

## **E. NEW BUSINESS**

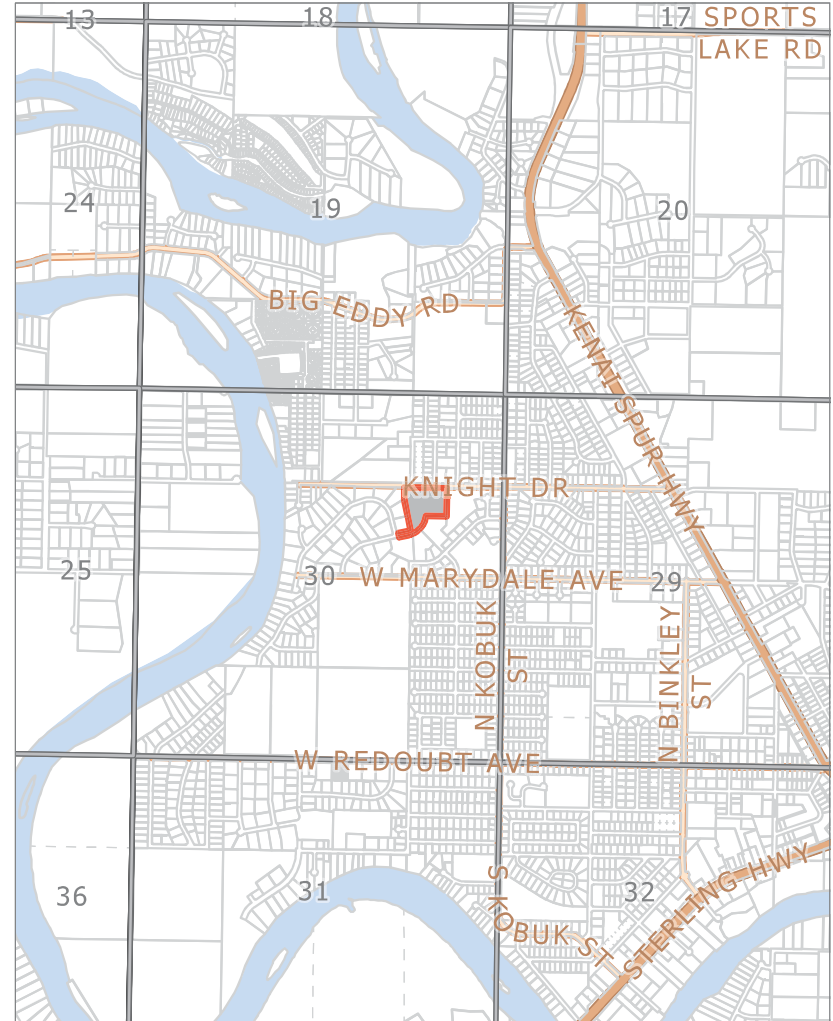
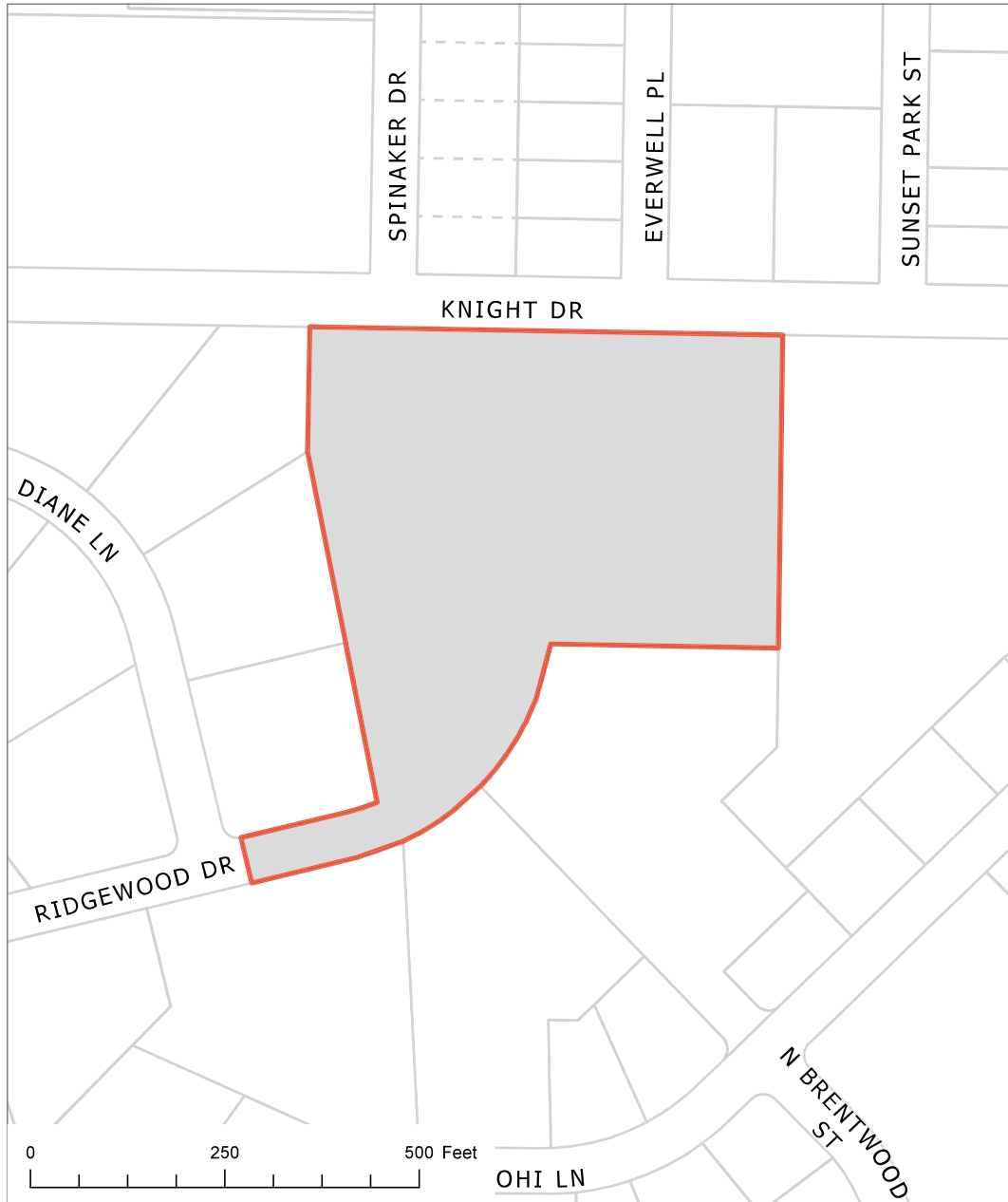
### **3. Mooring Estates Subdivision Dunbar Addition**

**KPB File 2023-128**

**Edge Survey & Design, LLC / Five D Investments, LLC**

**Location: Ridgewood Drive**

**City of Soldotna**

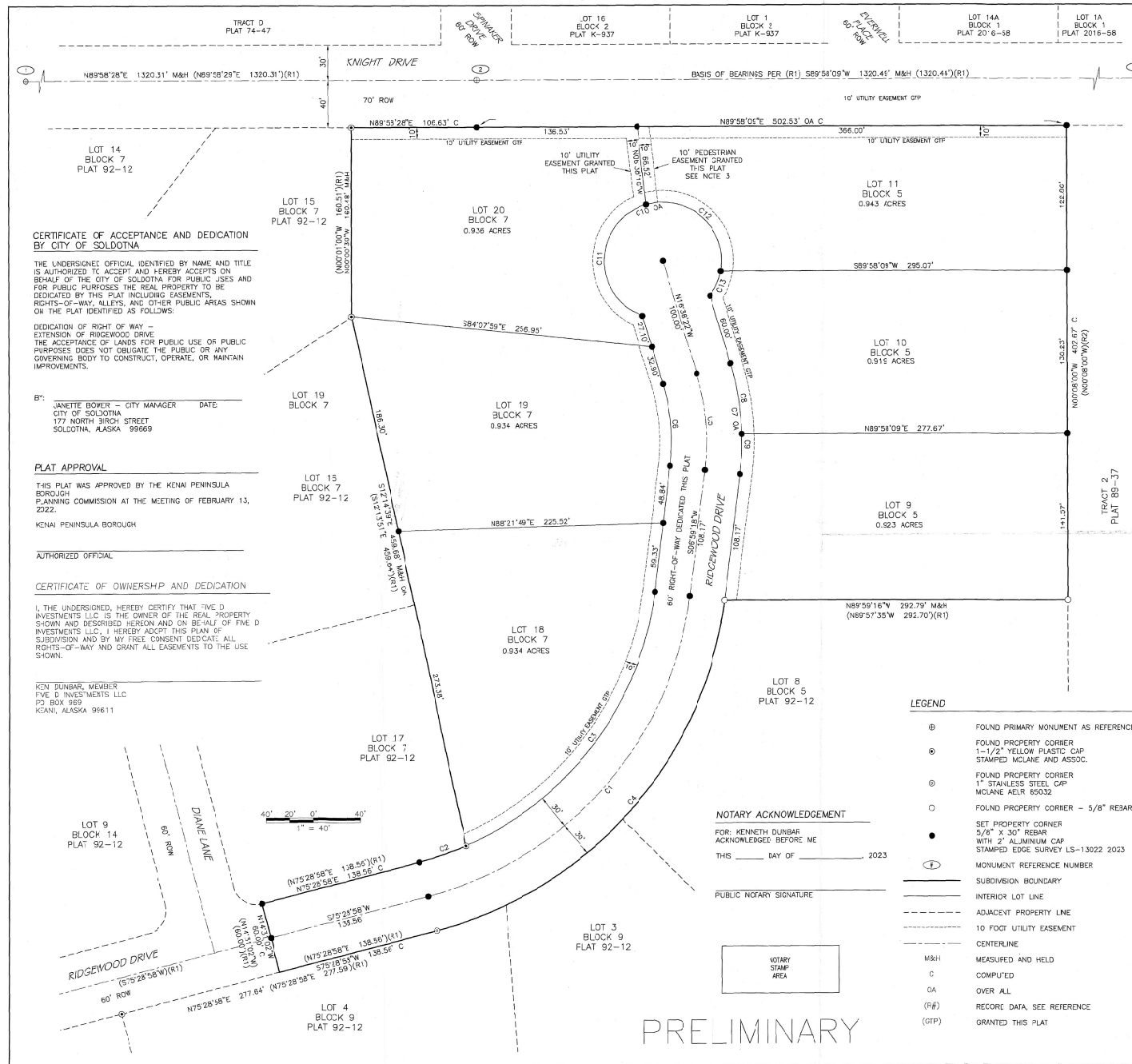


KPB File 2023-128  
T 05N R 10W SEC 30  
Soldotna

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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**CERTIFICATE OF ACCEPTANCE AND DEDICATION BY CITY OF SOLDOTNA**

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SOLDOTNA 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:

DEDICATION OF RIGHT OF WAY EXTENSION OF RIDGEWOOD DRIVE THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

B<sup>y</sup>: JANETTE BOWER - CITY MANAGER DATE: 177 NORTH BIRCH STREET SOLDOTNA, ALASKA 99669

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 13, 2022.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT FIVE D INVESTMENTS LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF FIVE D INVESTMENTS LLC, I HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KEN DUNBAR, MEMBER FIVE D INVESTMENTS LLC PO BOX 969 KEANI, ALASKA 99611

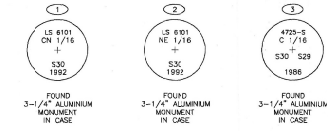
**NOTARY ACKNOWLEDGEMENT**

FOR: KENNETH DUNBAR ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

PUBLIC NOTARY SIGNATURE

NOTARY STAMP AREA

**MONUMENT SUMMARY**



**REFERENCES**

- (R1) MOORING ESTATES SUBDIVISION PART TWENTYONE, PLAT 92-12, KENAI RECORDING DISTRICT
- (R2) MOORING ESTATES SUBDIVISION PART NINETEEN, PLAT 89-37, KENAI RECORDING DISTRICT

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00	358.64	68°29'40"	S41°14'08"W	337.86
C2 C	270.00	42.44	9°00'22"	N79°58'47"E	42.40
C2(R)	270.00	42.40	8°59'33"	N79°59'01"E	42.36
C3	270.00	280.33	59°28'19"	S36°43'57"W	267.91
C4 M&H	330.00	394.50	68°29'40"	S41°14'08"W	371.43
C4(R)	330.00	394.75	68°32'18"	S41°12'48"W	371.63
C5	200.00	82.48	23°37'40"	S04°49'32"E	81.89
C6	170.00	70.11	23°37'40"	N04°49'32"W	69.61
C7	230.00	94.85	23°37'40"	S04°49'32"E	94.78
C8	230.00	69.78	15°08'27"	S09°04'09"E	60.60
C9	230.00	34.07	8°29'13"	N02°44'41"E	34.04
C10	50.00	248.81	286°15'37"	N73°21'38"E	60.00
C11	50.00	124.50	143°07'48"	N01°47'43"E	34.87
C12	50.00	101.95	116°49'49"	N48°13'28"W	85.19
C13	50.00	22.95	26°17'59"	S23°20'26"W	22.75

**NOTES**

- DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF SOLDOTNA MUNICIPAL CODE TITLE 17.
- PER THIS PLAT 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.
- A 10 FOOT WIDE, NON-MOTORIZED TRAVEL WAY EASEMENT, FOR FOOT AND BIKE ACCESS FROM RIDGEWOOD DRIVE TO KNIGHT DRIVE, BEING GRANTED THIS PLAT.
- CENTER LINE MONUMENTS TO BE SET AFTER ROAD CONSTRUCTION COMPLETE.
- EXCEPTION TO KPB CODE 20.30.17Q, BLOCK LENGTH WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF FEBRUARY 11, 2023.
- 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.

ENGINEER LICENSE NUMBER DATE

**CERTIFICATE OF SURVEYOR**

I, MARK ANONETTI 13922-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.



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
  - ⊙ FOUND PROPERTY CORNER 1-1/2" YELLOW PLASTIC CAP STAMPED MCLANE AND ASSOC.
  - ⊙ FOUND PROPERTY CORNER 1" STAINLESS STEEL CUP MCLANE AER 85032
  - FOUND PROPERTY CORNER - 5/8" REBAR
  - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINIUM CAP STAMPED EDGE SURVEY LS-13022 2023
  - Ⓜ MONUMENT REFERENCE NUMBER
  - SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - 10 FOOT UTILITY EASEMENT
  - CENTERLINE
  - M&H MEASURED AND HELD
  - C COMPUTED
  - OA OVER ALL
  - (P#) RECORRE DATA, SEE REFERENCE
  - (GTP) GRANTED THIS PLAT

**MOORING ESTATES SUBDIVISION DUNBAR ADDITION**

A SUBDIVISION OF UNSUBDIVIDED REMAINDER MOORING ESTATES SUBDIVISION PLAT 92-12 KENAI RECORDING DISTRICT

LOCATED WITHIN NE 1/4 SECTION 30, T.2N., R.10W., S.4M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT CITY OF SOLDOTNA

OWNER: FIVE D INVESTMENTS LLC PO BOX 969 KEANI, ALASKA 99611

CONTAINING 6.789 ACRES



8200 KING STREET ANCHORAGE, AK 99518 Phone (907) 544-5930 Fax (907) 544-7294 AEC# 1392

DRAWN BY: LJV	DATE: 10/04/2023	PROJECT: 23-578
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
Mooring Estates Subdivision Dunbar Addition**

<b>KPB File No.</b>	2023-128
<b>Plat Committee Meeting:</b>	December 11, 223
<b>Applicant / Owner:</b>	Five D Investments LLC of Kenai Alaska
<b>Surveyor:</b>	Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Ridgewood Drive in Soldotna

<b>Parent Parcel No.:</b>	059-312-56
<b>Legal Description:</b>	T 5N R 10W SEC 30 SEWARD MERIDIAN KN PTN OF S1/2 NE 1/4 EXCEPTING ANY PTNS WITHIN ALL OF THE MOORING EST SUBDS & ALSO SHOWN AS UNSUBD REMAINDER ON PLAT 92-12 MOORING EST #21
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Single Family / Two Family Residential District
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 6.8-acre parcel into 6 lots ranging in size from 0.919 acres to 0.943 acres and a cul-de-sac dedication.

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

Legal access to the subdivision is from Ridgewood Drive. Ridgewood Drive is access from W Marydale Avenue, both being maintained by the City of Soldotna.

The subdivision is proposing a dedication of a 787.85-foot-long cul-de-sac ending in a bulb. Block length is not compliant there are no roads along Knight Drive for over 3,000 feet coming from N Kobuk Street going west. Ridgewood Drive extended out to Knight Drive would put a road at 1,200 feet from N Kobuk Street. An exception to KPB 20.30.170 Blocks – Length Requirement has been requested by the applicant.

KPB Roads Dept. comments	Out of Jurisdiction: Yes  Roads Director: Griebel, Scott Comments: Within the City of Soldotna. No department comment.
SOA DOT comments	

**Site Investigation:**

There are no steep grades on the subdivision. KPB GIS data show there to be a slight ravine going down the west side of the cul-de-sac running from Knight Drive going to the south.

There are currently no improvements on the property.

Per KPB data there are no wetlands, floodways or flood hazard area appearing to affect this property. KPB River Center review has confirmed the land is not in a flood hazard area or habitat protection district.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie
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	<p>Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
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**Staff Analysis**

This parcel is an unsubdivided parcel in the S1/2 of the NE1/4 of Section 30, Township 5 North, range 10 West, SM, City of Soldotna, Alaska. Several subdivisions have been completed around this parcel including Mooring Estates Subdivision Part Nineteen 89-37 KRD, and Mooring Estates Subdivision Part Twenty-one 92-12 KRD, for which this is shown as an unsubdivided remainder on.

All the lots are just above 40,000 sq ft so a soils report will be required and an engineer will sign the final plat.

The subdivision is located in the City of Soldotna and was review by the Planning and Zoning Commission on October 4<sup>th</sup>, 2023 at their regular meeting. The subdivision was originally presented with a through connection at this meeting to Knight Drive. There was much discussion and opposition from the public concerning traffic, safety and property values in the area. The Commission recommended to not approved the resolution and to have a new plat submitted with a cul-de-sac which is the version we are reviewing.

The new subdivision was reviewed by the City of Soldotna Planning and Zoning Commission at their regular meeting of November 1<sup>st</sup>, 2023. The Commission voted to approve Resolution PZ 2023-019 to Recommend Approval of the Mooring Estates Subdivision Dunbar Addition with a cul-de-sac ending in a bulb and a pedestrian easement accessing out to Knight Drive.

There has been a request for an exception to KPB 20.30.170 Blocks – Length Requirement by the applicant. There have been three members of the public submit recommendations of approval of support for the exception which are included in the packet.

A signed note from the City of Soldotna that an installation agreement is needed for improvements will need to be submitted for administrative approval.

**Utility Easements**

Being the first subdivision for this area, there are no easements to carried forward. The certificate to plat does not indicate there are any easements in this area to be shown either.

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

**Utility provider review:**

HEA	No comments
ENSTAR	
ACS	No objections
GCI	

CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: DIANE LN, KNIGHT DR, RIDGEWOOD DR, SPINAKE DR, EVERWELL PL</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: NEW ROW DEDICATION SHOULD BE RIDGEWOOD CIR.</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. Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

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

Add the KPB File No. 223-128

**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:**

In the legal description add the S1/2 in front of NE1/4.  
Add to legal behind remainder and before Mooring, 'on'.  
Kenai is misspelled in the owner's address.

- 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:**

Add the recording district KRD or KN to all the plat labels adjacent to the subdivision that do not have it listed.  
Remove the Lot 19 Block 7 from the lot to the west.

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**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.

- 20.30.250. Building setbacks-Within cities. The building setback requirements for subdivisions located within cities shall be governed by the provisions of municipal zoning districts. Building setbacks as depicted, or noted, on recorded plats shall not be carried forward on a new subdivision plat located within a municipal zoning district. Provide a plat note stating, "Per KPB 20.30.250 the building setback of record has been removed. All development must comply with the municipal zoning requirements."

**Staff recommendation:**

Subject to setbacks as listed in Soldotna Code of Ordinances Title 17.

- 20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).

**Staff recommendation:** Development is subject to Soldotna Code of Ordinances Title 17.

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**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.

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**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.

- 20.60.180. 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.*

- Add the date of December 11, 2023 to the Plat Approval

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *comply with 20.60.190.*

- Remove “and Dedication by City of Soldotna” from Certificate of Acceptance.
- In the Certificate of Ownership and Dedication, the name for signing needs changed to full name of Kenneth Dunbar including middle initial to verify which one is signing as there are two members differentiated by middle initial.
- In the Certificate of Ownership and Dedication, Kenai is misspelled in the address.
- Add the correct middle initial to Kenneth Dunbar in the Notary Acknowledgement.

### **EXCEPTIONS REQUESTED:**

#### **A. KPB 20.30.170 Block Length Requirements**

Surveyor’s Discussion: Requesting exception to KPB code 20.30.170, Block Length

#### **Findings:**

1. Preliminary plat with ROW dedication of Ridgewood Drive through to Knight Drive declined to the City of Soldotna planning and zoning commission.
2. Local residents expressed strong opposition to through dedication.
3. Through dedication of Ridgewood Dr. promotes unwanted traffic from high school overflow with safety criminal activity concerns.
4. Through dedication of Ridgewood Dr. has potential to lessen the property value of current Mooring Estates neighborhood properties with connection to industrial area to the north along Knight Drive.
5. Pedestrian easement proposed to be granted from Knight Drive to Ridgewood Drive.

