(B)1. Should be placed on the drawing.

Proposed Lot 1B-1 is increasing in size to 353,097.36 square feet, no increase in density by the plat. A soils report will not be required for proposed Lot 1B-1 and the proper KPB 20.40 Wastewater Disposal Note has been added to the plat.

Notice of the proposed plat was mailed to the beneficial interest holder on August 19, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

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

Utility Easements

Bouwens Subdivision (HM 84-28) granted a 10-foot utility easement adjacent to all rights-of-way. Bouwens Subdivision # 2 (HM 96-8) carried forward the utility easement adjacent to the rights-of-way including 20-feet within 5-feet of side lot lines. The 10-foot utility easement adjacent to all rights of way is being carried forward on the plat and is correctly denoted as plat note number 2 and detailed appropriately.

Bouwens Subdivision # 2 additionally granted a 10-foot utility easement along interior lot lines between the two lots and on the south end of both lots and a 10-foot by 30-foot anchor easement on the north boundary of former Lot 1B. The 10-foot utility easement on either side of the former common lot line is petitioned to be vacated as shown on the proposed plat. Once a complete application for Utility Easement Vacation has been submitted, it will be scheduled for review by the Planning Commission and finalized on this plat. The Anchor Easement has been correctly identified on the preliminary plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

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

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 67223 KINAK AVE, 67153 KINAK AVE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: FITZHUGH ST, KINAK AVE, KANATAK 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: 67223 KINAK AVE, 67153 KINAK AVE WILL REMAIN</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 3/19/1998 Material Site Comments: PEU1998-018 is directly East and adjacent to the subject parcel. The PEU is owned by Clark Community Property Trust.</p>
Assessing Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Central Emergency Services	No Conflicts or Issues

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File Number to 2025-128

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:

- Modify the Subdivision Name to “Bouwens Subdivision # 3” to be consistent with naming format of parent subdivision
- Modify the legal description to “Bouwens Subdivision # 2”
- Title Block should include Katie Schollenberg and Katie Schollenberg Matthews

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:

- Sections 17 and 16 contain additional lines that don't appear to match a specific feature. **Staff recommends** including a label or removing the lines

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.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Ownership of Lot 1B should include both Katie Schollenberg Mathews and Katie Schollenberg as shown on KPB Records

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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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.