#### Staff Discussion:

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:**

6. It is over 3,000 feet from N Kobuk St to the east going west before intersecting another south bound road along Knight Drive.
7. Ridgewood Drive would intersect at approximately 1,200 feet from N Kobuk St to the east along Knight Drive.
8. This subdivision lies south of an industrial area along Knight Drive.
9. A through street would potentially increase traffic to the south.
10. By granting the exception the normal flow or traffic of Knight Drive would not be affected.

Staff reviewed the exception request and makes no recommends granting approval or denial, leaving the decision and findings of fact to the Committee.

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 committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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.

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**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**



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# CITY OF SOLDOTNA

## PLANNING & ZONING COMMISSION MINUTES

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OCTOBER 4, 2023, 5:30 P.M.

CITY COUNCIL CHAMBERS, SOLDOTNA, ALASKA

REGULAR MEETING

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### CALL TO ORDER & PLEDGE OF ALLEGIANCE

A regular meeting of the Soldotna Planning and Zoning Commission was held on October 4, 2023. Chair Vadla called the meeting to order at 5:30 p.m.

There were present:

Kaitlin Vadla, Chair  
Charlene Tautfest  
Thomas Anderson

Dennis Murray  
Jenny Smithwick-Aley

Comprising a quorum of the Commission.

There were absent:

Mark Burton

Also in attendance were:

Lisa Parker, City Council Ex-Officio  
Paul Whitney, Soldotna Mayor  
John Czarnezki, Director of Economic Development + Planning  
Jennifer Hester, Associate Planner

### APPROVAL OF THE AGENDA

The agenda was approved without objection.

### APPROVAL OF THE MINUTES

The September 6, 2023 meeting minutes were approved without objection.

### PUBLIC HEARINGS

#### **Resolution PZ 2023-018 - A Resolution Recommending that Soldotna Municipal Code Section 15.08.010, Sign Code Administration, be Amended to Clarify Planning Commission Review of Applications for Sign Variances**

MOTION: Commission Member Smithwick-Aley moved to approve Resolution PZ 2023-018.

Director Czarnezki summarized the memo and resolution.

Chair Vadla opened the public hearing, asking for public comment. With no one wishing to speak, the item was back before the Commission.

Chair Vadla expressed her thanks for the revisions on the Sign Code. She stated there are more revisions to work through in order to ensure fair and nice looking signage in the City.

VOTE ON MOTION:

Yes: Anderson, Murray, Smithwick-Aley, Tautfest, Vadla

No: None

Absent: Burton

MOTION PASSED: 5 Yes, 0 No, 1 Absent

## NEW BUSINESS

### **Resolution PZ 2023-017 - Recommending Approval of the Mooring Estates Subdivision Dunbar Addition**

MOTION: Commission Member Murray moved to approve Resolution PZ 2023-017.

Associate Planner Hester summarized the written staff report and the laydown items.

Chair Vadla asked for public comment.

The following person spoke in support of Resolution PZ 2023-018:

Jason Young, PO Box 59 Kasilof

Mr. Young stated the reason for the through road was because of Kenai Peninsula Borough Code 20.30.170, Block-Length Requirements. The block length is set at a maximum of 1,320 ft. within the Kenai Peninsula Borough. The replat gives the ability to bring this section of the Mooring Estates Subdivision into compliance with Kenai Peninsula Borough road standards. Mr. Young explained that a cul-de-sac does not satisfy the Kenai Peninsula Borough standards for block connectivity. At the closing of the public comment, Mr. Young stated he could submit the plat to the Kenai Peninsula Borough with the cul-de-sac, but ultimately it is the Borough that has the final say and would have to grant an exception.

Fred Braun, 10419 Kenai Spur Hwy

Mr. Braun spoke to Mr. Dunbar's character, commitment to developing high quality residential structures and Mr. Dunbar's experience since the 1980s with construction and investment opportunities within Soldotna and the nearby vicinity. Mr. Braun stated that Mr. Dunbar favors the cul-de-sac design, but submits this plat as it is in line with the Borough standards.

Ken Dunbar, Anchorage, AK

Mr. Dunbar stated that his preference is to have a cul-de-sac, but understands the Kenai Peninsula Borough process. He does not want to alter the feel of the beautiful neighborhood as it currently exists. Mr. Dunbar stated that he made efforts to be a good neighbor. Mr. Dunbar stated that in order to have a cul-de-sac instead of a through street, he would need the support of the neighborhood for the Kenai Peninsula Borough to grant an exception.

The following persons spoke in opposition of Resolution PZ 2023-018:

Janice Tuter, 347 Ridgewood Drive

Ms. Tuter stated that the quality of life would decrease, as there are safety concerns for pedestrians who currently utilize Diane Land and Ridgewood Dr. to walk. As there are no sidewalks, these pedestrians walk in the street and increased traffic of a through street would likely create a less safe environment to walk.

Milton William Schwager, 453 Diane Lane

Mr. Schwager stated that the extension is not acceptable in their quiet neighborhood. He cited instances where a cul-de-sac has been approved or that a through road was denied. Mr. Schwager provided subdivision preliminary plats that were not recorded or approved by the Kenai Peninsula Borough as options for a cul-de-sac.

Mo Sanders, 369 Ridgewood Drive

Ms. Sanders stated that street safety and community happiness would decrease with a through road. The street safety would impact the Soldotna community at large as there are some community members who park at SoHi and walk on these streets and do not live in the immediate vicinity.

Sheri Nauta, 346 Ridgewood Drive

Ms. Nauta read two letters from other neighbors who could not attend, which were submitted as a laydown item. She does not oppose the development but has safety concerns with connecting Ridgewood Dr. to Knight Dr. She does not see any benefit to the neighborhood with this connection.

William Hansen, 439 Diane Lane

Mr. Hansen spoke to the contentious battle with Soldotna High School regarding traffic. He stated that there are students who drive recklessly in the neighborhood after school is dismissed. Mr. Hansen stated that State Troopers were called over an incident with someone chasing his wife with a knife, and he mentioned that there are other instances of criminal activity coming from Knight Drive.

Rob Gilbreath, 384 Ridgewood Drive

Mr. Gilbreath expressed his appreciation that new homes are being built, as there is a difficulty with his prospective employees finding homes in the area. He stated the area is beautiful, and City residents walk on their streets, also taking advantage of the vicinity to the Peace Crane Gardens.

Sonny Sabala, 305 Ridewood Drive

Mr. Sabala stated the high school students drift around the corners of Diane Ln. and Ridgewood Dr. This safety issue would only become worse. He also expressed his concern that the through street would be a way for criminal activity to come into their neighborhood from Knight Dr.

Nancy Courtright, 453 Diane Lane

Ms. Courtright read her letter that was submitted as a laydown item.

Jesse Kincaid, 325 Ridgewood Drive

Mr. Kincaid objects to a through road stating safety issues affecting residents who walk in the street.

Dan Hakkinen, 318 Diane Lane

Mr. Hakkinen stated that the connection of a through street to Knight Dr. would open the residential neighborhood to industrial areas, citing Steam on Wheels, and may create more industrial traffic. He stated that vehicles with trailered boats and high speeds may utilize the neighborhood roads. Mr. Hakkinen stated winter maintenance on these roads is an issue for vehicles passing each other at times. He stated that the Kenai Peninsula Borough has many dead end roads that are cul-de-sacs.

Justin Hansen, 337 Ridgewood Drive

Mr. Hansen stated he is a building contractor. The property in question has 90% of its access area in contact with Knight Dr. At least two of the lots could have access off of Ridgewood Dr. without connecting through. Mr. Hansen stated that the Kenai Peninsula Borough has many instances where there are cul-de-sacs. He also speculated that the future owners of the lots would likely also prefer to not have through traffic and the property values would be higher without a through road, as well as the neighboring property values would remain the same.

Julie Kincaid, 325 Ridgewood Drive

Ms. Kincaid is opposed to the connection with Knight Drive citing that her property values may depreciate. She as a parent does not want her children to have easy access to Knight Drive.

Ward Schneider, 404 Diane Lane

Mr. Schneider is on record as opposed to a through road.

Susie Strausbaugh, 380 Diane Lane

Ms. Strausbaugh stated that there is a lot of traffic out of Soldotna High School after school is dismissed. It would be difficult for students to turn left for this connection. The two directional traffic out of the school would be unsafe.

With no one else wishing to speak, the item was back before the Commission.

Commissioner Tautfest spoke to her seat on the Kenai Peninsula Borough Planning Commission, and asked for verification that she should recuse herself from the discussion and from the vote, if she intends to participate and vote at the Borough level.

Director Czarnezki confirmed that she is allowed to vote either with the City or with the Borough, but would need to recuse herself at one of the votes and from the corresponding discussion.

Commissioner Anderson asked for clarification on the laydown item of the submitted preliminary plats by the public.

Director Czarnezki clarified that those plat were never recorded with the Kenai Peninsula Borough and never made it past a preliminary plat status. The reasoning is unknown as to why the plats were not recorded. It may have been rejected by the Borough or never submitted.

Commissioner Murray asked for clarification of the Borough Code, and its block length requirement as it pertains to Knight Dr. from N. Kobuk St. to the Kenai River. Commissioner Murray also asked for the reasoning for the block length maximum distance.

Mr. Young verified that the Kenai Peninsula Borough Code 20.30.170 states block length cannot be more than 1,320 ft. When the Borough receives a replat or subdivision with a chance to rectify any areas in excess of this length, the Borough takes that chance to get that through street. The Borough wants a road every quarter mile, with an emphasis on emergency services and traffic flow. Mr. Young is required to ask for an exception from that Code, stating reasons like increased traffic from the High School and that the neighborhood does not want it. However, the exception has to be granted in order for the plat to be approved.

Commissioner Murray commented that he agrees with the public about property values being affected and likely Mr. Dunbar's property value with a cul-de-sac would be greater than with a through road. Arguably, as a reason for the through road, it does make it harder for emergency services to travel.

Commissioner Anderson asked for verification on the process of a preliminary plat with a cul-de-sac being before the Borough.

Director Czarnezki explained the process to amend, pass or fail the Resolution before the City's Commission. The Resolution is purely a recommendation to the Kenai Peninsula Borough and the Borough has ultimate platting authority. If the Commission fails this Resolution with appropriate findings, the surveyor could resubmit a preliminary plat with a cul-de-sac to the City, with the reasons for an exception to block length stated.

Commissioner Anderson recommends to not approve the Resolution so that a preliminary plat with a cul-de-sac may be submitted.

Chair Vadla thanked the public for their comments. She stated the happiness and safety in a small town is important, and their comments do carry a lot of weight.

Chair Vadla stated the previous preliminary plat had a 40-ft pedestrian easement and drainage for a walking and bike train. Although the subdivision within the City is very different from Knight Drive, there are residents and children who live north of Knight Dr. that may be able to use such an access. Chair Vadla would like to see the safety of the neighborhood, as well as pedestrian access, be maintained in another rendition of a preliminary plat so that a cul-de-sac with a pedestrian easement is depicted.

Commissioner Smithwick-Aley stated that she will oppose this. The intent of the access is for those who live in the neighborhood, and the through street is not necessary for this neighborhood. Commissioner Smithwick-Aley stated that the through street may serve as an escape route for criminal activity.

Commissioner Smithwick-Aley stated the one letter in favor, may not live in the City's neighborhood, but that resident lives off Knight Dr. Those residents north of Knight Dr. are our neighbors, and those high school students and middle school students who live above Knight Drive deserve a safe walk to school. Commissioner Smithwick-Aley supports having a walking path through the subdivision.

A member of the public asked about public noticing after the vote.

Associate Planner Hester stated that City Code requires at least seven days prior to the meeting a copy of the subdivision request and meeting information shall be mailed to the applicant and owners of real property within 300 ft who are on record with the Kenai Peninsula Borough. Associate Planner Hester stated that City Code was followed for noticing.

#### THE COMMISSION FINDINGS:

1. The Commission finds that the City's residents voiced strong public opposition to the through street from Ridgewood Drive to Knight Drive.
2. The Commission has concerns for the neighborhood's safety in terms of traffic and criminal activity with an access to Knight Drive.
3. The Commission finds that the lack of sidewalks along Ridgewood Drive make the through street more dangerous verses a cul-de-sac option.
4. The Commission has concerns for the neighborhood's residential integrity being kept separate from the industrial uses present along Knight Drive. These neighboring areas have very different uses in nature.
5. The Commission has concerns over the detrimental effect on property values of the residents in the existing subdivision and potentially those residents in the proposed subdivision.
6. The Commission values the increased connectivity for pedestrian access that the subdivision could grant north of Knight Drive to Soldotna High School.

#### VOTE ON MOTION:

Yes: None

No: Anderson, Murray, Smithwick-Aley, Vadla

Abstain: Tautfest

Absent: Burton

MOTION PASSED: 0 Yes, 4 No, 1 Abstain, 1 Absent

#### REPORTS

Council Member Parker reported that the local elections took place yesterday. The preliminary results show that both Dan Nelson and Chera Wackler retained their seats. Paul Whitney was re-elected as mayor for another three years.

Council Parker stated that the Field House bid was awarded to Criterion Construction and that a groundbreaking ceremony will take place in the next month.

Mayor Whitney thanked the Planning Commissioners for their service. The election was successful, and everyone who was on Council was re-elected. The disappointment was the low voter turnout with less than 10% of registered voters casting votes, both in the City and in the Borough.

Mayor Whitney stated the groundbreaking for the Field House will take place around mid-October.

Director Czarnezki congratulated Mayor Whitney on his re-election.



Director Czarnezki stated that Commissioner Barbaza resigned as she moved outside of city limits, but she stated that she enjoyed working with everyone on the Commission.

Director Czarnezki reported that both he & Associate Planner Hester attended the Alaska Chapter of the American Planning and Western Planner Joint Conference. He also reported that tentatively on November 14, the Riverfront Redevelopment Consultants will be in town. He intends to schedule a joint work session with Council and the Planning Commission to review the draft master plan.

Director Czarnezki stated that the Alaska History Conference will be at Kenai Peninsula College this coming weekend, October 5-8.

### **COMMISSION COMMENTS**

Commissioner Murray commented this was a good meeting. Hearing Mr. Dunbar's wish to have a cul-de-sac, but also acknowledging what the surveyor was required to do per Kenai Peninsula Borough Code will hopefully result in a good outcome. The number of members of the public in attendance might break the record for most well attended meeting.

Commissioner Smithwick-Aley congratulated Mayor Whitney.

Commissioner Tautfest congratulated those who won their election.

Chair Vadla thanked the surveyor for listening and his future work to re-draw the subdivision. She stated it's important work to connect pedestrians and students to schools, not just focusing on cars and fire trucks.

### **ADJOURNMENT**

There being no further business to come before the Commission, Chair Vadla adjourned the October 4, 2023 Planning & Zoning Commission meeting at 7:15 p.m. The next regular meeting is scheduled for 5:30 p.m. on November 1, 2023.

---

Jennifer Hester, Associate Planner

Approved by the Commission: \_\_\_\_\_





BLOCK SEVEN

KNIGHT DRIVE

TRACT TWO

RIDGEWOOD DRIVE

BLOCK NINE

BLOCK FIVE

BLOCK FOUR

SOHI STREET

BLOCK TEN

BRENTWOOD DRIVE

STARLITE LANE

MARYDALE AVENUE

REVISIED PRELIMINAL

40' DEEP AND 200' WIDE SIDE TRAIL

NO ACCESS ALLOWED  
NO CLEARING ALLOWED

ACCESS PT

part

BUFFER STRIP

12

13

14

20

10

5

6

7

16

18

9

3

2

10

9

17

60.21w

3

2.0 AC

7C

4

11

140

5

4

4

1

19,398 sf

2

4

6A

6B

6400sf

4

8

9

5

4

7

4

1

1

1

5

12,067 sf

3B

PARK

4

4

4

1

1

6

1

1

1

2

3

4

1

1

92.70

140.00

15,629 sf

12,067 sf

Date:  
Action:  
Vote:

CITY OF SOLDOTNA  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ 2023-017

RECOMMENDING APPROVAL OF THE  
MOORING ESTATES SUBDIVISION DUNBAR ADDITION

---

WHEREAS, the attached plat for the Mooring Estates Subdivision Dunbar Addition was referred to the City of Soldotna Planning and Zoning Commission, and received from Edge Survey & Design, LLC on September 1, 2023; and

WHEREAS, the City of Soldotna Planning and Zoning Commission find:

1. The plat subdivides a 6.8-acre parcel into six lots, and would dedicate a 60-ft right-of-way: Lot 9 is 0.923 acres, Lot 10 is 0.924 acres, Lot 11 is 0.923 acres, Lot 18 is 0.921 acres, Lot 19 is 0.925 acres, and Lot 20 is 0.921 acres;
2. The parent parcel is legally described as T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4 Excepting Any Ptns Within All Of The Mooring Est Subds & Also Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21;
3. The parent parcel is owned by Five D Investments LLC, represented by the applicant, Kenneth Dunbar;
4. The parent parcel is undeveloped;
5. The property is zoned Single-Family/Two-Family Residential;
6. Surrounding zoning to the south is Multi-Family Residential, to the east and west is Single-Family/Two-Family Residential. The land to the north is outside of City Limits and has no zoning;
7. Municipal water and sewer are not available within 300 ft. of the parent parcel;
8. A proposed 60 ft. right-of-way off of Ridgewood Drive will provide access to proposed Lots 9-11 and 18-20;
9. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
10. An installation or subdivision agreement will be required;
11. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 31 notices to property owners within 300 feet notifying them of the proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Mooring Estates Subdivision Dunbar Addition subject to the findings as stated above.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4<sup>TH</sup> DAY OF OCTOBER, 2023.

---

Kaitlin Vadla, Chair

ATTEST:

---

Jennifer Hester, Associate Planner

Yes:  
No:  
Absent:



177 North Birch Street  
Soldotna, AK 99669  
Phone: 907.262.9107  
Fax: 907.262.1245  
planning@soldotna.org  
www.soldotna.org

**TO:** Planning and Zoning Commission  
**THROUGH:** John Czarnecki, Director ED+P  
**FROM:** Jennifer Hester, Associate Planner  
**DATE:** September 25, 2023  
**SUBJ:** Resolution PZ 2023-017. Recommending Approval of the Mooring Estates Subdivision Dunbar Addition

---

## GENERAL INFORMATION

**Applicant(s):** Kenneth Dunbar  
500 L Street Suite 300  
Anchorage, AK 99501  
Jason Young  
Edge Survey & Design, LLC  
8000 King Street  
Anchorage, AK 99518

**Parcel ID:** 059-312-56

**Size:** 6.8 acres (296,208 ft<sup>2</sup>)

**Legal:** T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4  
Excepting Any Ptns Within All Of The Mooring Est Subds & Also  
Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21

**Location:** South of Knight Drive and north east of Ridgewood Drive

**Size of Proposed Lots:**

Lot 9	0.923 Acres
Lot 10	0.924 Acres
Lot 11	0.923 Acres
Lot 18	0.921 Acres
Lot 19	0.925 Acres
Lot 20	0.921 Acres

**Zoning:** Single-Family/Two-Family Residential (SF/TF)

**Existing Land Use:** Undeveloped

**Surrounding Zoning and Land Use:**

<b>North:</b>	Unincorporated	Industrial
<b>South:</b>	Multi-Family Residential	Undeveloped
<b>East:</b>	SF/TF Residential	Undeveloped
<b>West:</b>	SF/TF Residential	Residential Dwellings

**Kenai River Overlay District (KROD):**

Proposed subdivision is not subject to KROD.

**Utilities:**

Municipal sewer and water are not available within 300 ft. of any of the proposed lots

**Access:**

A proposed 60 ft. right-of-way off of Ridgewood Drives will provide access to proposed Lots 9-11 and Lots 18-20.

---

**BACKGROUND INFORMATION**

The proposed preliminary plat intends to subdivide a 6.8-acre parcel into six separate lots, Lots 9-11 and Lots 18-20 (*figure 1*). Lots 9-11 and Lots 18-20 will each be approximately 1 acre. The plat also dedicates a 60-ft right-of-way. No developments or improvements exist on the parcel. The parent parcel is owned by Five D Investments LLC, and represented by Kenneth Dunbar and Edge Survey and Design.

The existing parcel is currently zoned Single-Family/Two-Family Residential (*figure 2*). The resulting Lots 9-11 and 18-20 would also be Single-Family/Two-Family Residential.

The intent of the subdivision is for future development of Lots 9-11 and 18-20 with single-family dwellings.

Lots 9-11 and 18-20 of the preliminary plat meet all the general standards for the Single-Family/Two-Family Residential Zoning District. These standards can be found under Soldotna Municipal Code (SMC) Section 17.10.230.

Authority to review and approve proposed vacations, abbreviated subdivision plats, subdivision plat waivers, and preliminary plats showing a subdivision of land within the corporate boundary of the City of Soldotna is provided by AS 29.40.010 and Kenai Peninsula Borough (KPB) code 20.25.050, and is codified within SMC 16.10.040. No parent plat exists for the preliminary plat.

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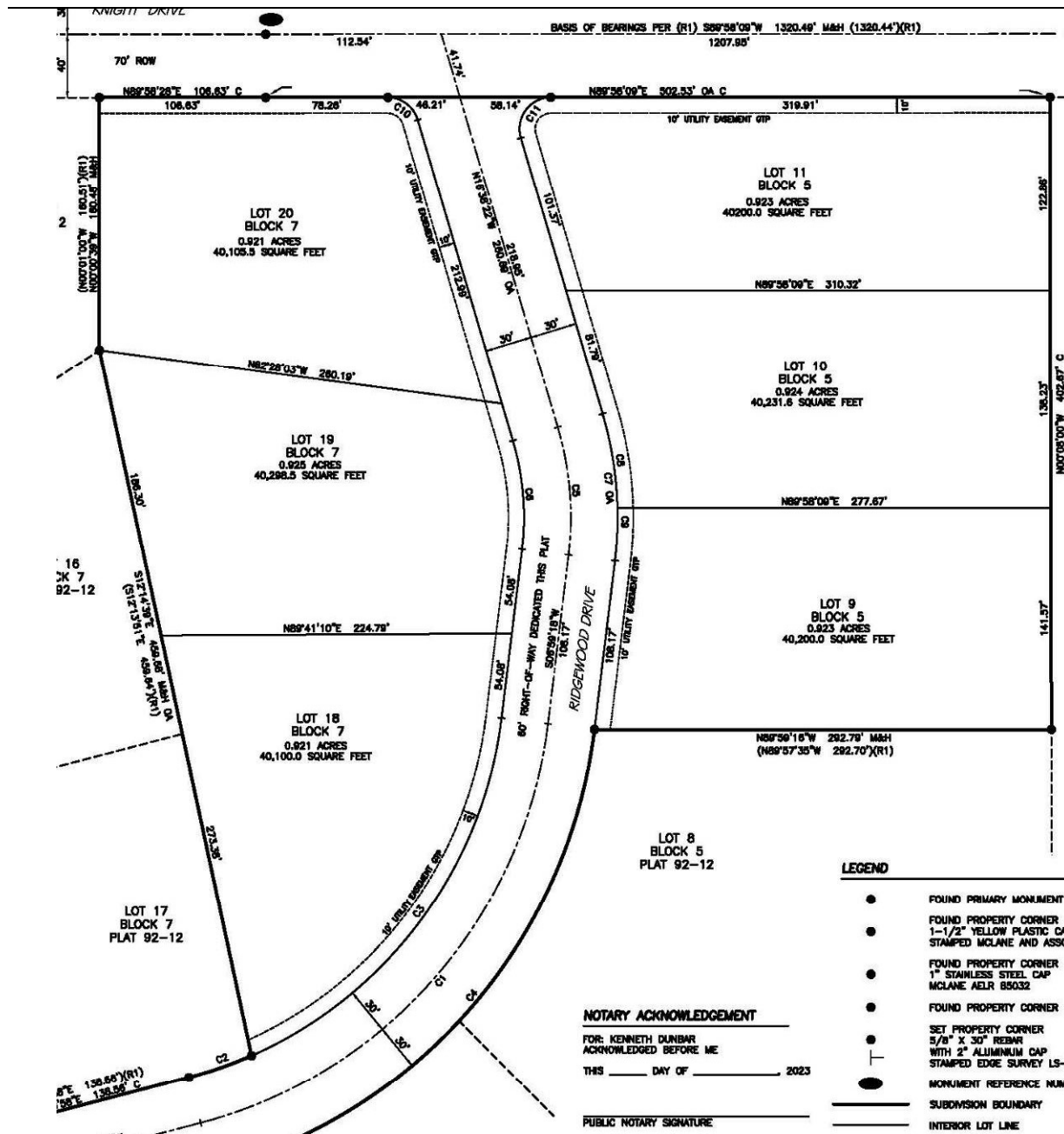


Figure 1. Preliminary plat intends to subdivide a 6.8-acre lot into six lots and one right-of-way dedication.

## ANALYSIS

The preliminary plat subdivides a Single-Family/Two-Family residentially zoned parcel into six lots, Lots 9-11 and 18-20, and a 60-ft right of way.

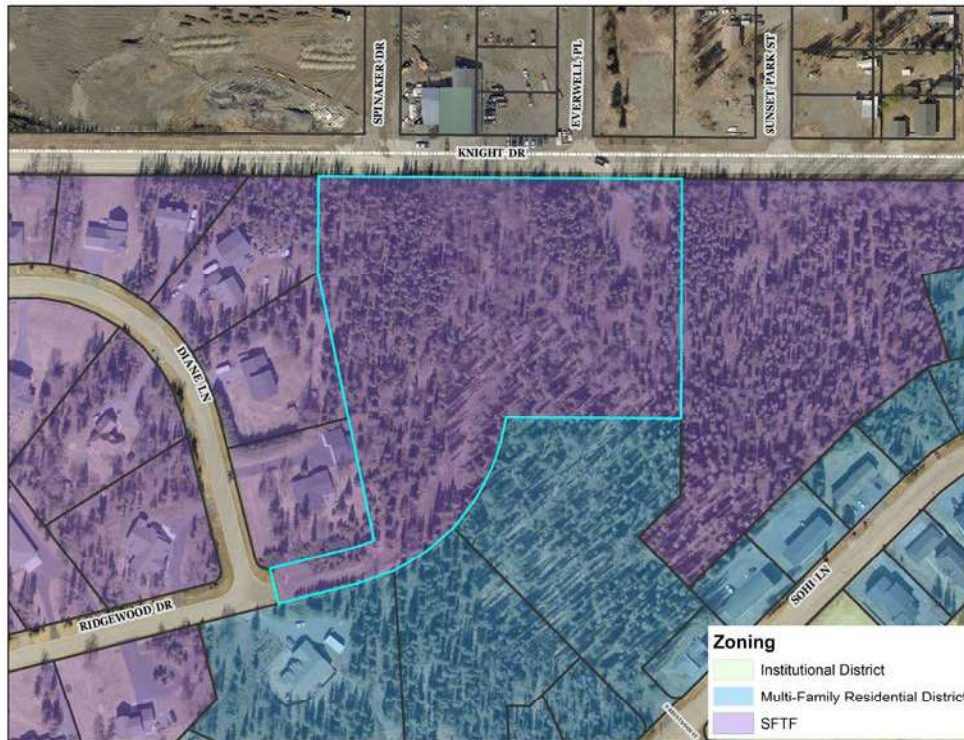
**General Standards**

**Single-Family/Two-Family Residential District**

The intent of the Single-Family/Two-Family (SFTF) Residential District is to provide for stable, quiet, and medium density residential development and other uses which are both compatible with the residential character and convenient to the residents of such a district. Lots 9-11 and 18-20 would be zoned SFTF (figure 2). The preliminary plat meets all the following general standards for the SFTF Residential District, which can be found under Section 17.10.240 of the SMC and are summarized in the table below:

Single-Family/Two-Family District*				
Standard	Required	Provided	Standard Met?	Code Reference
		Lots 9-11 & 18-20		
Minimum Lot Size;	8,400 ft.	40,119 ft <sup>2</sup>	YES	17.10.240.E.1
Minimum Lot Width	70 ft.	123 ft.	YES	17.10.240.E.2
Maximum Lot Coverage	30%	No structure	YES	17.10.240.E.3
Maximum Building Height	36 ft.	No structure	YES	17.10.240.E.4
Minimum Yard Setback	Front:	20 ft.	No structure	YES
	Back:	20 ft.		
	Side:	5 ft.		

\*expanded table in appendix A



**Figure 2.** Parcel 059-312-56 is zoned within the Single-Family/Two-Family Residential District.

---

## **STAFF COMMENTS**

This plat is a subdivision of one parcel into six parcels and a right-of-way dedication. No exceptions are being requested.

The 60 ft. dedicated right-of-way will improve access to the entire neighborhood as Ridgewood Drive will be extended to connect to Knight Drive. There is a potential for increased traffic on Ridgewood Drive to W Marydale Ave. with the improved north and south connectivity.

The plat was circulated to City Staff for review and comments.

Thirty notices were mailed on September 26, 2023. No comments were received at the time this report was drafted.

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## **STAFF RECOMMENDATION**

Staff finds that the Mooring Estates Subdivision Dunbar Addition meets the general standards of the Soldotna Municipal Code, and therefore recommends approval. Resolution PZ 2023-017 has been provided for your use, and would recommend approval to the Kenai Peninsula Borough.

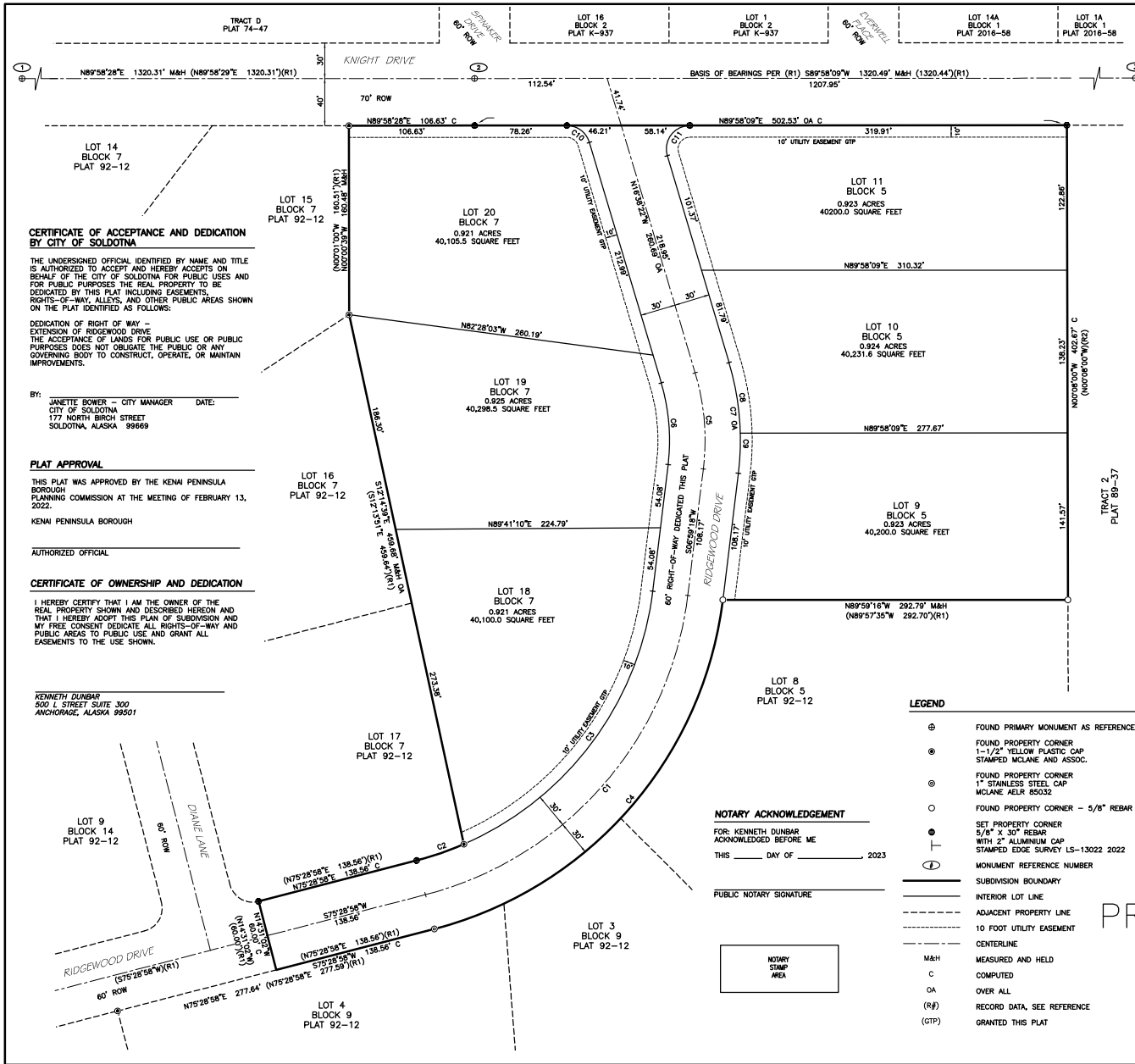
### **Attachments:**

- A. Appendix A: Expanded table of the Zoning Standards of the Single-Family/Two-Family Residential District
- B. Location Map
- C. Preliminary Plat

Appendix A

Zoning Standards for the Single-Family/Two-Family Residential District

Standard		Required	Provided					Standard Met?	Code Reference	
			Lot 9	Lot 10	Lot 11	Lot 18	Lot 19			Lot 20
Minimum Lot Size;		.19 ac.	0.923 ac	0.924 ac	0.923 ac	0.921 ac	0.925 ac	0.921 ac	YES	17.10.240.E.1
Minimum Lot Width		70 ft.	141 ft.	138 ft.	122 ft.	273 ft.	124 ft.	160 ft.	YES	17.10.240.E.2
Maximum Lot Coverage		30%	n/a	n/a	n/a	n/a	n/a	n/a	YES	17.10.240.E.3
Maximum Building Height		36 ft.	n/a	n/a	n/a	n/a	n/a	n/a	YES	17.10.240.E.4
Minimum Yard Setback	Front: Rear: Side:	20 ft. 20 ft. 5 ft.	n/a	n/a	n/a	n/a	n/a	n/a	YES	17.10.240.E.5



**CERTIFICATE OF ACCEPTANCE AND DEDICATION BY CITY OF SOLDOTNA**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SOLDOTNA 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:

DEDICATION OF RIGHT OF WAY - EXTENSION OF RIDGEWOOD DRIVE THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: JANETTE BOWER - CITY MANAGER DATE: CITY OF SOLDOTNA 177 NORTH BIRCH STREET SOLDOTNA, ALASKA 99669

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 13, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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 MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KENNETH DUNBAR 500 L STREET SUITE 300 ANCHORAGE, ALASKA 99501

**NOTARY ACKNOWLEDGEMENT**

FOR: KENNETH DUNBAR ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023

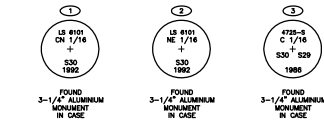
PUBLIC NOTARY SIGNATURE

NOTARY STAMP AREA

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND PROPERTY CORNER 1-1/2" YELLOW PLASTIC CAP STAMPED MCLANE AND ASSOC.
- ⊙ FOUND PROPERTY CORNER 1" STAINLESS STEEL CAP MCLANE AELR 85032
- ⊙ FOUND PROPERTY CORNER - 5/8" REBAR
- ⊙ SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2022
- ⊕ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - ADJACENT PROPERTY LINE
- - - 10 FOOT UTILITY EASEMENT
- CENTERLINE
- M&H MEASURED AND HELD
- C COMPUTED
- OA OVER ALL
- (R) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT

**MONUMENT SUMMARY**



**REFERENCES**

- (R1) MOORING ESTATES SUBDIVISION PART TWENTYONE, PLAT 92-12, KENAI RECORDING DISTRICT
- (R2) MOORING ESTATES SUBDIVISION PART NINETEEN, PLAT 89-37, KENAI RECORDING DISTRICT

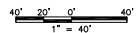
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00	258.64	68.29.20"	S41°14.08'W	337.68'
C2 C	270.00	42.44	9.00.22"	N70°58.47'E	42.40'
C2(R1)	270.00	42.40	8.59.53"	N70°59.01'E	42.38'
C3	270.00	280.33	5.29.19"	S36°43.51'W	287.91'
C4 M&H	330.00	584.80	68.29.40"	S41°14.08'W	371.43'
C4(R1)	330.00	584.75	68.39.18"	S41°12.49'W	371.63'
C5	300.00	82.48	2.33.40"	S04°49.52'E	81.80'
C6	170.00	70.11	2.33.40"	N04°49.32'W	69.81'
C7	230.00	84.85	2.33.40"	S04°49.32'E	84.18'
C8	230.00	80.78	1.02.23"	S09°04.09'E	80.80'
C9	230.00	34.07	8.29.53"	N02°44.41'E	34.04'
C10	20.00	25.62	7.32.29"	S83°20.07'E	23.90'
C11	20.00	37.21	106.35.51"	S36.39.53'W	32.07'

**NOTES**

- DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF SOLDOTNA MUNICIPAL CODE TITLE 17.
- PER THIS PLAT 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.
- 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.

ENGINEER LICENSE NUMBER DATE



**CERTIFICATE OF SURVEYOR**

I, MARK ALMONETTI 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.



PRELIMINARY

RECORDER'S STAMP AREA

KPB FILE No. 2023-000

**MOORING ESTATES SUBDIVISION DUNBAR ADDITION**

A SUBDIVISION OF UNSUBDIVIDED REMAINDER MOORING ESTATES SUBDIVISION PLAT 92-12 KENAI RECORDING DISTRICT

LOCATED WITHIN NE 1/4 SECTION 30, T.5N., R.10W., S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT CITY OF SOLDOTNA

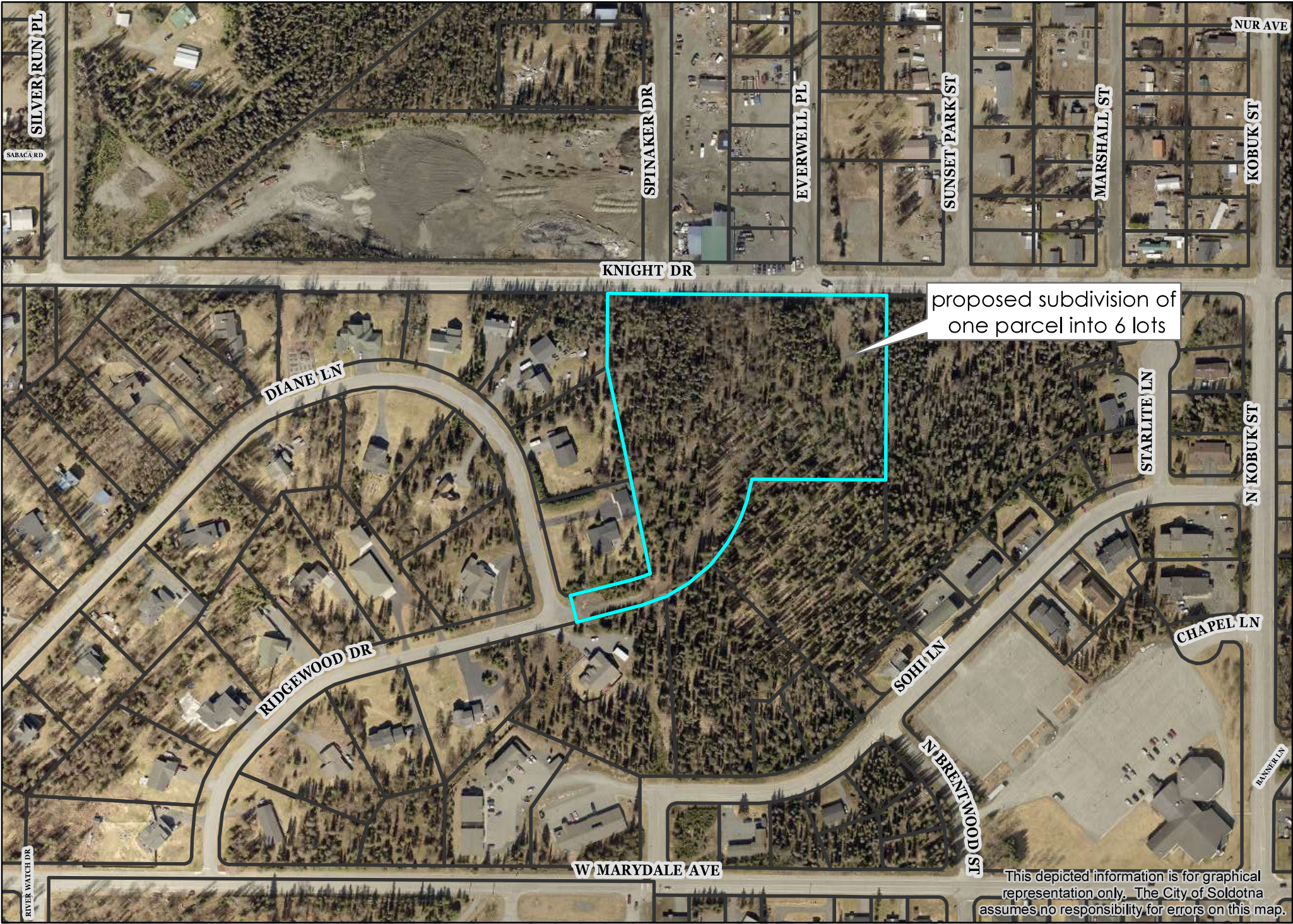
OWNER: KENNETH DUNBAR 500 L STREET SUITE 300 ANCHORAGE, ALASKA 99501

CONTAINING 6.789 ACRES

6000 KING STREET ANCHORAGE, AK 99518 Phone (907) 344-5990 Fax (907) 344-7794

ACLS 1392

DRAWN BY: JY	DATE: 08/31/2023	PROJECT: 23-578
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1



proposed subdivision of one parcel into 6 lots

This depicted information is for graphical representation only. The City of Soldotna assumes no responsibility for errors on this map.

Location Map for Proposed Mooring Estates Subdivision Dunbar Addn  
PZ - Resolution **E3-29** 2023-017





# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

## PRELIMINARY PLAT SUBMITTAL FORM

- PRELIMINARY PLAT**     **REVISED PRELIMINARY PLAT** (no fee required)     **PHASED PRELIMINARY PLAT**
- PRELIMINARY PLAT FOR PRIVATE STREETS/GATED SUBDIVISION** – all requirements of chapter 20, excluding 20.30.210 and 20.50 apply and must be met.