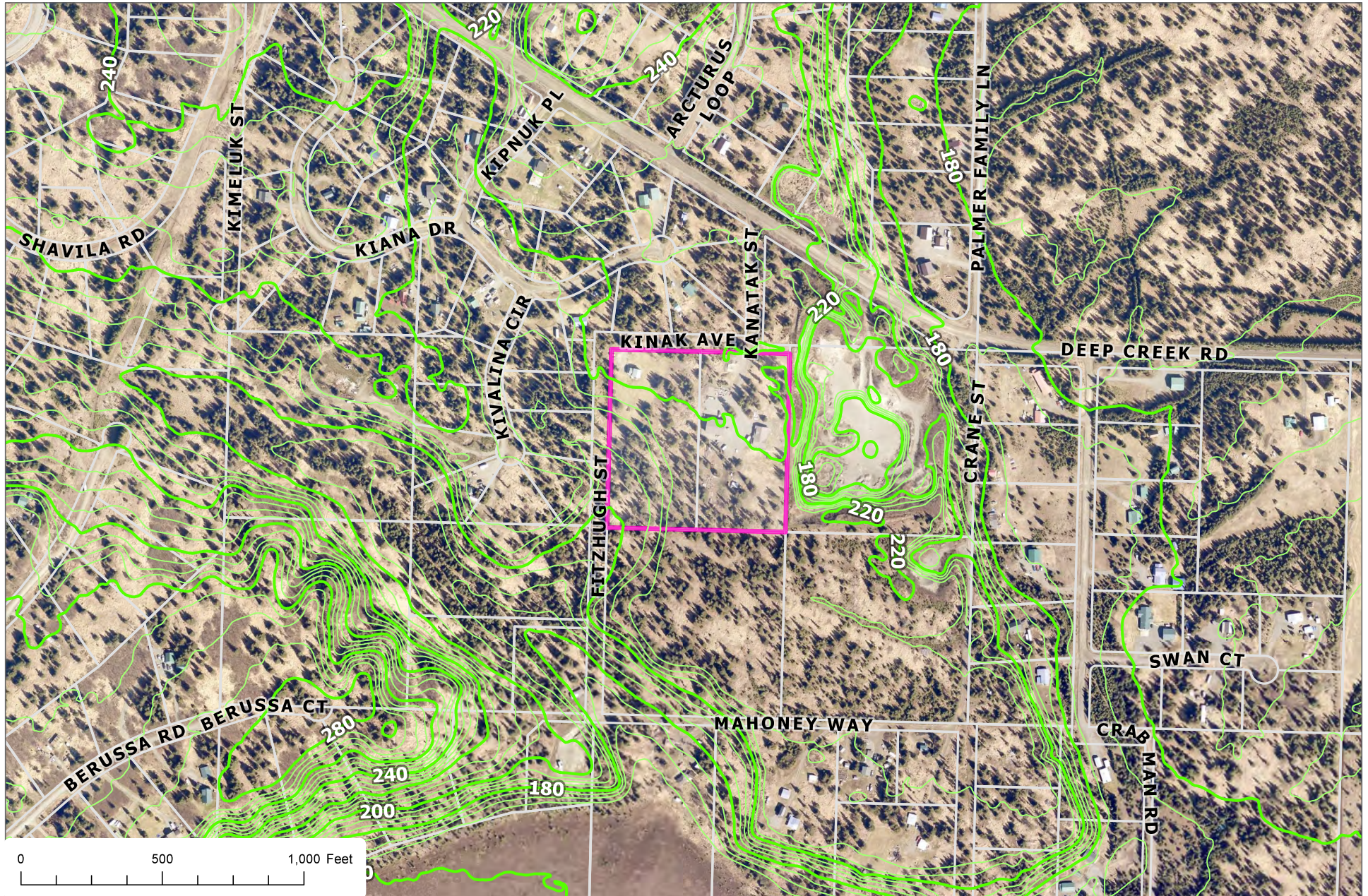
END OF STAFF REPORT



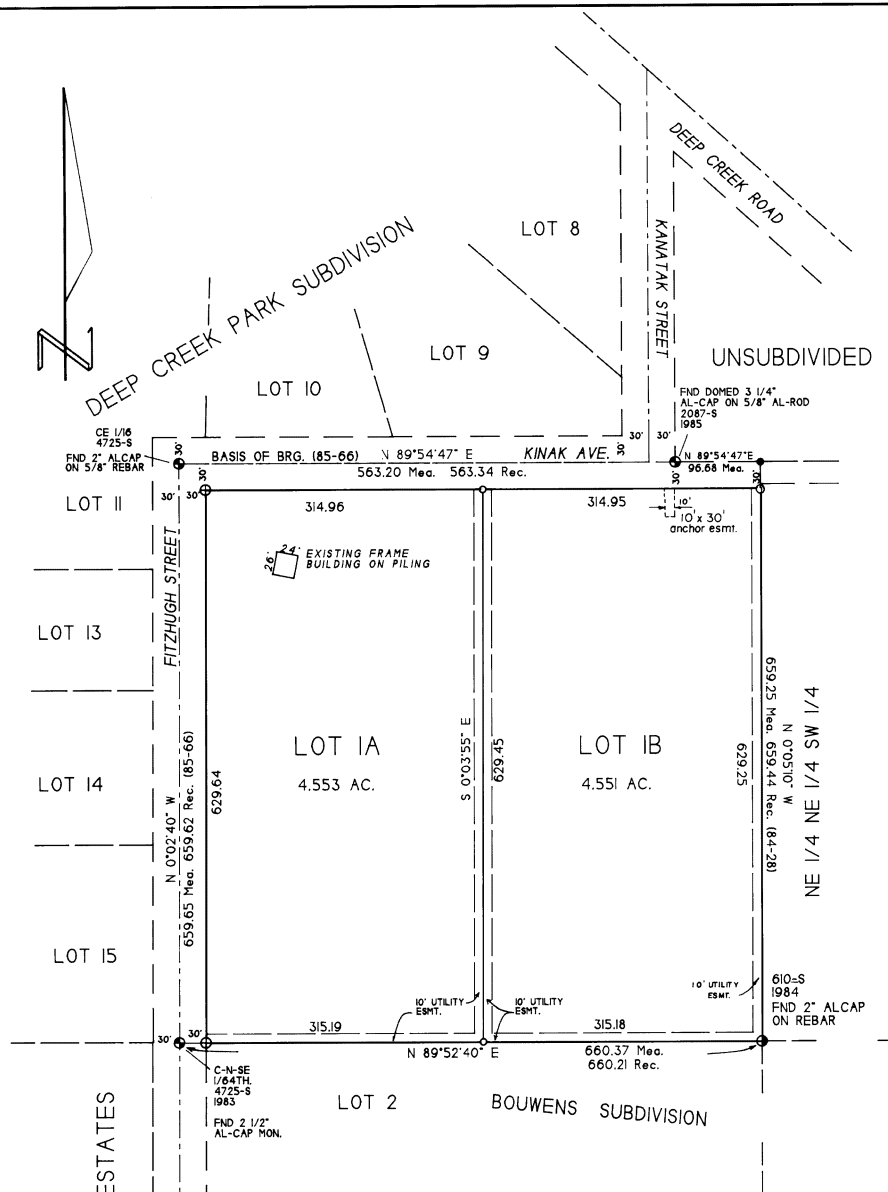
Aerial Map



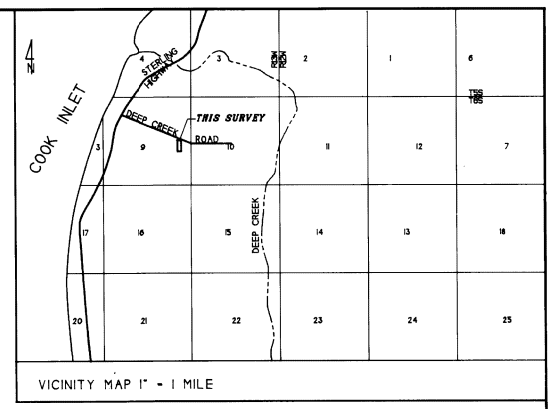
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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 permanent structure shall be placed or constructed within an easement which would interfere with the ability of a utility to use the easement.
 2. The front 10' of building set back and entire setback within 5' of side lot lines is a utility easement.
 3. Building Set Back - A setback of 20' is required from all street R-O-Ws unless a lesser standard is approved by resolution of appropriate planning commission.
 4. No access to State maintained Rights-of-way permitted unless approved by State of Alaska Department of Transportation.



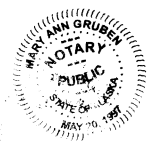
CERTIFICATE OF OWNERSHIP

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 ways and grant all easements to the use shown. We further certify that any deeds of trust affecting this property do not prohibit this replat or require signature and approval of beneficiaries.

James P. Wilson
 JAMES P. WILSON
 P.O. BOX 39050
 NINILCHIK, AK 99639

NOTARY'S ACKNOWLEDGEMENT

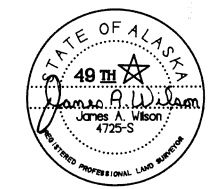
FOR James P. Wilson
 SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF MARCH, 1996.
Mary Ann Gruber
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 5-20-97



- LEGEND
- Set 5/8" x 30" Rebar
 - ⊕ Set 2 1/4" alum. cap on 2" x 30" alum pipe
 - Found 5/8" Rebar

96-8

RECORDED - FILED	20
Homer REC. DIST.	
DATE	4-17-96
TIME	1:07 P.M.
Requested by	TWA
Address	Surveying