**SUBDIVISION PLAT NAME:** must be a unique name, contact staff for assistance if needed.

Mooring Estates Subdivision Part 22
-------------------------------------

### PROPERTY INFORMATION:

Legal description: PTN OF S1/2 NE 1/4 EXCEPTING ANY PTNS WITHIN ALL OF THE MOORING EST SUBDS & ALSO SHOWN AS UNSUBD REMAINDER ON PLAT 92-12 MOORING EST #21		
Section: 30	Township: 5N	Range: 10W
General area description Knight Drive		
City (if applicable): Soldotna		Total Acreage: 6.80

### SURVEYOR

Company: Edge Survey and Design	Contact Person: Jason Young
Mailing Address: PO Box 208	City, State, Zip Kasilof, AK 99610
Phone: 907-283-9047	e-mail: jason@edgesurvey.net

### PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER:  on site     City     community                      WATER:  on site     City     community

### SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.

- 1 – full size paper copy
- 3 – reduced sized drawing (11 x 17)
- Preliminary plat NON-REFUNDABLE submittal fee \$400
- City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- Certificate to plat for ALL parcels included in the subdivision
- Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ALL requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

**EXCEPTIONS REQUESTED TO PLATTING CODE:** Complete the EXCEPTION REQUEST APPLICATION and attach to the preliminary plat submittal.

**APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED.** Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

### OWNER(s)

Name (printed): Ken Dunbar	Signature: 
Phone: 907-947-3000	e-mail: kdunbar@kendunbarandsons.com
Name (printed):	Signature:
Phone:	e-mail:
Name (printed):	Signature:
Phone:	e-mail:
Name (printed):	Signature:
Phone:	e-mail:

### FOR OFFICE USE ONLY

RECEIVED BY \_\_\_\_\_ DATE SUBMITTED \_\_\_\_\_ KPB FILE # \_\_\_\_\_



177 N. Birch St.  
Soldotna, AK 99669  
Phone: 907.262.9107  
Fax: 907.262.1245  
www.soldotna.org

**CITY OF SOLDOTNA PLANNING AND ZONING COMMISSION**  
**NOTICE OF PRELIMINARY PLAT SUBMISSION**

Notice is hereby given that a preliminary plat has been received by the City of Soldotna to subdivide one parcel into six lots. You are being sent this notice in accordance with Section 17.10.425 of the Soldotna Municipal Code (SMC) and Soldotna Public Notification Policy, because you are a property owner within 300 feet of the proposed plat.

The preliminary plat subdivides one 6.8-acre parcel into six lots ranging from .921-acres to .925-acres and dedicate a 60 ft. right-of-way. The property is zoned Single-Family/Two-Family Residential, and the legal description of the property proposed for subdivision is: T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4 Excepting Any Ptns Within All Of The Mooring Est Subds & Also Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21. The plat is being considered for approval by the following resolution:

**Resolution PZ 2023-017. Recommending Approval of the Mooring Estates Subdivision  
Dunbar Addition**

Although final approval lies with the Kenai Peninsula Borough, the City of Soldotna Planning & Zoning Commission has first review of any platting applications. The Planning & Zoning Commission meeting is an opportunity for any individual to submit commentary on this plat in person or via other communication methods (see below).

A meeting will be held by the City of Soldotna Planning and Zoning Commission on **Wednesday, October 4, 2023**, commencing at 5:30 p.m. The meeting will be held at 177 N. Birch Street, Soldotna, Alaska 99669.

Anyone wishing to testify may come to the above meeting to give testimony; or may submit a written statement to the attention Jennifer Hester, Associate Planner, City of Soldotna, 177 N. Birch Street, Soldotna, Alaska 99669; fax to 907-714-1234; or email to [jhester@soldotna.org](mailto:jhester@soldotna.org)

The Zoom Webinar ID is: 845 1108 3895. To join the webinar from a computer visit <https://us02web.zoom.us/j/84511083895> or to join by telephone call 1-669-900-6833

*A MAP SHOWING THE PARCEL REPLAT LOCATION IS ON THE BACK OF THIS NOTICE.*

*A COPY OF THE PROPOSED PLAT IS INCLUDED.*



## Notification List of Property Owners within 300 ft.

OWNER	ADDRESS	CITY, STATE ZIP
MAHAN SAMMIE L	PO BOX 94	SOLDOTNA, AK 99669
MAY CHRISTOPHER D	36220 PINE ST	SOLDOTNA, AK 99669
MAHAN SAMMIE LYNELLE	PO BOX 94	SOLDOTNA, AK 99669
STEAM ON WHEELS LLC	44024 STERLING HWY	SOLDOTNA, AK 99669
DALTON RONALD C	160 SHELLY MARIE CIR	ANCHORAGE, AK 99515
MOUNTAIN VIEW RESOURCES LLC	45240 KNIGHT DR SPC 4	SOLDOTNA, AK 99669
POKORNEY GAIL MICHELLE	247 N FIREWEED ST STE A	SOLDOTNA, AK 99669
KIECH VEON	362 RIDGEWOOD DR	SOLDOTNA, AK 99669
MCCOOL WAYNE FARRIS LIVING TRUST	357 RIDGEWOOD DR	SOLDOTNA, AK 99669
MILLER SHERRIL A	PO BOX 1078	SOLDOTNA, AK 99669
URBAN DEREK J	424 DIANE LN	SOLDOTNA, AK 99669
BOS WILLIAM & MARY JO	419 DIANE LN	SOLDOTNA, AK 99669
WATERS BRIAN L	429 DIANE LN	SOLDOTNA, AK 99669
SCHWAGER MILTON W LIVING TRUST	PO BOX 4126	SOLDOTNA, AK 99669
KENAI PENINSULA HOUSING INITIATIVES INC	PO BOX 1869	HOMER, AK 99603
OFTEDAL VIDYA H	415A LINGONBERRY LN	SOLDOTNA, AK 99669
CONNER ERIC A	PO BOX 1521	SOLDOTNA, AK 99669
TEMPLIN DONALD A & COVARRUBIAS IRMA Y	PO BOX 658	KENAI, AK 99611
SOLDOTNA CHURCH OF GOD	105 W REDOUBT AVE	SOLDOTNA, AK 99669
KB PROPERTIES LLC	PO BOX 561	KASILOF, AK 99610
POLLOCK TODD	PO BOX 1109	KASILOF, AK 99610

At least seven days prior to the meeting, a copy of the subdivision request and meeting information shall be mailed to the applicant and owners of real property within 300 feet of the property to be acted upon, as shown on the Borough Assessor's public parcel information records. SMC 16.10.040

CITY OF SOLDOTNA  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ 2023-017

RECOMMENDING APPROVAL OF THE  
MOORING ESTATES SUBDIVISION DUNBAR ADDITION

WHEREAS, the attached plat for the Mooring Estates Subdivision Dunbar Addition was referred to the City of Soldotna Planning and Zoning Commission, and received from Edge Survey & Design, LLC on September 1, 2023; and

WHEREAS, the City of Soldotna Planning and Zoning Commission find:

1. The plat subdivides a 6.8-acre parcel into six lots, and would dedicate a 60-ft right-of-way: Lot 9 is 0.923 acres, Lot 10 is 0.924 acres, Lot 11 is 0.923 acres, Lot 18 is 0.921 acres, Lot 19 is 0.925 acres, and Lot 20 is 0.921 acres;
2. The parent parcel is legally described as T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4 Excepting Any Ptns Within All Of The Mooring Est Subds & Also Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21;
3. The parent parcel is owned by Five D Investments LLC, represented by the applicant, Kenneth Dunbar;
4. The parent parcel is undeveloped;
5. The property is zoned Single-Family/Two-Family Residential;
6. Surrounding zoning to the south is Multi-Family Residential, to the east and west is Single-Family/Two-Family Residential. The land to the north is outside of City Limits and has no zoning;
7. Municipal water and sewer are not available within 300 ft. of the parent parcel;
8. A proposed 60 ft. right-of-way off of Ridgewood Drive will provide access to proposed Lots 9-11 and 18-20;
9. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
10. An installation or subdivision agreement will be required;
11. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 31 notices to property owners within 300 feet notifying them of the proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Mooring Estates Subdivision Dunbar Addition subject to the findings as stated above.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4<sup>TH</sup> DAY OF OCTOBER, 2023.

\_\_\_\_\_  
Kaitlin Vadla, Chair

ATTEST:

\_\_\_\_\_  
Jennifer Hester, Associate Planner

Yes: None  
No: Anderson, Murray, Smithwick-Aley, Taufest  
Absent: Burton  
Abstain: Taufest

The safety and well-being of our children are paramount concerns for parents and communities alike. One significant aspect of ensuring a safe environment for our children is providing them with safe routes to school. Soldotna High School, nestled in the heart of our community, plays a crucial role in shaping the future of our children. To guarantee their safety and encourage active lifestyles, we must advocate for a safer walking route to the school, complete with sidewalks. This essay, written by Rebecca Atkins, who resides on the other side of Knight Drive, will delve into the importance of safe walking routes to schools, the benefits they offer to students and the community, and the steps we can take to make this vision a reality for our children.

Safe walking routes to school offer numerous benefits, both for students and the community as a whole. Here are some key reasons why we should prioritize the creation of such routes to Soldotna High School:

**Children's Safety:** The primary reason for advocating for safe walking routes is to ensure our children's safety. Without sidewalks, children walking to school may be forced to walk along busy roads, increasing their risk of accidents. Sidewalks provide a designated, safe space for pedestrians, reducing the risk of accidents and injuries.

**Physical Health:** Walking to school promotes physical activity and a healthier lifestyle. It helps students incorporate exercise into their daily routines, which is vital in combating childhood obesity and promoting overall well-being.

**Reduced Traffic Congestion:** Safe walking routes encourage more students to walk or bike to school, which can reduce traffic congestion and pollution caused by car drop-offs. This benefits the environment and makes the surrounding area safer for everyone.

**Community Engagement:** Sidewalks and safe walking routes can enhance community engagement. They provide spaces for neighbors to interact and create a sense of community, fostering a closer-knit and supportive environment.

**Independence and Responsibility:** Walking to school empowers students by teaching them independence and responsibility. It instills valuable life skills like time management, navigation, and road safety.

**Academic Performance:** Studies have shown that regular physical activity, such as walking to school, can improve cognitive function and academic performance. A safer walking route can contribute positively to students' educational outcomes.

Ensuring a safer walking route with sidewalks to Soldotna High School is not just a matter of convenience; it's a matter of our children's safety, health, and well-being. By advocating for these improvements, we can create a more vibrant and nurturing community while preparing our children for a brighter future. Let's come together as a community, work with local authorities, and invest in the safety of our children so that they can walk to school confidently, knowing they are protected every step of the way. In doing so, we contribute to the holistic development and prosperity of our community and its future generations.

## Jennifer Hester

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**From:** Mary Bos <mjbos69@gmail.com>  
**Sent:** Tuesday, October 3, 2023 10:31 AM  
**To:** Jennifer Hester  
**Subject:** Preliminary Plot Submission

Dear Jennifer,

We have lived at 419 Diane Lane for over 15 years.  
During that time we have seen the traffic increase tremendously.

I'm now handicapped and part of my Physical Therapy is to walk outside. I use a walker and with no sidewalks, it's often difficult for me to walk in the grass when cars are coming.  
The Diane Lane and Ridgewood Lane are already busy enough without the increase in more traffic.  
We feel if they want to extend the road into Knight Drive it will only increase the traffic even more.

Thank you for your time.

William and Mary Jo Bos  
419 Diane Lane  
907-394-6631  
Sent from I Phone  
Mary Jo

## Jennifer Hester

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**From:** veon kiech <veon@acsalaska.net>  
**Sent:** Monday, October 2, 2023 8:05 PM  
**To:** Jennifer Hester  
**Cc:** Veon Kiech  
**Subject:** Written Testimony Statement on Proposed Resolution PZ 2023-017, connecting of Ridgewood Dr. with Knight Dr.

To City of Soldotna Planning and Zoning Commission Members

Via:

Jennifer Hester, Associate Planner, City of Soldotna.

October 2, 2023

My name is Veon Kiech. I've lived at 362 Ridgewood Dr. for the past 8 ½ years. I'm writing to voice my strong opposition to the proposed connection of Ridgewood Dr. with Knight Dr. in association with Resolution PZ 2023-017.

I've walked these neighborhood roads for exercise, to meet with neighbors and as Physical Therapy after knee replacement surgery. I've witnessed daily walkers with children and animals on the this road with no sidewalks or lighting improvements in summer and winter. I'm not opposed to the subdividing of the property proposed, just the safety issues that will arise connecting Ridgewood to Knight Dr. as the traffic from SOHI high school will increase and speed thru the subdivision on a road with no sidewalks and little children that live along the street. I suggest an alternative could be to subdivide and access of the new properties from Ridgewood Dr. OR Knight Dr. but not connecting the two roads. This proposal provides minimal benefits to the subdivision that exists now but a large potential safety issue of increased traffic to and from the high school.

I'm not able to attend the meeting Wednesday night 10/04/23. But would like my written testimony entered into the records in my absence.

Yours Truly,  
Veon Kiech

## Jennifer Hester

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**From:** Randi Broyles <randimbroyles@gmail.com>  
**Sent:** Tuesday, October 3, 2023 9:13 AM  
**To:** Jennifer Hester  
**Cc:** JARED SWANSON  
**Subject:** Public Comment - Mooring Estates Plat

Good morning,

My name is Randi Broyles and my finance, Jared Swanson and I live at 366 Diane Lane, Soldotna.

We cannot attend the P&Z meeting tomorrow night so wanted to submit our comments on Resolution PZ 2023-017

We do not support the approval of this plat.

By connecting Knight and Ridgewood drive, it would change the entire feel of our quiet, remote neighborhood. That is the main reason we bought our house and continue to raise our family there.

Please do not approve Resolution PZ 2023-017

Thank you,  
Randi Broyles and Jared Swanson



## Jennifer Hester

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**From:** ailerongr@gmail.com  
**Sent:** Wednesday, October 4, 2023 2:29 PM  
**To:** Jennifer Hester  
**Subject:** Resolution PZ 2023-017 Mooring Estates

**Importance:** High

Dear Commission

My name is Marcia Kardatzke address 403 Diane Lane a few houses down from this planned addition. I moved into this house in 2012 to spend my retirement years. I am shocked hat ALL the neighborhood was not notified by this proposed resolution and was alerted by a vigilant neighbor a few days ago.

I have no objection to houses being built in our lovely area. I'd rather only see single family housing.

My biggest concern is instead of the previously plated cul de sac, is the request to open the road to Knight drive. Horrible idea and I am great opposed.

You only need to sit at Knight drive to watch heavy traffic, constant law enforcement, racing 4 wheelers, bikes, cars etc. The Crack house off Knight Drive burned down but there is enough Riff Raff that we don't need that access to our subdivision.

Many of us are in our 60's 70's and walk dogs, visit on the street etc. There are no street lights, no sidewalks and having direct access to SoHi and other parts of town will change our neighborhood to a freeway. We have several disabled neighbors that will have their quality of life impaired by heavy traffic.

Please stop this and keep the plat as a cul De Sac. If the current owner thinks Knight Drive is such a peach of a street, perhaps he can make the cul de Sac go from Knight Drive and isolate those lots from us.

Thank you for letting me air my concerns.

Marcia Kardatzke  
[AileronGR@gmail.com](mailto:AileronGR@gmail.com)  
907-398-8400

October 4, 2023

To the City of Soldotna Planning and Zoning Commission,

I wish to testify to Resolution PZ 2023-017 Dunbar Addition of the Mooring Estates Subdivision. I purchased the property adjoining this block at the corner of Ridgewood and Diane Lane in 1995. We completed our home 26 years ago on the gravel loop within the spruce forest and have watched this subdivision grow into the quiet, safe, and supportive neighborhood it is today. We know the vehicles, kids, and dogs that live on this loop. We watch out for each other when we are gone and enjoy gathering at Kincaid's for neighborhood get-to-gathers.

Eventually I knew that someday the parcel behind us would probably be subdivided and built on. In my file I had the previous owner's preliminary plat from 2014 showing the division of the block into 6 lots with Ridgewood Drive extending along our southern property line curving behind us into a cul-de-sac. To this end Todd Pollock cleared a "driveway" into the property on the Ridgewood street easement.

This spring the **For Sale sign** posted a **Sold** sign prior to the removal and then the action began. Never once did the owner or a representative introduce themselves. I walked over and asked what was happening when loaded heavy equipment lined up at the locked chain across the driveway, "clearing the dead spruce," the operator politely answered". I wanted him to be aware that our corner post was well marked with a flag. Now they have they posted two **Private Property No Trespassing No Huntings** signs on each side of the chained entrance to the driveway.

This summer the chainsaw noise and the smoke from the burn piles seemed non-stop. The smoke so thick at times I had to close all our windows and turn off our air-vac system to keep the smoke out of the house. We certainly couldn't enjoy our outdoor patio during the continual burn days. Unknowing neighbors actually called the fire department more than once, their concern was so high.

You can say I was shocked to receive in the mail last Thursday, September 28, the notice of Preliminary Plat Submission scheduled for October 4. And only those within **300 feet** of the proposed plat notified. This affects our whole neighborhood not just those bordering the plat. With only three business days allowed for me, I was unable to secure historical research from the borough to present at this meeting. They require a 10 day notice.

I do **not** want a through street to Knight Drive. I do not want the added traffic from the high school through to Knight Drive. I do not want easy access from Knight Drive through to our neighborhood.

We have two exits from our home, Ridgewood or Diane Lane, no need for a third.

If Mr. Dunbar wants access to Knight Drive let him put a cul-de-sac between Lot 18 and Lot 9 making his new street shorter and less costly avoiding easy access to our neighborhood all together. Or Mr. Dunbar can consider returning to the May 31, 2014 plat.

Historically speaking, neighborhoods can be heard by the planning and zoning commission. In the planning of the Soldotna Community Memorial Park, a street was proposed from Redoubt Avenue through the Soldotna Community Memorial Park connecting with Riverwatch Drive, the Mooring By the River neighborhood said, "No". The commission listened and that street was not built.

I feel confident that the current City of Soldotna Planning and Zoning Commission will listen to the wishes and concerns of the neighborhood and **deny** this preliminary plat to connect Ridgewood Drive with Knight Drive.

Thank you,

Nancy Courtright,

453 Diane Lane at the corner with Ridgewood

10-2-23

Preliminary Plat Submission  
Resolution - P22023-017  
Soldotna, AK 99669

Attention - Jennifer Hester  
Associate Planner  
City of Soldotna

To Whom it may concern,

I, Wayne McCool, Alaska resident, residing at 357 Ridgewood Dr., Soldotna, AK 99669, intend to voice my concerns for this proposed resolution.

I feel if an Knight Drive access it would increase drive through traffic substantially. Most residential subdivisions in Soldotna end with a cul-de-sac. I am not against a single family only subdivision.

Possible compromises would be a cul-de-sac, block Ridgewood Dr. as it is now, and apply for a primary entrance off of Knight Dr., and/or a homeowners auto entrance on Knight Drive. Thanks

Respectfully,

Wayne McCool

10-2-23  
850-499-3247

veon kiech

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**To:** jhester@soldotna.org  
**Cc:** Veon Kiech (veon@acsalaska.net)  
**Subject:** Written Testimony Statement on Proposed Resolution PZ 2023-017,  
connecting of Ridgewood Dr. with Knight Dr.

To City of Soldotna Planning and Zoning Commission Members

Via:

Jennifer Hester, Associate Planner, City of Soldotna.

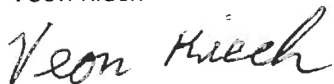
October 2, 2023

My name is Veon Kiech. I've lived at 362 Ridgewood Dr. for the past 8 ½ years. I'm writing to voice my strong opposition to the proposed connection of Ridgewood Dr. with Knight Dr. in association with Resolution PZ 2023-017.

I've walked these neighborhood roads for exercise, to meet with neighbors and as Physical Therapy after knee replacement surgery. I've witnessed daily walkers with children and animals on the this road with no sidewalks or lighting improvements in summer and winter. I'm not opposed to the subdividing of the property proposed, just the safety issues that will arise connecting Ridgewood to Knight Dr. as the traffic from SOHI high school will increase and speed thru the subdivision on a road with no sidewalks and little children that live along the street. I suggest an alternative could be to subdivide and access of the new properties from Ridgewood Dr. OR Knight Dr. but not connecting the two roads. This proposal provides minimal benefits to the subdivision that exists now but a large potential safety issue of increased traffic to and from the high school.

I'm not able to attend the meeting Wednesday night 10/04/23. But would like my written testimony entered into the records in my absence.

Yours Truly,  
Veon Kiech



## Jennifer Hester

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**From:** Paul Whitney  
**Sent:** Wednesday, October 4, 2023 5:24 PM  
**To:** Jennifer Hester  
**Subject:** Fwd: Proposed through street for Ridgewood Drive

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Mary Jo Sanders <mosanderszz@outlook.com>  
**Date:** October 4, 2023 at 3:34:30 PM AKDT  
**To:** Paul Whitney <pwhitney@soldotna.org>, Linda Hutchings <lhutchings@soldotna.org>, Dan Nelson <dnelson@soldotna.org>, Dave Carey <dcarey@soldotna.org>, Lisa Parker <lparker@soldotna.org>, Chera Wackler <cwackler@soldotna.org>  
**Subject:** **Proposed through street for Ridgewood Drive**

October 4, 2023

To the members of the Soldotna City Council,

I am writing in regard to the proposed street change for the new subdivision going in at the intersection of Diane Lane and Ridgewood Drive.

I reside on the corner across from the proposed intersection. I moved to this neighborhood in 2019 entirely because the neighborhood is quiet, safe, has no through streets and has very little traffic.

Constructing a through street that connects Ridgewood Drive with Knight Drive would have a dramatic -and in my opinion very negative - impact on the neighborhood. Through traffic involving high attendance events at So hi would occur not only every morning and afternoon but also throughout the day many days of the week as well as on many weeknights and most weekends.

I realize that adding a new subdivision with a cul-de-sac at the end of Ridgewood Drive will also bring additional traffic. However, the addition of 6 family homes will have a limited impact on our quiet neighborhood. A through street, on the

other hand, will undermine the current ambiance and safety of our neighborhood.

Thank you for your consideration of this issue,

Respectfully Submitted,

Mo Sanders 369 Ridgewood Drive  
Soldotna

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# CITY OF SOLDOTNA

## PLANNING & ZONING COMMISSION MINUTES

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NOVEMBER 1, 2023, 5:30 P.M.

CITY COUNCIL CHAMBERS, SOLDOTNA, ALASKA

REGULAR MEETING

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### CALL TO ORDER & PLEDGE OF ALLEGIANCE

A regular meeting of the Soldotna Planning and Zoning Commission was held on November 1, 2023. Vice Chair Tautfest called the meeting to order at 5:30 p.m.

There were present:

Charlene Tautfest, Vice Chair  
Mark Burton  
Thomas Anderson

Dennis Murray  
Jenny Smithwick-Aley

Comprising a quorum of the Commission.

There were absent:

Kaitlin Vadla

Also in attendance were:

John Czarnezki, Director of Economic Development + Planning  
Jennifer Hester, Associate Planner

### APPROVAL OF THE AGENDA

The agenda was approved without objection.

### APPROVAL OF THE MINUTES

The October 4, 2023 meeting minutes were approved without objection.

### PUBLIC HEARINGS

#### **Resolution PZ 2023-022 - Granting a Conditional Use Permit for the Development of a Single-Family Residential Dwelling and Patio within the Kenai River Overlay District Located at 268 Diane Lane**

MOTION: Commission Member Burton moved to approve Resolution PZ 2023-022.

Director Czarnezki summarized the staff report.

Vice Chair Tautfest opened the public hearing, asking for public comment.

The following person spoke in support of Resolution PZ 2023-022:

James Delker, 261 River Watch Drive, Soldotna

Dr. Delker stated he is in the process of forming a development agreement with the City for the extension of the City's water main. Additionally, he plans to form an agreement for the extension of the storm water main and for paving a portion of Diane Lane.

With no one else wishing to speak, the item was back before the Commission.

VOTE ON MOTION:

Yes: Anderson, Burton, Murray, Smithwick-Aley, Tautfest

No: None

Absent: Vadla

MOTION PASSED: 5 Yes, 0 No, 1 Absent



**NEW BUSINESS**

**Resolution PZ 2023-019 – Recommending Approval of the Mooring Estates Subdivision Dunbar Addition**

MOTION: Commission Member Murray moved to approve Resolution PZ 2023-019. Associate Planner Hester summarized the written staff report and the laydown items. Vice Chair Tautfest asked for public comment.

The following person spoke in support of Resolution PZ 2023-019:

Jason Young, PO Box 59, Kasilof

Mr. Young explained the preliminary plat’s design change to a cul-de-sac from a through street. The inclusion of a pedestrian easement to the North provides access for students walking or biking to Soldotna High School. The design change will need an exception from the Kenai Peninsula Borough for Code 20.30.170, Block Length Requirements.

With no one else wishing to speak, the item was back before the Commission.

Commissioner Burton asked for the pros and cons of a cul-de-sac design with the entrance being from Knight Drive.

Mr. Young stated the cons would be that the subdivision would be harder to design as it was set up to have an entrance from Ridgewood Drive, and one of the parcel dimensions that would result would not meet the lot size requirements of the zoning code. Additionally, property values for the developer would be less.

Mr. Young stated the pros of having a through street would be that the Kenai Peninsula Borough block length requirement would be met, and there would be another way out of the subdivision, both for the residents of the subdivision and for those exiting Soldotna High School. The cons of the through road would be that which was stated in the Findings of Fact.

Commissioner Murray asked for clarification on a laydown item, the drawing submitted by the Director of Public Works, Kyle Kornelis.

Director Czarnezki stated that the drawing is a sketch that was penciled-in to illustrate a potential connection with the existing storm water infrastructure. The exact layout would be determined in the future after the developer and the City came to an agreement.

Vice Chair Tautfest spoke to her seat on the Kenia Peninsula Borough Planning Commission, and recused herself from the discussion and from the vote, as she intends to participate and vote at the Borough level.

**VOTE ON MOTION:**

Yes: None

No: Anderson, Burton, Murray, Smithwick-Aley

Abstain: Tautfest

Absent: Vadla

MOTION PASSED: 4 Yes, 0 No, 1 Abstain, 1 Absent

Commissioner Anderson excused himself from the remainder of the meeting and was subsequently absent.

**Resolution PZ 2023-020 | Recommending Approval of the River View Subdivision 2024 Replat**

MOTION: Commission Member Smithwick-Aley moved to approve Resolution PZ 2023-020.

Associate Planner Hester summarized the staff report.

Vice Chair Tautfest opened the public hearing, asking for public comment. With no one wishing to speak, the item was back before the Commission.

VOTE ON MOTION:

Yes: Burton, Murray, Smithwick-Aley, Tautfest

No: None

Absent: Anderson, Vadla

MOTION PASSED: 4 Yes, 0 No, 2 Absent

**Resolution PZ 2023-021 - Recommending approval of the Vacation of Two Utility Easements within Lot 1B and Lot 4A of the Pace's Pleasant Haven 2022 Replat**

MOTION: Commission Member Burton moved to approve Resolution PZ 2023-021.

Associate Planner Hester summarized the staff report.

Vice Chair Tautfest opened the public hearing, asking for public comment.

The following person spoke in support of Resolution PZ 2023-021:

Jason Young, PO Box 59, Kasilof

Mr. Young stated that both Homer Electric Association's utility poles and the GCI utility that was located on the electric poles have been relocated. The reason for the vacation of the easement is to give the landowners more useable space to develop on the parcels. With the relocation of the utilities, all of the utility companies are in agreement and supportive of the vacations of the easements.

With no one else wishing to speak, the item was back before the Commission.

VOTE ON MOTION:

Yes: Burton, Murray, Smithwick-Aley, Tautfest

No: None

Absent: Anderson, Vadla

MOTION PASSED: 4 Yes, 0 No, 2 Absent

**REPORTS**

Director Czarnezki reported that the City is recruiting to fill Seat A's vacancy, and he informed Commissioners Burton, Murray and Vadla that their terms expire December 31, 2023.

Director Czarnezki reported that the Commissioners will have a joint work session with Council on November 14<sup>th</sup> to review a draft of the Riverfront Redevelopment Plan. The December 6<sup>th</sup> meeting will include a Resolution to adopt the Riverfront Redevelopment Plan. Additionally on the December 6<sup>th</sup> agenda will be minor Code changes.

Director Czarnezki reported that Code Enforcement actions have taken place for two properties, one on Pace Street and one on Turnbuckle Terrace Road.

### **COMMISSION COMMENTS**

Commissioner Murray commented that there is value in keeping day cares as a Conditional Use, as it gives neighbors notice and allows for traffic patterns to be reviewed.

Commissioner Murray asked for an update on the River Terrace Property eviction.

Director Czarnezki stated that contact has been made with the attorney representing the owners. The intention is to work with the tenants as best that they can.

Associate Planner Hester stated that the City Manager met with one of the tenants and it spurred an internal meeting with many of the department heads and staff. The Assistant to the City Manager put together a list of resources for the tenants.

Commissioner Burton commented that he would like to see a follow up with the issue of the River Terrace Property as well. He is in support of a work session to address housing issues within the City.

### **ADJOURNMENT**

There being no further business to come before the Commission, Vice Chair Taufest adjourned the November 1, 2023 Planning & Zoning Commission meeting at 6:30 p.m. The next regular meeting is scheduled for 5:30 p.m. on December 6, 2023.

\_\_\_\_\_  
Jennifer Hester, Associate Planner

Approved by the Commission: \_\_\_\_\_

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# CITY OF SOLDOTNA

## PLANNING & ZONING COMMISSION MINUTES

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OCTOBER 4, 2023, 5:30 P.M.

CITY COUNCIL CHAMBERS, SOLDOTNA, ALASKA

REGULAR MEETING

### CALL TO ORDER & PLEDGE OF ALLEGIANCE

A regular meeting of the Soldotna Planning and Zoning Commission was held on October 4, 2023. Chair Vadla called the meeting to order at 5:30 p.m.

There were present:

Kaitlin Vadla, Chair  
Charlene Tautfest  
Thomas Anderson

Dennis Murray  
Jenny Smithwick-Aley

Comprising a quorum of the Commission.

There were absent:

Mark Burton

Also in attendance were:

Lisa Parker, City Council Ex-Officio  
Paul Whitney, Soldotna Mayor  
John Czarnezki, Director of Economic Development + Planning  
Jennifer Hester, Associate Planner

### APPROVAL OF THE AGENDA

The agenda was approved without objection.

### APPROVAL OF THE MINUTES

The September 6, 2023 meeting minutes were approved without objection.

### PUBLIC HEARINGS

**Resolution PZ 2023-018 - A Resolution Recommending that Soldotna Municipal Code Section 15.08.010, Sign Code Administration, be Amended to Clarify Planning Commission Review of Applications for Sign Variances**

MOTION: Commission Member Smithwick-Aley moved to approve Resolution PZ 2023-018.

Director Czarnezki summarized the memo and resolution.

Chair Vadla opened the public hearing, asking for public comment. With no one wishing to speak, the item was back before the Commission.

Chair Vadla expressed her thanks for the revisions on the Sign Code. She stated there are more revisions to work through in order to ensure fair and nice looking signage in the City.

VOTE ON MOTION:

Yes: Anderson, Murray, Smithwick-Aley, Tautfest, Vadla

No: None

Absent: Burton

MOTION PASSED: 5 Yes, 0 No, 1 Absent

## NEW BUSINESS

### **Resolution PZ 2023-017 – Recommending Approval of the Mooring Estates Subdivision Dunbar Addition**

MOTION: Commission Member Murray moved to approve Resolution PZ 2023-017.

Associate Planner Hester summarized the written staff report and the laydown items.

Chair Vadla asked for public comment.

The following person spoke in support of Resolution PZ 2023-018:

Jason Young, PO Box 59 Kasilof

Mr. Young stated the reason for the through road was because of Kenai Peninsula Borough Code 20.30.170, Block-Length Requirements. The block length is set at a maximum of 1,320 ft. within the Kenai Peninsula Borough. The replat gives the ability to bring this section of the Mooring Estates Subdivision into compliance with Kenai Peninsula Borough road standards. Mr. Young explained that a cul-de-sac does not satisfy the Kenai Peninsula Borough standards for block connectivity. At the closing of the public comment, Mr. Young stated he could submit the plat to the Kenai Peninsula Borough with the cul-de-sac, but ultimately it is the Borough that has the final say and would have to grant an exception.

Fred Braun, 10419 Kenai Spur Hwy

Mr. Braun spoke to Mr. Dunbar's character, commitment to developing high quality residential structures and Mr. Dunbar's experience since the 1980s with construction and investment opportunities within Soldotna and the nearby vicinity. Mr. Braun stated that Mr. Dunbar favors the cul-de-sac design, but submits this plat as it is in line with the Borough standards.

Ken Dunbar, Anchorage, AK

Mr. Dunbar stated that his preference is to have a cul-de-sac, but understands the Kenai Peninsula Borough process. He does not want to alter the feel of the beautiful neighborhood as it currently exists. Mr. Dunbar stated that he made efforts to be a good neighbor. Mr. Dunbar stated that in order to have a cul-de-sac instead of a through street, he would need the support of the neighborhood for the Kenai Peninsula Borough to grant an exception.

The following persons spoke in opposition of Resolution PZ 2023-018:

Janice Tuter, 347 Ridgewood Drive

Ms. Tuter stated that the quality of life would decrease, as there are safety concerns for pedestrians who currently utilize Diane Land and Ridgewood Dr. to walk. As there are no sidewalks, these pedestrians walk in the street and increased traffic of a through street would likely create a less safe environment to walk.

Milton William Schwager, 453 Diane Lane

Mr. Schwager stated that the extension is not acceptable in their quiet neighborhood. He cited instances where a cul-de-sac has been approved or that a through road was denied. Mr. Schwager provided subdivision preliminary plats that were not recorded or approved by the Kenai Peninsula Borough as options for a cul-de-sac.

Mo Sanders, 369 Ridgewood Drive

Ms. Sanders stated that street safety and community happiness would decrease with a through road. The street safety would impact the Soldotna community at large as there are some community members who park at SoHi and walk on these streets and do not live in the immediate vicinity.

Sheri Nauta, 346 Ridgewood Drive

Ms. Nauta read two letters from other neighbors who could not attend, which were submitted as a laydown item. She does not oppose the development but has safety concerns with connecting Ridgewood Dr. to Knight Dr. She does not see any benefit to the neighborhood with this connection.

William Hansen, 439 Diane Lane

Mr. Hansen spoke to the contentious battle with Soldotna High School regarding traffic. He stated that there are students who drive recklessly in the neighborhood after school is dismissed. Mr. Hansen stated that State Troopers were called over an incident with someone chasing his wife with a knife, and he mentioned that there are other instances of criminal activity coming from Knight Drive.

Rob Gilbreath, 384 Ridgewood Drive

Mr. Gilbreath expressed his appreciation that new homes are being built, as there is a difficulty with his prospective employees finding homes in the area. He stated the area is beautiful, and City residents walk on their streets, also taking advantage of the vicinity to the Peace Crane Gardens.

Sonny Sabala, 305 Ridewood Drive

Mr. Sabala stated the high school students drift around the corners of Diane Ln. and Ridgewood Dr. This safety issue would only become worse. He also expressed his concern that the through street would be a way for criminal activity to come into their neighborhood from Knight Dr.

Nancy Courtright, 453 Diane Lane

Ms. Courtright read her letter that was submitted as a laydown item.

Jesse Kincaid, 325 Ridgewood Drive

Mr. Kincaid objects to a through road stating safety issues affecting residents who walk in the street.

Dan Hakkinen, 318 Diane Lane

Mr. Hakkinen stated that the connection of a through street to Knight Dr. would open the residential neighborhood to industrial areas, citing Steam on Wheels, and may create more industrial traffic. He stated that vehicles with trailered boats and high speeds may utilize the neighborhood roads. Mr. Hakkinen stated winter maintenance on these roads is an issue for vehicles passing each other at times. He stated that the Kenai Peninsula Borough has many dead end roads that are cul-de-sacs.

Justin Hansen, 337 Ridgewood Drive

Mr. Hansen stated he is a building contractor. The property in question has 90% of its access area in contact with Knight Dr. At least two of the lots could have access off of Ridgewood Dr. without connecting through. Mr. Hansen stated that the Kenai Peninsula Borough has many instances where there are cul-de-sacs. He also speculated that the future owners of the lots would likely also prefer to not have through traffic and the property values would be higher without a through road, as well as the neighboring property values would remain the same.

Julie Kincaid, 325 Ridgewood Drive

Ms. Kincaid is opposed to the connection with Knight Drive citing that her property values may depreciate. She as a parent does not want her children to have easy access to Knight Drive.

Ward Schneider, 404 Diane Lane

Mr. Schneider is on record as opposed to a through road.

Susie Strausbaugh, 380 Diane Lane

Ms. Strausbaugh stated that there is a lot of traffic out of Soldotna High School after school is dismissed. It would be difficult for students to turn left for this connection. The two directional traffic out of the school would be unsafe.

With no one else wishing to speak, the item was back before the Commission.

Commissioner Tautfest spoke to her seat on the Kenai Peninsula Borough Planning Commission, and asked for verification that she should recuse herself from the discussion and from the vote, if she intends to participate and vote at the Borough level.

Director Czarnezki confirmed that she is allowed to vote either with the City or with the Borough, but would need to recuse herself at one of the votes and from the corresponding discussion.

Commissioner Anderson asked for clarification on the laydown item of the submitted preliminary plats by the public.

Director Czarnezki clarified that those plat were never recorded with the Kenai Peninsula Borough and never made it past a preliminary plat status. The reasoning is unknown as to why the plats were not recorded. It may have been rejected by the Borough or never submitted.

Commissioner Murray asked for clarification of the Borough Code, and its block length requirement as it pertains to Knight Dr. from N. Kobuk St. to the Kenai River. Commissioner Murray also asked for the reasoning for the block length maximum distance.

Mr. Young verified that the Kenai Peninsula Borough Code 20.30.170 states block length cannot be more than 1,320 ft. When the Borough receives a replat or subdivision with a chance to rectify any areas in excess of this length, the Borough takes that chance to get that through street. The Borough wants a road every quarter mile, with an emphasis on emergency services and traffic flow. Mr. Young is required to ask for an exception from that Code, stating reasons like increased traffic from the High School and that the neighborhood does not want it. However, the exception has to be granted in order for the plat to be approved.

Commissioner Murray commented that he agrees with the public about property values being affected and likely Mr. Dunbar's property value with a cul-de-sac would be greater than with a through road. Arguably, as a reason for the through road, it does make it harder for emergency services to travel.

Commissioner Anderson asked for verification on the process of a preliminary plat with a cul-de-sac being before the Borough.

Director Czarnezki explained the process to amend, pass or fail the Resolution before the City's Commission. The Resolution is purely a recommendation to the Kenai Peninsula Borough and the Borough has ultimate platting authority. If the Commission fails this Resolution with appropriate findings, the surveyor could resubmit a preliminary plat with a cul-de-sac to the City, with the reasons for an exception to block length stated.

Commissioner Anderson recommends to not approve the Resolution so that a preliminary plat with a cul-de-sac may be submitted.

Chair Vadla thanked the public for their comments. She stated the happiness and safety in a small town is important, and their comments do carry a lot of weight.

Chair Vadla stated the previous preliminary plat had a 40-ft pedestrian easement and drainage for a walking and bike train. Although the subdivision within the City is very different from Knight Drive, there are residents and children who live north of Knight Dr. that may be able to use such an access. Chair Vadla would like to see the safety of the neighborhood, as well as pedestrian access, be maintained in another rendition of a preliminary plat so that a cul-de-sac with a pedestrian easement is depicted.

Commissioner Smithwick-Aley stated that she will oppose this. The intent of the access is for those who live in the neighborhood, and the through street is not necessary for this neighborhood. Commissioner Smithwick-Aley stated that the through street may serve as an escape route for criminal activity.

Commissioner Smithwick-Aley stated the one letter in favor, may not live in the City's neighborhood, but that resident lives off Knight Dr. Those residents north of Knight Dr. are our neighbors, and those high school students and middle school students who live above Knight Drive deserve a safe walk to school. Commissioner Smithwick-Aley supports having a walking path through the subdivision.

A member of the public asked about public noticing after the vote.

Associate Planner Hester stated that City Code requires at least seven days prior to the meeting a copy of the subdivision request and meeting information shall be mailed to the applicant and owners of real property within 300 ft who are on record with the Kenai Peninsula Borough. Associate Planner Hester stated that City Code was followed for noticing.

#### THE COMMISSION FINDINGS:

1. The Commission finds that the City's residents voiced strong public opposition to the through street from Ridgewood Drive to Knight Drive.
2. The Commission has concerns for the neighborhood's safety in terms of traffic and criminal activity with an access to Knight Drive.
3. The Commission finds that the lack of sidewalks along Ridgewood Drive make the through street more dangerous verses a cul-de-sac option.
4. The Commission has concerns for the neighborhood's residential integrity being kept separate from the industrial uses present along Knight Drive. These neighboring areas have very different uses in nature.
5. The Commission has concerns over the detrimental effect on property values of the residents in the existing subdivision and potentially those residents in the proposed subdivision.
6. The Commission values the increased connectivity for pedestrian access that the subdivision could grant north of Knight Drive to Soldotna High School.

#### VOTE ON MOTION:

Yes: None

No: Anderson, Murray, Smithwick-Aley, Vadla

Abstain: Tautfest

Absent: Burton

MOTION PASSED: 0 Yes, 4 No, 1 Abstain, 1 Absent

#### REPORTS

Council Member Parker reported that the local elections took place yesterday. The preliminary results show that both Dan Nelson and Chera Wackler retained their seats. Paul Whitney was re-elected as mayor for another three years.

Council Parker stated that the Field House bid was awarded to Criterion Construction and that a groundbreaking ceremony will take place in the next month.

Mayor Whitney thanked the Planning Commissioners for their service. The election was successful, and everyone who was on Council was re-elected. The disappointment was the low voter turnout with less than 10% of registered voters casting votes, both in the City and in the Borough.

Mayor Whitney stated the groundbreaking for the Field House will take place around mid-October.

Director Czarnezki congratulated Mayor Whitney on his re-election.



Director Czarnezki stated that Commissioner Barbaza resigned as she moved outside of city limits, but she stated that she enjoyed working with everyone on the Commission.