Wastewater Disposal

Conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

Scott Jorgensen EEA 3-15-96
 Approving Official Date
 Alaska Department of Environmental Conservation

PLAT APPROVAL

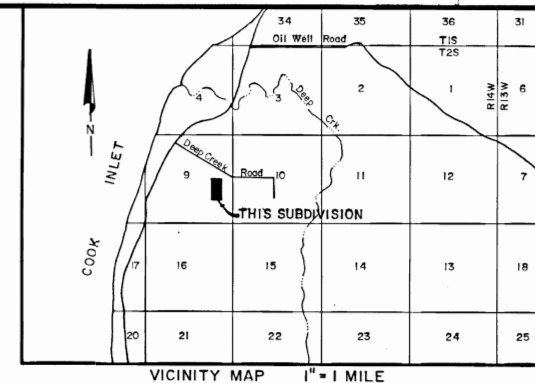
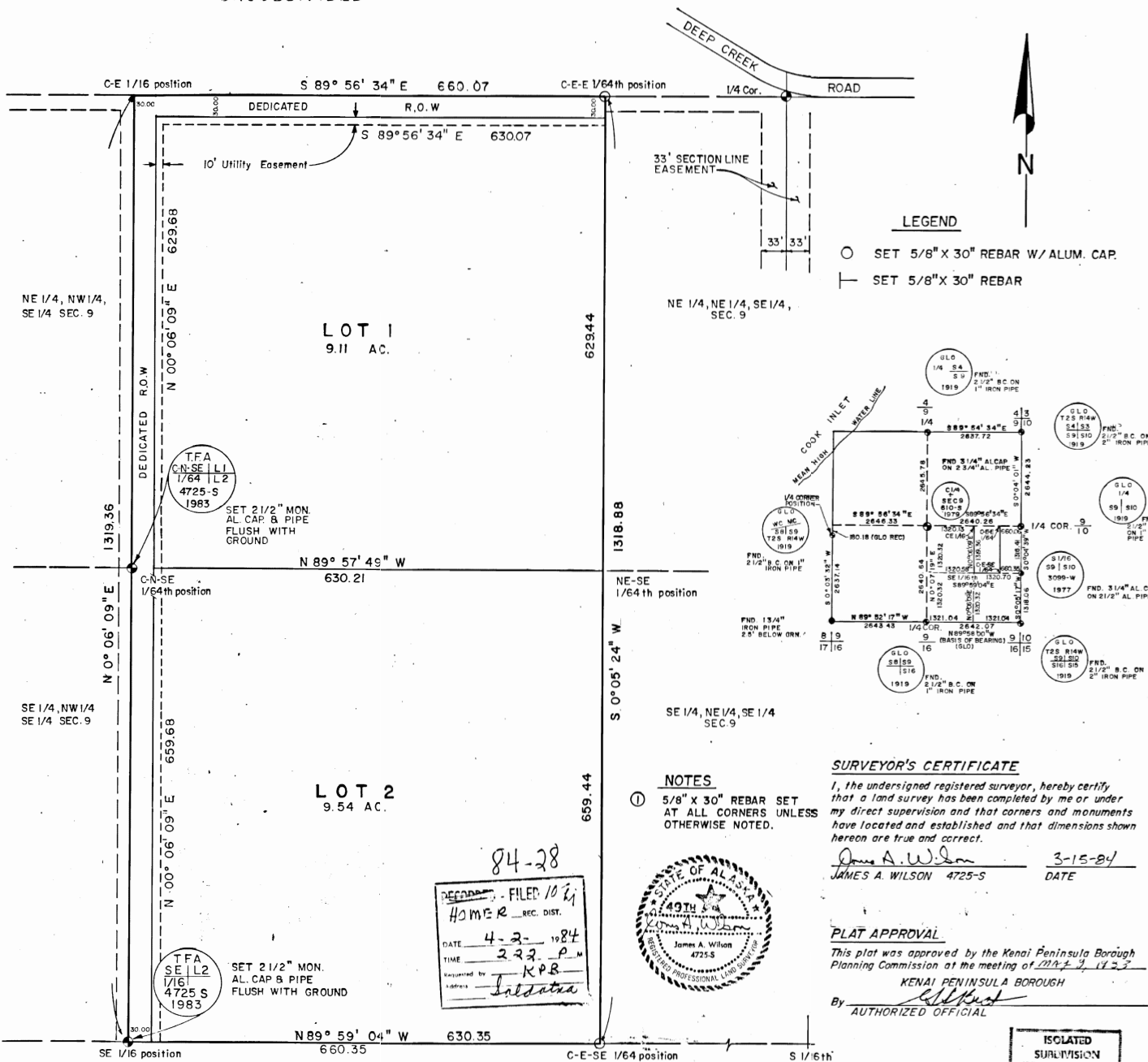
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 8, 1996