Director Czarnezki reported that both he & Associate Planner Hester attended the Alaska Chapter of the American Planning and Western Planner Joint Conference. He also reported that tentatively on November 14, the Riverfront Redevelopment Consultants will be in town. He intends to schedule a joint work session with Council and the Planning Commission to review the draft master plan.

Director Czarnezki stated that the Alaska History Conference will be at Kenai Peninsula College this coming weekend, October 5-8.

### **COMMISSION COMMENTS**

Commissioner Murray commented this was a good meeting. Hearing Mr. Dunbar's wish to have a cul-de-sac, but also acknowledging what the surveyor was required to do per Kenai Peninsula Borough Code will hopefully result in a good outcome. The number of members of the public in attendance might break the record for most well attended meeting.

Commissioner Smithwick-Aley congratulated Mayor Whitney.


Commissioner Tautfest congratulated those who won their election.

Chair Vadla thanked the surveyor for listening and his future work to re-draw the subdivision. She stated it's important work to connect pedestrians and students to schools, not just focusing on cars and fire trucks.

### **ADJOURNMENT**

There being no further business to come before the Commission, Chair Vadla adjourned the October 4, 2023 Planning & Zoning Commission meeting at 7:15 p.m. The next regular meeting is scheduled for 5:30 p.m. on November 1, 2023.

  
\_\_\_\_\_  
Jennifer Hester, Associate Planner

Approved by the Commission:  \_\_\_\_\_  
November 1, 2023

CITY OF SOLDOTNA  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ 2023-019

RECOMMENDING APPROVAL OF THE  
MOORING ESTATES SUBDIVISION DUNBAR ADDITION

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WHEREAS, the attached plat for the Mooring Estates Subdivision Dunbar Addition was referred to the City of Soldotna Planning and Zoning Commission, and received from Edge Survey & Design, LLC on October 5, 2023; and

WHEREAS, on October 4, 2023, the City of Soldotna Planning and Zoning Commission reviewed Resolution PZ 2023-017, which proposed a subdivision similar to that being considered by Resolution PZ 2023-019; and

WHEREAS, Resolution PZ 2023-017 proposed a through street serve the subdivision; and

WHEREAS, testimony was received by 19 of residents regarding the proposed through street and its potential impact to the neighborhood; and

WHEREAS, considering the testimony, the Soldotna Planning and Zoning Commission failed Resolution PZ 2023-017 and made the following findings:

1. The City's residents voiced strong public opposition to the through street connecting Ridgewood Drive to Knight Drive.
2. The neighborhood's safety may decrease because of traffic and criminal activity with an access to Knight Drive.
3. The lack of sidewalks along Ridgewood Drive makes the through street more dangerous than a cul-de-sac.
4. The neighborhood's residential integrity should be kept separate from the industrial uses present along Knight Drive. These neighboring areas have very different uses in nature.
5. There may be a detrimental effect on property values of the residents in the existing subdivision and potentially those residents in the proposed subdivision with a through street instead of a cul-de-sac.
6. Increased connectivity for pedestrian access north of Knight Drive to Soldotna High School remains an objective for the City and should remain in future subdivisions.

WHEREAS, in consideration of the revisions proposed under Resolution 2023-019, Mooring Estates Subdivision Dunbar Addition, the City of Soldotna Planning and Zoning Commission find:

1. The plat subdivides a 6.8-acre parcel into six lots, and would dedicate a 60-ft right-of-way: Lot 9 is 0.923 acres, Lot 10 is 0.919 acres, Lot 11 is 0.943 acres, Lot 18 is 0.934 acres, Lot 19 is 0.934 acres, and Lot 20 is 0.936 acres;
2. The parent parcel is legally described as T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4 Excepting Any Ptns Within All Of The Mooring Est Subds & Also Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21;

3. The parent parcel is owned by Five D Investments LLC, represented by the applicant, Kenneth Dunbar;
4. The parent parcel is undeveloped;
5. The property is zoned Single-Family/Two-Family Residential;
6. Surrounding zoning to the south is Multi-Family Residential, to the east and west is Single-Family/Two-Family Residential. The land to the north is outside of City Limits and has no zoning;
7. Municipal water and sewer are not available within 300 ft. of the parent parcel;
8. Access to the proposed subdivision is provided via a cul de sac within the dedicated 60 ft. right-of-way off of Ridgewood Drive;
9. The proposed subdivision may require an exception by the Kenai Peninsula Borough (KPB) to KPB Code 20.30.170, maximum block lengths of 1,320 ft. for the western portion of Knight Drive;
10. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
11. An installation or subdivision agreement will be required for the construction of the cul de sac;
12. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 31 notices to property owners within 300 feet, and within the subdivision, notifying them of the proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Mooring Estates Subdivision Dunbar Addition subject to the findings as stated above.

Section 2. That, based on the findings found within this resolution, the Commission supports an exception from the Kenai Peninsula Borough's Code 20.30.170, maximum block length of 1,320 ft. for the west portion of Knight Drive.

Section 3. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 1<sup>ST</sup> DAY OF NOVEMBER, 2023.

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Kaitlin Vadla, Chair

ATTEST:

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Jennifer Hester, Associate Planner

Yes: Anderson, Burton, Murray, Smithwick-Aley  
No: None  
Absent: Vadla  
Abstain: Taufest

## Planning and Zoning Commission Statement

My name is Bill Schwager, and I live at 453 Diane Lane. Since I will be out of town and unable to attend this meeting in-person, I am submitting this letter as my testimony regarding the Mooring Estates Subdivision Dunbar Addition proposed plat.

I wish to make it known that I support this plat as drawn. This plat proposes a cul-de-sac as the termination of the Ridgewood Drive extension into this property. The entire neighborhood made it painfully clear at the Soldotna Planning and Zoning Commission meeting of October 4, 2023 that extending Ridgewood Drive to Knight Drive was a very bad idea.

It is acknowledged that the Borough has a block length requirement as stated in Borough Code 20.30.170 of 1320 feet. I would like to point out that this block length requirement came into existence with Borough Ordinance No. 2014-02, § 1, 2-11-14, almost 20 years after this neighborhood was established. We think it is more than a bit unfair to impose such a radical requirement on our neighborhood after we have lived here so many years with the expectation that Ridgewood Drive would never connect to Knight Drive.

However, Borough Code 20.50.010.A needs to be referenced as well. This section states:

Unless prohibited under this title, the commission may authorize exceptions to any of the requirements set forth in this title. A request for an exception shall be in writing and present the commission with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. The commission 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;
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;
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.

I believe that this plat warrants the granting of an exception to the block length rule. Special circumstances affecting not only this property but also all of the residents of Ridgewood Drive and Diane Lane exist.

This is a long established, quiet neighborhood that does not have a through street. In fact the previous rendition of this plat is the only proposal to ever suggest connecting Ridgewood Drive to Knight Drive. The original proposal by McLane and Associates in the 1990's shows exactly the same cul-de-sac as is seen on this plat. A preliminary plat by Dave Peterson in 2014 also had a Ridgewood Drive cul-de-sac termination. Although these plats were never finalized, they do show that, historically, a through street has never been proposed. These preliminary plats are included for your reference.

The people residing in this neighborhood chose to live here because we did not want the traffic associated with a through street. Soldotna High School is responsible for generating a considerable amount of traffic when the school day is over and after events with public attendance, i.e. sporting events and public

performances. The short-term congestion at the Marydale-Kobuk intersection is going to divert significant traffic through our neighborhood.

This neighborhood is characterized as a safe place to walk not just by the local residents, but also by many others that live elsewhere in the city. Many people park at SOHI and make the loop walk around our neighborhood simply because there is no traffic. Since there are no sidewalks here; everyone walks in the street and feels perfectly safe doing so. Making Ridgewood Drive a through street is going to create a serious safety issue for all of these walkers.

Noise is another issue local residents have not had to deal with. There is no traffic noise here. This has been the case for over 20 years now. There is no reason to give heavy trucks and speeding cars access to these streets unnecessarily. We chose to live here because of the quiet. Nuisance traffic cannot be banned once a through street exists.

The only traffic we see on these streets belongs to the residents or those having business with those residents. We are all aware of who belongs here and who does not. Anything suspicious is quickly shared among neighbors thus making this a very safe neighborhood. A through street is going to bring considerable unknown traffic through the area to the detriment of every resident's safety since the basis of our crime watch will be eliminated.

We are particularly concerned about the access given to our neighborhood a through street to Knight Drive will give to the Ridgeway population. This is a known area for theft and drug problems. Giving these folks free and easy access to our neighborhood is only going to vastly increase the number of reported crimes committed in our neighborhood. Should Ridgewood Drive be extended to Knight Drive, the Soldotna Police Department will also pay the price in addition to those of us who live here.

Extending Ridgewood Drive to Knight Drive provides no additional benefit to either the police department or the fire department. Should a response be necessary, nobody is going to cut through our neighborhood to access any points north of Knight Drive or west of Kobuk Street. It is far easier and quicker to use the Knight Drive -Kobuk intersection to proceed into these areas instead of using crooked neighborhood streets.

Property values of existing area homes and those to be built in this subdivision will be negatively affected by the existence of a through street to Knight Drive. Our lots are more desirable because we do not have all the disadvantages a through street brings (fast cars, noise, and unlimited access).

At the Soldotna Planning and Zoning Commission meeting of October 4, 2023 over 20 residents of the effected neighborhood attended and voiced their opinion of the through street concept. It was nothing shy of miraculous that the original plat was unanimously opposed by so many people. Everyone had their own reasons, probably some that I have failed to consider here. But the bottom line is that absolutely nobody who lives here wants to see Ridgewood Drive connected to Knight Drive. This is a significant statement that should not be ignored.

In conclusion a cul-de-sac termination to the extension of Ridgewood Drive is the proper resolution for street access to this new subdivision. I feel that I have adequately addressed the evidentiary responsibility for granting an exception to the block length requirement for new subdivisions. That the exception is necessary for the preservation and enjoyment of several substantial property rights and is the most practical manner of complying with the intent of this title has been overwhelmingly demonstrated. Irreparable harm will come to this neighborhood should Ridgewood Drive be forced to be extended to Knight Drive.

October 25, 2023

City of Soldotna Planning and Zoning Commission – Nov. 1, 2023

Kenai Peninsula Borough Plat Committee - December 11, 2023

Dear Committee Members,

I wish to testify in writing concerning **Resolution PZ 2023-019 Mooring Estates Subdivision Dunbar Addition** as I will not be able to attend the City of Soldotna Planning and Zoning meeting, nor the Kenai Peninsula Borough Plat committees meeting due to a conflict in schedules. The proposed plat has been revised to include a cul-de-sac end to Ridgewood Drive and not connecting a through street to Knight Drive. I wish to support this revision for the following reasons:

\*I purchased this property at the end of the loop 28 years ago at the intersections of Ridgewood Drive and Diane Lane for the purpose of living in a quiet neighborhood without access to the industrial area of Knight Drive. I do not want the additional traffic a through street would bring to our neighborhood.

\* This unique neighborhood is used by many community members who often park at SoHi to walk the Peace Garden and continue their walk around our loop. It is used by many walkers, wheelchairs, adults with push prams, youngsters on bikes, trikes, skateboards, dog-walkers, and runners due to the limited amount of vehicular traffic.

\*Mr. Dunbar has included in the plat a pedestrian easement from Knight Drive for the rare walking/ biking high school student.

My chief concern with this proposed cul-de-sac is drainage. Ridgewood Drive only has one set of storm drains two lots in from Marydale, thus more than half the street drains into the intersection of Ridgewood Drive and Diane Lane. Six lots on Diane Lane heading north and curving west also drain into this corner. Our property, lot 17, is topographically the lowest in the subdivision at the intersection of Ridgewood Drive and Diane Lane. As a consequence, nearly every spring the entrance to Mr. Dunbar's subdivision alongside our lot becomes a lake, as well as the grassy road easement along the front of our lawn. Lot 4, Block 9 is sitting on a hill, so it is above the runoff. I would have said "every year", but this last year was an exception. The heavy snow we got last October, that never melted until spring, clearly, insulated the ground well enough that this was the first spring in 28 years that the ground thawed and was able to absorb the street runoff. We didn't have a lake. Mr. Dunbar did not witness the normal spring lake or his crew would have had to drive through it. We used to measure the depth of the water by the green transformer in the corner of the easement until one year it came to within two inches of the top, and it was moved to higher ground. I am very concerned the width of the road will then dump our neighborhood's runoff to drain on our lower property. I want the city to be well aware of this situation and to address the drainage issue before it happens. Storm drains beginning at the intersection along the new cul-de-sac and adjoining the Knight Drive system will prevent any further lake issues at this location.

With the drainage issue addressed by the city, I support the proposed Cul-de-sac subdivision plat by Mr. Dunbar.

Respectfully, submitted,

Nancy Courtright,  
453 Diane Lane, Lot 17 Block 7, at the corner with Ridgewood Drive

## Jennifer Hester

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**From:** Carmen Stephl <cstephl@gci.net>  
**Sent:** Monday, October 23, 2023 11:33 AM  
**To:** jason@edgesurvey.net; Planning & Zoning; planning@kpb.us  
**Subject:** Mooring Estates/ cul-de-sac/ Ridgewood Drive

We are in support of a cup-de-sac end to Ridgewood Drive. Please consider an exception to borough code 20.30.170.

Chris and Carmen Stephl  
328 Ridgewood Drive  
Soldotna Alaska 99669  
907-398-0817

cstephl@gci.net



October 31, 2023

City of Soldotna Planning and Zoning Commission- November 1, 2023

Kenai Peninsula Borough Plat Committee-December 11, 2023


Dear Committee Members,

I wish to submit this testimony in writing concerning Resolution PZ 2023-019 Mooring Estates Subdivision Dunbar Addition.

My wife and I have lived at 346 Ridgewood Drive since June of 2005. We chose to purchase a home there because of the minimal traffic, quiet surroundings, and quality of houses and home owners. We would like to see that maintained.

I am in support of the proposed plan to have a Cul-de-sac, but would like to have the entrance from Knight Dr., or if the entrance is from Ridgewood Dr., that the property be zoned single family only.

Respectfully submitted,

  
Larry Nauta

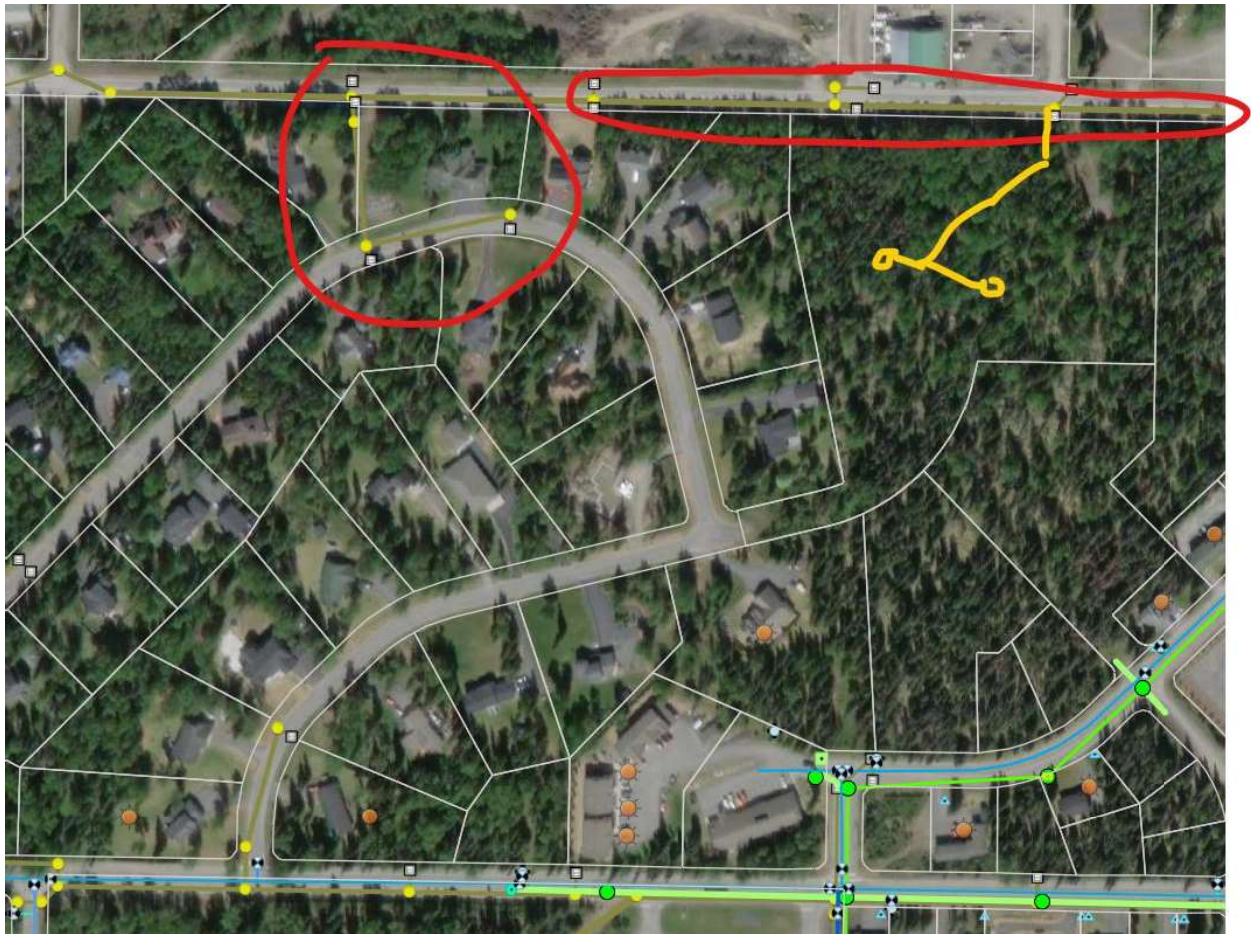
Kyle Kornelis, Public Works Director  
in response to stormwater drainage concern from Nancy Courtright

Street construction will need to be designed by an engineer and approved by the City- it would be great to remedy any existing drainage problems with future development, and we would strive to do this. But there is a reasonable amount of 'related' costs to be borne by the developer.

One this is certain though- the new street construction should NOT exacerbate or contribute to any existing drainage issues.

There is actually a mid-block storm connection from Diane Lane to Knight Drive. It was built around 2006 and connects to the circa 1987 Knight Drive storm line.

Kyle



Date:  
Action:  
Vote:

CITY OF SOLDOTNA  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ 2023-019

RECOMMENDING APPROVAL OF THE  
MOORING ESTATES SUBDIVISION DUNBAR ADDITION

---

WHEREAS, the attached plat for the Mooring Estates Subdivision Dunbar Addition was referred to the City of Soldotna Planning and Zoning Commission, and received from Edge Survey & Design, LLC on October 5, 2023; and

WHEREAS, on October 4, 2023, the City of Soldotna Planning and Zoning Commission reviewed Resolution PZ 2023-017, which proposed a subdivision similar to that being considered by Resolution PZ 2023-019; and

WHEREAS, Resolution PZ 2023-017 proposed a through street serve the subdivision; and

WHEREAS, testimony was received by 19 of residents regarding the proposed through street and its potential impact to the neighborhood; and

WHEREAS, considering the testimony, the Soldotna Planning and Zoning Commission failed Resolution PZ 2023-017 and made the following findings:

1. The City's residents voiced strong public opposition to the through street connecting Ridgewood Drive to Knight Drive.
2. The neighborhood's safety may decrease because of traffic and criminal activity with an access to Knight Drive.
3. The lack of sidewalks along Ridgewood Drive makes the through street more dangerous than a cul-de-sac.
4. The neighborhood's residential integrity should be kept separate from the industrial uses present along Knight Drive. These neighboring areas have very different uses in nature.
5. There may be a detrimental effect on property values of the residents in the existing subdivision and potentially those residents in the proposed subdivision with a through street instead of a cul-de-sac.
6. Increased connectivity for pedestrian access north of Knight Drive to Soldotna High School remains an objective for the City and should remain in future subdivisions.

WHEREAS, in consideration of the revisions proposed under Resolution 2023-019, Mooring Estates Subdivision Dunbar Addition, the City of Soldotna Planning and Zoning Commission find:

1. The plat subdivides a 6.8-acre parcel into six lots, and would dedicate a 60-ft right-of-way: Lot 9 is 0.923 acres, Lot 10 is 0.919 acres, Lot 11 is 0.943 acres, Lot 18 is 0.934 acres, Lot 19 is 0.934 acres, and Lot 20 is 0.936 acres;
2. The parent parcel is legally described as T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4 Excepting Any Ptns Within All Of The Mooring Est Subds & Also Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21;

3. The parent parcel is owned by Five D Investments LLC, represented by the applicant, Kenneth Dunbar;
4. The parent parcel is undeveloped;
5. The property is zoned Single-Family/Two-Family Residential;
6. Surrounding zoning to the south is Multi-Family Residential, to the east and west is Single-Family/Two-Family Residential. The land to the north is outside of City Limits and has no zoning;
7. Municipal water and sewer are not available within 300 ft. of the parent parcel;
8. Access to the proposed subdivision is provided via a cul de sac within the dedicated 60 ft. right-of-way off of Ridgewood Drive;
9. The proposed subdivision may require an exception by the Kenai Peninsula Borough (KPB) to KPB Code 20.30.170, maximum block lengths of 1,320 ft. for the western portion of Knight Drive;
10. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
11. An installation or subdivision agreement will be required for the construction of the cul de sac;
12. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 31 notices to property owners within 300 feet, and within the subdivision, notifying them of the proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Mooring Estates Subdivision Dunbar Addition subject to the findings as stated above.

Section 2. That, based on the findings found within this resolution, the Commission supports an exception from the Kenai Peninsula Borough's Code 20.30.170, maximum block length of 1,320 ft. for the west portion of Knight Drive.

Section 3. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 1<sup>ST</sup> DAY OF NOVEMBER, 2023.

---

Kaitlin Vadla, Chair

ATTEST:

---

Jennifer Hester, Associate Planner

Yes:  
No:  
Absent:  
Abstain:



177 North Birch Street  
Soldotna, AK 99669  
Phone: 907.262.9107  
Fax: 907.262.1245  
planning@soldotna.org  
www.soldotna.org

**TO:** Planning and Zoning Commission  
**THROUGH:** John Czarnecki, Director ED+P  
**FROM:** Jennifer Hester, Associate Planner  
**DATE:** October 10, 2023  
**SUBJ:** Resolution PZ 2023-019. Recommending Approval of the Mooring Estates Subdivision Dunbar Addition

---

## GENERAL INFORMATION

**Applicant(s):** Kenneth Dunbar  
500 L Street Suite 300  
Anchorage, AK 99501  
Jason Young  
Edge Survey & Design, LLC  
8000 King Street  
Anchorage, AK 99518

**Parcel ID:** 059-312-56

**Size:** 6.8 acres (296,208 ft<sup>2</sup>)

**Legal:** T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4  
Excepting Any Ptns Within All Of The Mooring Est Subds & Also  
Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21

**Location:** South of Knight Drive and north east of Ridgewood Drive

**Size of Proposed Lots:**

Lot 9	0.923 Acres
Lot 10	0.919 Acres
Lot 11	0.943 Acres
Lot 18	0.934 Acres
Lot 19	0.934 Acres
Lot 20	0.936 Acres

**Zoning:** Single-Family/Two-Family Residential (SF/TF)

**Existing Land Use:** Undeveloped

**Surrounding Zoning and Land Use:**

<b>North:</b>	Unincorporated	Industrial
<b>South:</b>	Multi-Family Residential	Undeveloped
<b>East:</b>	SF/TF Residential	Undeveloped
<b>West:</b>	SF/TF Residential	Residential Dwellings

**Kenai River Overlay District (KROD):**

Proposed subdivision is not subject to KROD.

**Utilities:**

Municipal sewer and water are not available within 300 ft. of any of the proposed lots.

**Access:**

A proposed 60 ft. right-of-way off of Ridgewood Drives will provide access to proposed Lots 9-11 and Lots 18-20.

**BACKGROUND INFORMATION**

On October 4, 2023 the Planning & Zoning Commission failed Resolution PZ 2023-017, that proposed to subdivide parcel 059-312-56 with a through street connecting Knight Dr. to Ridgewood Dr., and made the following findings of fact:

THE COMMISSION FINDINGS:

1. The Commission finds that the City’s residents voiced strong public opposition to the through street from Ridgewood Drive to Knight Drive.
2. The Commission has concerns for the neighborhood’s safety in terms of traffic and criminal activity with an access to Knight Drive.
3. The Commission finds that the lack of sidewalks along Ridgewood Drive make the through street more dangerous verses a cul-de-sac option.
4. The Commission has concerns for the neighborhood’s residential integrity being kept separate from the industrial uses present along Knight Drive. These neighboring areas have very different uses in nature.
5. The Commission has concerns over the detrimental effect on property values of the residents in the existing subdivision and potentially those residents in the proposed subdivision.
6. The Commission values the increased connectivity for pedestrian access that the subdivision could grant north of Knight Drive to Soldotna High School. The Commission noted that such connectivity could be provided by an easement from Knight Drive to a cul de sac (rather than a through road).

Resolution PZ 2023-019 proposes to subdivide parcel 059-312-56 with a cul-de-sac instead of a through street, which would address the public grievances brought forth during the October 4, 2023 planning and zoning commission meeting.

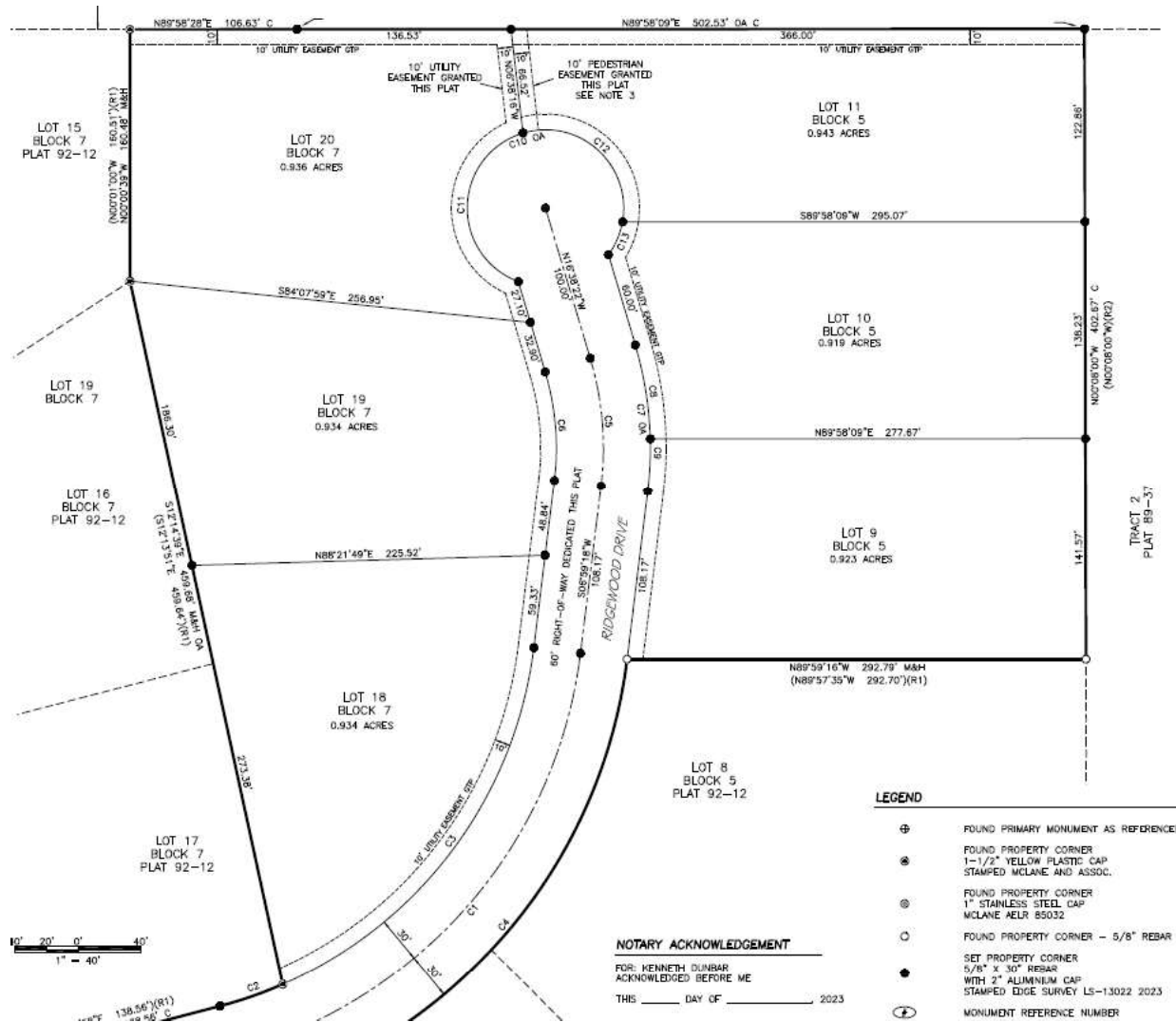
The proposed preliminary plat in PZ 2023-019 intends to subdivide a 6.8-acre parcel into six separate lots, Lots 9-11 and Lots 18-20 (*figure 1*). Lots 9-11 and Lots 18-20 will each be approximately 1 acre. The plat also dedicates a 60-ft cul-de-sac, right-of-way. No developments or improvements exist on the parcel. The parent parcel is owned by Five D Investments LLC, and represented by Kenneth Dunbar and Edge Survey and Design.

The existing parcel is currently zoned Single-Family/Two-Family Residential (*figure 2*). The resulting Lots 9-11 and 18-20 would also be Single-Family/Two-Family Residential.

The intent of the subdivision is for future development of Lots 9-11 and 18-20 with single-family dwellings.

Lots 9-11 and 18-20 of the preliminary plat meet all the general standards for the Single-Family/Two-Family Residential Zoning District. These standards can be found under Soldotna Municipal Code (SMC) Section 17.10.230.

Authority to review and approve proposed vacations, abbreviated subdivision plats, subdivision plat waivers, and preliminary plats showing a subdivision of land within the corporate boundary of the City of Soldotna is provided by AS 29.40.010 and Kenai Peninsula Borough (KPB) code 20.25.050, and is codified within SMC 16.10.040. No parent plat exists for the preliminary plat.



**Figure 1.** Preliminary plat intends to subdivide a 6.8-acre lot into six lots and one right-of-way dedication.



## ANALYSIS

The preliminary plat subdivides a Single-Family/Two-Family residentially zoned parcel into six lots, Lots 9-11 and 18-20, and a 60-ft right-of-way.

### General Standards

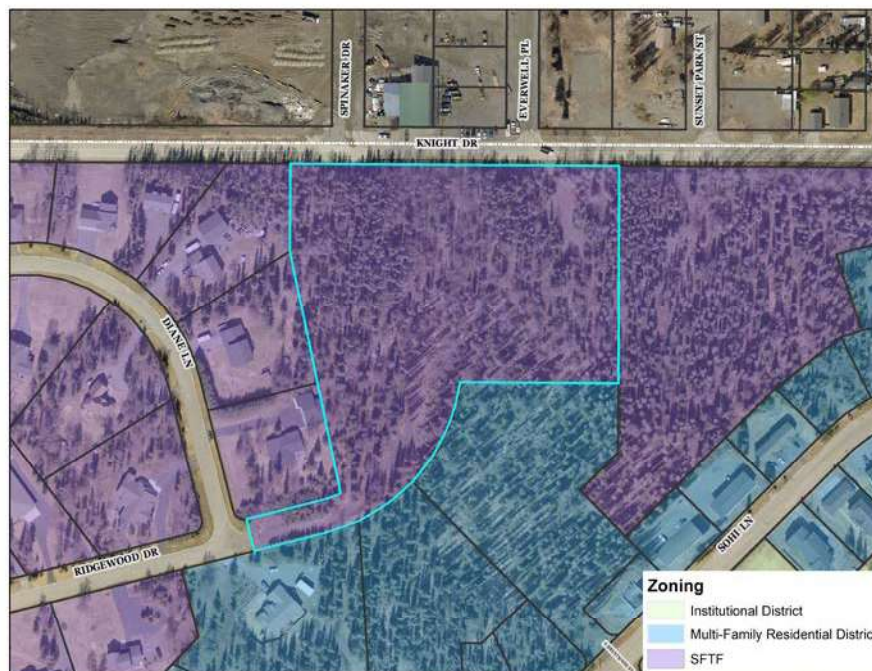
#### Single-Family/Two-Family Residential District

The intent of the Single-Family/Two-Family (SFTF) Residential District is to provide for stable, quiet, and medium density residential development and other uses which are both compatible with the residential character and convenient to the residents of such a district. Lots 9-11 and 18-20 would be zoned SFTF (*figure 2*). The preliminary plat meets all the following general standards for the SFTF Residential District, which can be found under Section 17.10.240 of the SMC and are summarized in the table below:

**Single-Family/Two-Family District\***

Standard	Required	Provided	Standard Met?	Code Reference
		Lots 9-11 & 18-20		
Minimum Lot Size;	8,400 ft.	40,119 ft <sup>2</sup>	YES	17.10.240.E.1
Minimum Lot Width	70 ft.	123 ft.	YES	17.10.240.E.2
Maximum Lot Coverage	30%	No structure	YES	17.10.240.E.3
Maximum Building Height	36 ft.	No structure	YES	17.10.240.E.4
Minimum Yard Setback	Front:	20 ft.	YES	17.10.240.E.5
	Back:	20 ft.		
	Side:	5 ft.		

\*expanded table in appendix A



**Figure 2.** Parcel 059-312-56 is zoned within the Single-Family/Two-Family Residential District.

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## **STAFF COMMENTS**

This plat is a subdivision of one parcel into six parcels and a right-of-way dedication. No exceptions are being requested.

The 60 ft. dedicated right-of-way is proposed to be a cul-de-sac. This cul-de-sac requires an exception from Kenai Peninsula Borough Code 20.30.170 for maximum block length. The City presents the Planning & Zoning Commission's October 4, 2023 Findings of Fact as support for an exception from the Kenai Peninsula Borough's block length standards.

The plat was circulated to City Staff for review and comments.

Thirty-one notices were mailed on October 11, 2023. No comments were received at the time this report was drafted.

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## **STAFF RECOMMENDATION**

Staff finds that the Mooring Estates Subdivision Dunbar Addition meets the general standards of the Soldotna Municipal Code, and therefore recommends approval. Resolution PZ 2023-019 has been provided for your use, and would recommend approval to the Kenai Peninsula Borough.

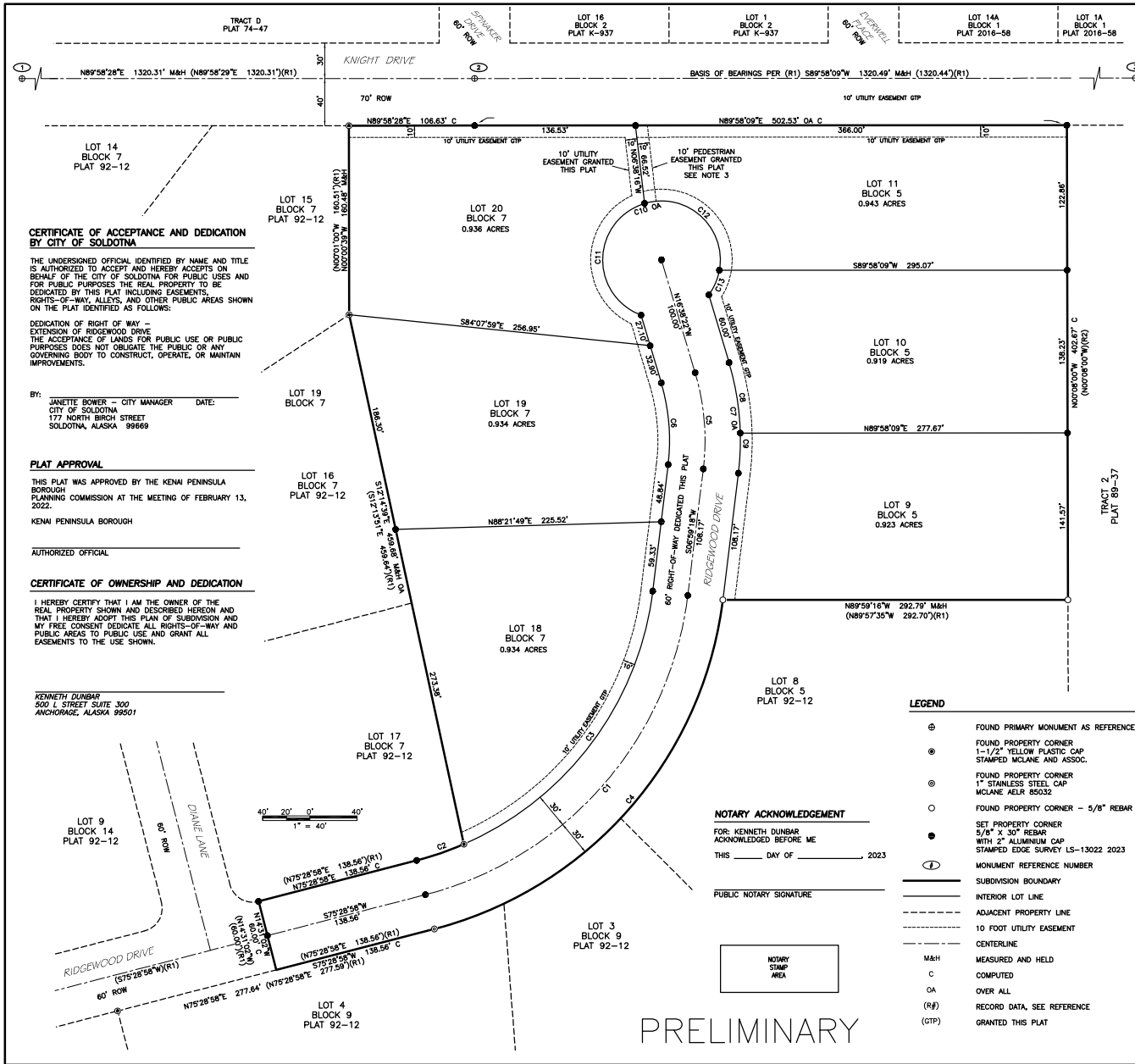
### **Attachments:**

- A. Appendix A: Expanded table of the Zoning Standards of the Single-Family/Two-Family Residential District
- B. Location Map
- C. Preliminary Plat

Appendix A

Zoning Standards for the Single-Family/Two-Family Residential District

Standard		Required	Provided						Standard Met?	Code Reference
			Lot 9	Lot 10	Lot 11	Lot 18	Lot 19	Lot 20		
Minimum Lot Size;		.19 ac.	0.923 ac	0.919 ac	0.943 ac	0.934 ac	0.934 ac	0.936 ac	YES	17.10.240.E.1
Minimum Lot Width		70 ft.	141 ft.	138 ft.	122 ft.	273 ft.	124 ft.	160 ft.	YES	17.10.240.E.2
Maximum Lot Coverage		30%	n/a	n/a	n/a	n/a	n/a	n/a	YES	17.10.240.E.3
Maximum Building Height		36 ft.	n/a	n/a	n/a	n/a	n/a	n/a	YES	17.10.240.E.4
Minimum Yard Setback	Front: Rear: Side:	20 ft. 20 ft. 5 ft.	n/a	n/a	n/a	n/a	n/a	n/a	YES	17.10.240.E.5



**CERTIFICATE OF ACCEPTANCE AND DEDICATION BY CITY OF SOLDOTNA**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SOLDOTNA 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:

DEDICATION OF RIGHT OF WAY - EXTENSION OF RIDGEWOOD DRIVE THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: JANETTE BOWER - CITY MANAGER  
CITY OF SOLDOTNA  
177 NORTH BIRCH STREET  
SOLDOTNA, ALASKA 99669

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 13, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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 MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KENNETH DUNBAR  
500 L STREET SUITE 300  
ANCHORAGE, ALASKA 99501

**NOTARY ACKNOWLEDGEMENT**

FOR: KENNETH DUNBAR  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

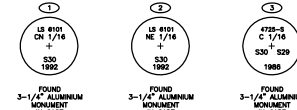
PUBLIC NOTARY SIGNATURE

NOTARY STAMP AREA

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND PROPERTY CORNER 1-1/2" YELLOW PLASTIC CAP STAMPED MCLANE AND ASSOC.
- ⊙ FOUND PROPERTY CORNER 1" STAINLESS STEEL CAP MCLANE AELR 85032
- FOUND PROPERTY CORNER - 5/8" REBAR
- ⊙ SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2023
- ⊕ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- 10 FOOT UTILITY EASEMENT
- CENTERLINE
- M&H MEASURED AND HELD
- C COMPUTED
- OA OVER ALL
- (R#) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT

**MONUMENT SUMMARY**



**REFERENCES**

- (R1) MOORING ESTATES SUBDIVISION PART TWENTYONE, PLAT 92-12, KENAI RECORDING DISTRICT
- (R2) MOORING ESTATES SUBDIVISION PART NINETEEN, PLAT 89-37, KENAI RECORDING DISTRICT

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	388.64'	68°29'40"	S41°14'08" W	337.68'
C2	270.00'	42.40'	8°59'53"	N70°59'01" E	42.38'
C2(R1)	270.00'	280.33'	59°29'19"	S36°43'57" W	287.91'
C3	330.00'	384.75'	68°32'18"	S41°14'08" W	371.43'
C4	200.00'	82.48'	23°37'40"	S04°48'32" E	81.89'
C4(R1)	200.00'	70.11'	23°37'40"	N02°44'41" E	69.61'
C5	230.00'	84.85'	23°37'40"	S04°48'32" E	84.18'
C6	230.00'	80.78'	19°08'27"	S09°04'09" E	60.80'
C7	230.00'	34.07'	8°29'13"	N02°44'41" E	34.04'
C8	50.00'	249.81'	286°15'37"	N73°21'32" E	60.00'
C9	50.00'	124.90'	143°07'48"	N01°47'43" E	34.87'
C10	50.00'	101.95'	116°49'59"	N48°13'28" W	65.19'
C11	50.00'	22.95'	28°17'59"	S23°20'26" W	22.75'
C12	50.00'	22.95'	28°17'59"	S23°20'26" W	22.75'
C13	50.00'	22.95'	28°17'59"	S23°20'26" W	22.75'

**NOTES**

1. DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF SOLDOTNA MUNICIPAL CODE TITLE 17.
2. PER THIS PLAT 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.
3. A 10 FOOT WIDE, NON-MOTORIZED TRAVEL WAY EASEMENT, FOR FOOT AND BIKE ACCESS FROM RIDGEWOOD DRIVE TO KNIGHT DRIVE, BEING GRANTED THIS PLAT.
4. CENTER LINE MONUMENTS TO BE SET AFTER ROAD CONSTRUCTION COMPLETE.
5. EXCEPTION TO KPB CODE 20.30.170, BLOCK LENGTH WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF DECEMBER 11, 2023.
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 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.