KENAI PENINSULA BOROUGH
 BY: Donald E Salmon

A PLAT OF BOUWENS SUBDIVISION #2 LOTS 1A AND 1B A REPLAT OF BOUWENS SUBDIVISION LOT 1 PLAT No. 84-28 WITHIN SE1/4 SECTION 9, T2S, R14W S.M. AK. HOMER RECORDING DIST. CONTAINING 9.105+- ACRES		
SURVEYED BY TWA SURVEYING 11710 WRANGLER WAY ANCHORAGE, AK. 99516 PHONE 345-2071		
SCALE 1" = 100'	SURVEY DATE 11/16/95	KPB FILE No. 96-003
DRAWN TWA	PLOT DATE 03/07/96	FILE C:\CADD5\DWG\WILSON

HM 96-8

UNSUBDIVIDED



CERTIFICATE OF OWNERSHIP

I/We hereby certify that I/We are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways and public areas to public use and grant all easements to the use shown.

Mike Bouwens Patricia Bouwens
MIKE BOUWENS PATRICIA BOUWENS
1720 Eagle River Road 1720 Eagle River Road
Eagle River, Alaska 99507 Eagle River, Alaska 99507

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 17th day of FEB, 1984.
Mike Bouwens and Patricia Bouwens did appear before me.

March 25, 1985 STATE OF ALASKA
My commission expires Notary Public
JAMES A. WILSON

Ronald Potter Dorothy Potter
Ronald Potter Dorothy Potter
General Delivery General Delivery
Ninilchik, Alaska 99639 Ninilchik, Alaska 99639

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 10th day of Feb, 1984.
Ronald Potter and Dorothy Potter did appear before me.

Feb. 24, 1984
My commission expires Notary Public
MARION G. HYLER

BENEFICIARY

Elmer Daarud Shirley Daarud
Elmer Daarud Shirley Daarud
Box 25 Box 25
Homer, Alaska 99603 Homer, Alaska 99603

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 17 day of January, 1984.
Elmer Daarud and Shirley Daarud did appear before me.

24 May, 1987
My commission expires Notary Public
PATRICIA CARLSON

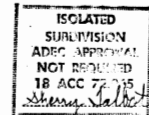
SURVEYOR'S CERTIFICATE

I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have located and established and that dimensions shown hereon are true and correct.

James A. Wilson 3-15-84
JAMES A. WILSON 4725-S DATE

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of March 2, 1984.
KENAI PENINSULA BOROUGH
By Shirley Daarud
AUTHORIZED OFFICIAL



BOUWENS SUBDIVISION LOTS 1&2

WHICH IS A SUBDIVISION OF
W1/2, NE1/4, SE1/4 SEC. 9, T2S, R14W S.M.
19933

TED FORSI & ASSOCIATES, INC.			
ENGINEERING PLANNING SURVEYING		154 EAST SEVENTH AVENUE ANCHORAGE, ALASKA 99501 274-9517	
POST OFFICE BOX 2470 SOLDOTNA, ALASKA 99569 262-5531		Drawn By: C.A.M. Date: 9/28/83 Field Book: N/A Proj. No.: 8314	
Checked By: JAW Scale: 1" = 100' Grid: N/A Sheet No: 1 of 1			