ENGINEER LICENSE NUMBER DATE

KPB FILE No. 2023-000

**CERTIFICATE OF SURVEYOR**

I, MARK A. MONETTI 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.



RECORDER'S STAMP AREA  
225'

**MOORING ESTATES SUBDIVISION DUNBAR ADDITION**

A SUBDIVISION OF UNSUBDIVIDED REMAINDER MOORING ESTATES SUBDIVISION PLAT 92-12 KENAI RECORDING DISTRICT  
LOCATED WITHIN NE 1/4 SECTION 30, T.5N., R.10W., S.M. STATE OF ALASKA  
KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT CITY OF SOLDOTNA

OWNER: KENNETH DUNBAR  
500 L STREET SUITE 300 ANCHORAGE, ALASKA 99501  
CONTAINING 6.789 ACRES



6000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
AEL# 1392

DRAWN BY: DATE: 10/04/2023  
PROJECT: 23-578  
CHECKED BY: SCALE: 1" = 40'  
SHEET: 1 OF 1

PRELIMINARY



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

## PRELIMINARY PLAT SUBMITTAL FORM

- PRELIMINARY PLAT     REVISED PRELIMINARY PLAT (no fee required)     PHASED PRELIMINARY PLAT
- PRELIMINARY PLAT FOR PRIVATE STREETS/GATED SUBDIVISION – all requirements of chapter 20, excluding 20.30.210 and 20.50 apply and must be met.

**SUBDIVISION PLAT NAME:** must be a unique name, contact staff for assistance if needed.

Mooring Estates Subdivision Part 22 *Dunbar Addition*

### PROPERTY INFORMATION:

Legal description: PTN OF S1/2 NE 1/4 EXCEPTING ANY PTNS WITHIN ALL OF THE MOORING EST SUBDS & ALSO SHOWN AS UNSUBD REMAINDER ON PLAT 92-12 MOORING EST #21

Section: 30	Township: 5N	Range: 10W
-------------	--------------	------------

General area description Knight Drive

City (if applicable): Soldotna	Total Acreage: 6.80
--------------------------------	---------------------

### SURVEYOR

<i>Company:</i> Edge Survey and Design	<i>Contact Person:</i> Jason Young
<i>Mailing Address:</i> PO Box 208	<i>City, State, Zip:</i> Kasilof, AK 99610
<i>Phone:</i> 907-283-9047	<i>e-mail:</i> jason@edgesurvey.net

### PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER:  on site     City     community                      WATER:  on site     City     community

### SUBMITTAL REQUIREMENTS

**A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.**

- 1 – full size paper copy
- 3 – reduced sized drawing (11 x 17)
- Preliminary plat **NON-REFUNDABLE** submittal fee \$400
- City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- Certificate to plat for **ALL** parcels included in the subdivision
- Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ALL** requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

**EXCEPTIONS REQUESTED TO PLATTING CODE:** Complete the EXCEPTION REQUEST APPLICATION and attach to the preliminary plat submittal.

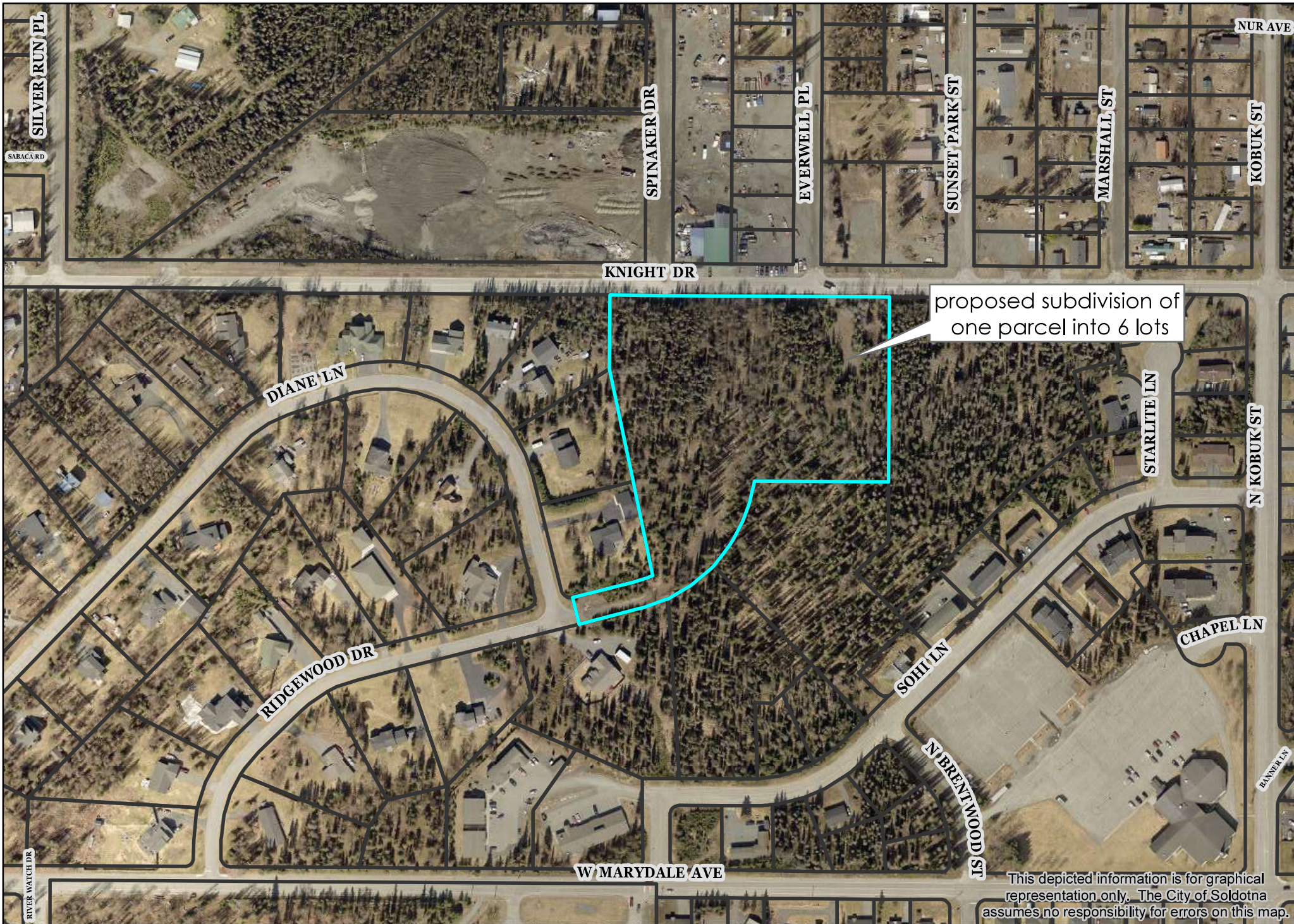
**APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED.** Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

### OWNER(s)

Name ( <i>printed</i> ): Ken Dunbar	Signature:
Phone: 907-947-3000	e-mail: kdunbar@kendunbarandsons.com
Name ( <i>printed</i> ):	Signature:
Phone:	e-mail:
Name ( <i>printed</i> ):	Signature:
Phone:	e-mail:
Name ( <i>printed</i> ):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY \_\_\_\_\_ DATE SUBMITTED \_\_\_\_\_ KPB FILE # \_\_\_\_\_



proposed subdivision of one parcel into 6 lots

This depicted information is for graphical representation only. The City of Soldotna assumes no responsibility for errors on this map.



# Location Map for Proposed Mooring Estates Subdivision Dunbar Addn

PZ - Resolution **EB-77** 2023-019



177 N. Birch St.  
Soldotna, AK 99669  
Phone: 907.262.9107  
Fax: 907.262.1245  
www.soldotna.org

**CITY OF SOLDOTNA PLANNING AND ZONING COMMISSION**  
**NOTICE OF PRELIMINARY PLAT SUBMISSION**

Notice is hereby given that a preliminary plat has been received by the City of Soldotna to subdivide one parcel into six lots. You are being sent this notice in accordance with Section 17.10.425 of the Soldotna Municipal Code (SMC) and Soldotna Public Notification Policy, because you are a property owner within 300 feet of the proposed plat or reside within the neighborhood.

The preliminary plat subdivides one 6.8-acre parcel into six lots ranging from .921-acres to .925-acres and dedicates a 60 ft. right-of-way. The property is zoned Single-Family/Two-Family Residential, and the legal description of the property proposed for subdivision is: T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4 Excepting Any Ptns Within All Of The Mooring Est Subds & Also Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21. The plat is being considered for approval by the following resolution:

**Resolution PZ 2023-019. Recommending Approval of the Mooring Estates Subdivision  
Dunbar Addition**

Although final approval lies with the Kenai Peninsula Borough, the City of Soldotna Planning & Zoning Commission has first review of any platting applications. The Planning & Zoning Commission meeting is an opportunity for any individual to submit commentary on this plat in person or via other communication methods (see below).

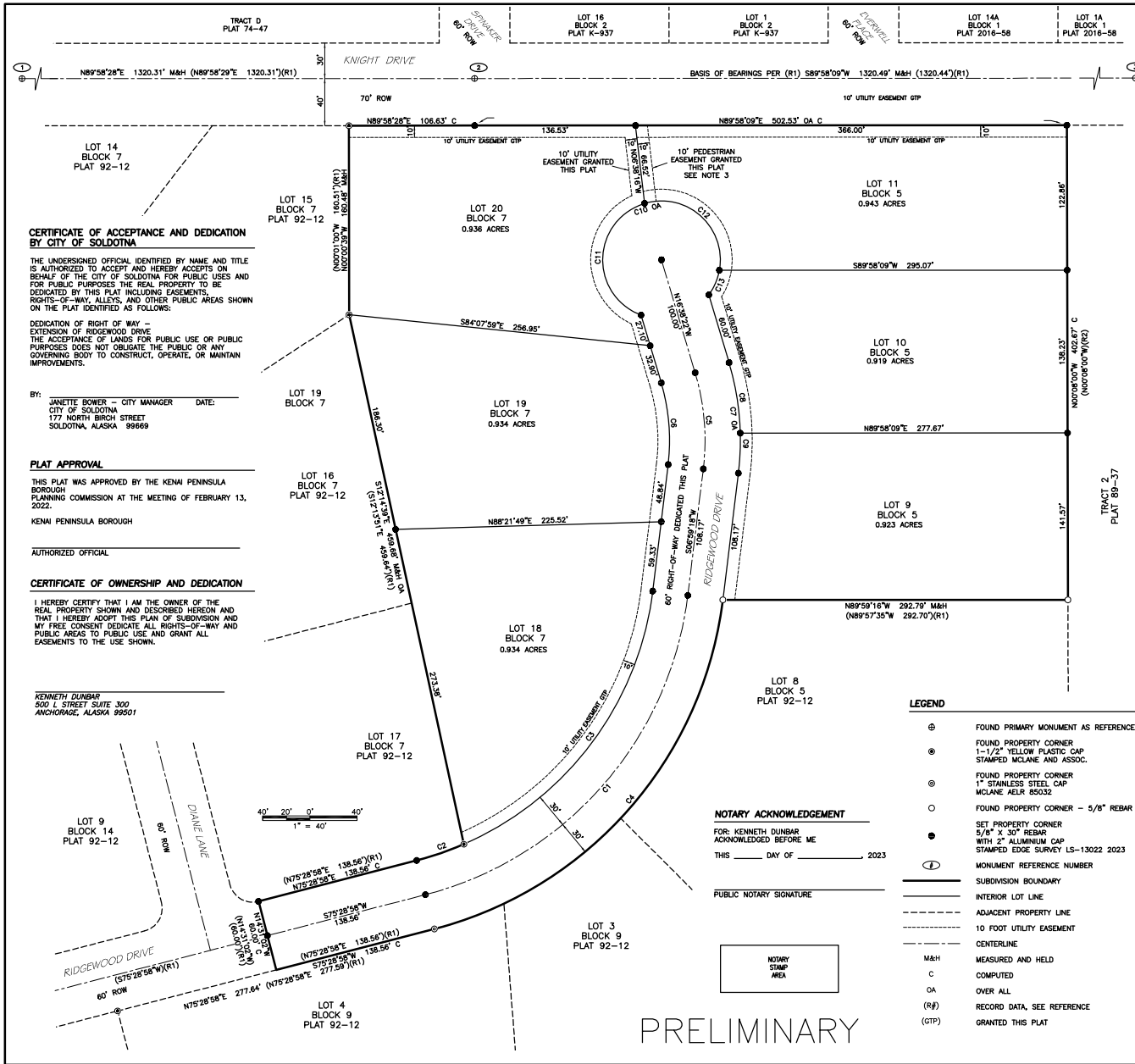
A meeting will be held by the City of Soldotna Planning and Zoning Commission on **Wednesday, November 1, 2023**, commencing at 5:30 p.m. The meeting will be held at 177 N. Birch Street, Soldotna, Alaska 99669.

Anyone wishing to testify may come to the above meeting to give testimony; or may submit a written statement to the attention Jennifer Hester, Associate Planner, City of Soldotna, 177 N. Birch Street, Soldotna, Alaska 99669; fax to 907-714-1234; or email to [jhester@soldotna.org](mailto:jhester@soldotna.org)

The Zoom Webinar ID is: 845 1108 3895. To join the webinar from a computer visit <https://us02web.zoom.us/j/84511083895> or to join by telephone call 1-669-900-6833

*A MAP SHOWING THE PARCEL REPLAT LOCATION IS ON THE BACK OF THIS NOTICE.*

*A COPY OF THE PROPOSED PLAT IS INCLUDED.*



**CERTIFICATE OF ACCEPTANCE AND DEDICATION BY CITY OF SOLDOTNA**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SOLDOTNA 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:

DEDICATION OF RIGHT OF WAY - EXTENSION OF RIDGEWOOD DRIVE THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: JANETTE BOWER - CITY MANAGER  
CITY OF SOLDOTNA  
177 NORTH BIRCH STREET  
SOLDOTNA, ALASKA 99669

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 13, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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 MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KENNETH DUNBAR  
500 L STREET SUITE 300  
ANCHORAGE, ALASKA 99501

**NOTARY ACKNOWLEDGEMENT**

FOR: KENNETH DUNBAR  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

PUBLIC NOTARY SIGNATURE

NOTARY STAMP AREA

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND PROPERTY CORNER 1-1/2" YELLOW PLASTIC CAP STAMPED MCLANE AND ASSOC.
- ⊙ FOUND PROPERTY CORNER 1" STAINLESS STEEL CAP MCLANE AELR 85032
- FOUND PROPERTY CORNER - 5/8" REBAR
- ⊙ SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2023
- ⊕ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- 10 FOOT UTILITY EASEMENT
- CENTERLINE
- M&H MEASURED AND HELD
- C COMPUTED
- OA OVER ALL
- (R#) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT

**MONUMENT SUMMARY**

- 1. 15 4911 C 1/16 530 1992 FOUND 3-1/4" ALUMINUM MONUMENT IN CASE
- 2. 15 4911 C 1/16 530 1992 FOUND 3-1/4" ALUMINUM MONUMENT IN CASE
- 3. 4725-4 C 1/16 530 929 FOUND 3-1/4" ALUMINUM MONUMENT IN CASE

**REFERENCES**

- (R1) MOORING ESTATES SUBDIVISION PART TWENTYONE, PLAT 92-12, KENAI RECORDING DISTRICT
- (R2) MOORING ESTATES SUBDIVISION PART NINETEEN, PLAT 89-37, KENAI RECORDING DISTRICT

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	388.64'	68°29'40"	S41°14'08"W	337.68'
C2	270.00'	42.40'	8°59'53"	N70°59'01"E	42.38'
C2(R1)	270.00'	280.33'	59°29'19"	S36°43'57"W	287.91'
C3	330.00'	384.75'	68°32'18"	S41°12'49"W	371.63'
C4	200.00'	82.48'	23°37'40"	S04°48'32"E	81.89'
C4(R1)	200.00'	70.11'	23°37'40"	N02°44'41"E	69.61'
C5	230.00'	84.85'	23°37'40"	S04°48'32"E	84.18'
C6	230.00'	80.78'	19°08'27"	S09°04'09"E	60.80'
C7	230.00'	34.07'	8°29'13"	N02°44'41"E	34.04'
C8	50.00'	249.81'	286°15'37"	N73°21'32"E	60.00'
C9	50.00'	124.90'	143°07'48"	N01°47'43"E	34.87'
C10	50.00'	101.95'	116°49'59"	N48°13'28"W	65.19'
C11	50.00'	22.95'	28°17'59"	S23°20'26"W	22.75'
C12	50.00'	22.95'	28°17'59"	S23°20'26"W	22.75'
C13	50.00'	22.95'	28°17'59"	S23°20'26"W	22.75'

**NOTES**

- DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF SOLDOTNA MUNICIPAL CODE TITLE 17.
- PER THIS PLAT 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.
- A 10 FOOT WIDE, NON-MOTORIZED TRAVEL WAY EASEMENT, FOR FOOT AND BIKE ACCESS FROM RIDGEWOOD DRIVE TO KNIGHT DRIVE, BEING GRANTED THIS PLAT.
- CENTER LINE MONUMENTS TO BE SET AFTER ROAD CONSTRUCTION COMPLETE.
- EXCEPTION TO KPB CODE 20.30.170, BLOCK LENGTH WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF DECEMBER 11, 2023.
- 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.

ENGINEER LICENSE NUMBER DATE

KPB FILE No. 2023-000

**CERTIFICATE OF SURVEYOR**

I, MARK A. ALMONETTI 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.



RECORDER'S STAMP AREA  
2.25"

**MOORING ESTATES SUBDIVISION DUNBAR ADDITION**

A SUBDIVISION OF UNSUBDIVIDED REMAINDER MOORING ESTATES SUBDIVISION PLAT 92-12 KENAI RECORDING DISTRICT

LOCATED WITHIN NE 1/4 SECTION 30, T.5N., R.10W., S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT CITY OF SOLDOTNA

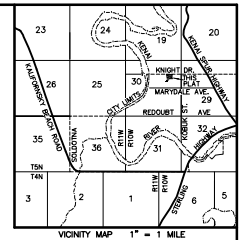
OWNER: KENNETH DUNBAR  
500 L STREET SUITE 300  
ANCHORAGE, ALASKA 99501

CONTAINING 6.789 ACRES



6000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
AELR # 1392

DRAWN BY: DATE: 10/04/2023 PROJECT: 23-578  
JY  
CHECKED BY: SCALE: 1" = 40' SHEET: 1 OF 1  
MA



PRELIMINARY



## Notification List of Property Owners within 300 ft.

SITE ADDRESS	OWNER	MAILING ADDRESS	CITY, STATE ZIP
45200 KNIGHT DR	STEAM ON WHEELS LLC	44024 STERLING HWY	SOLDOTNA, AK 99669
	STEAM ON WHEELS LLC	44024 STERLING HWY	SOLDOTNA, AK 99669
	STEAM ON WHEELS LLC	44024 STERLING HWY	SOLDOTNA, AK 99669
35799 EVERWELL PL	STEAM ON WHEELS LLC	44024 STERLING HWY	SOLDOTNA, AK 99669
35793 SUNSET PARK ST	MAHAN SAMMIE L	PO BOX 94	SOLDOTNA, AK 99669
35760 EVERWELL PL	MAY CHRISTOPHER D	36220 PINE ST	SOLDOTNA, AK 99669
35817 SUNSET PARK ST	MAHAN SAMMIE LYNELLE	PO BOX 94	SOLDOTNA, AK 99669
35840 SPINAKER DR	STEAM ON WHEELS LLC	44024 STERLING HWY	SOLDOTNA, AK 99669
45100 KNIGHT DR	DALTON RONALD C	160 SHELLY MARIE CIR	ANCHORAGE, AK 99515
35770 SUNSET PARK ST	DALTON RONALD C	160 SHELLY MARIE CIR	ANCHORAGE, AK 99515
35786 SUNSET PARK ST	MAHAN SAMMIE L	PO BOX 94	SOLDOTNA, AK 99669
	MOUNTAIN VIEW RESOURCES LLC	45240 KNIGHT DR SPC 4	SOLDOTNA, AK 99669
384 RIDGEWOOD DR	POKORNEY GAIL MICHELLE	247 N FIREWEED ST STE A	SOLDOTNA, AK 99669
362 RIDGEWOOD DR	KIECH VEON	362 RIDGEWOOD DR	SOLDOTNA, AK 99669
357 RIDGEWOOD DR	MCCOOL WAYNE FARRIS LIVING TRUST	357 RIDGEWOOD DR	SOLDOTNA, AK 99669
369 RIDGEWOOD DR	MILLER SHERRIL A	PO BOX 1078	SOLDOTNA, AK 99669
424 DIANE LN	URBAN DEREK J	424 DIANE LN	SOLDOTNA, AK 99669
419 DIANE LN	BOS WILLIAM & MARY JO	419 DIANE LN	SOLDOTNA, AK 99669
429 DIANE LN	WATERS BRIAN L	429 DIANE LN	SOLDOTNA, AK 99669
439 DIANE LN			
453 DIANE LN	SCHWAGER MILTON W LIVING TRUST	PO BOX 4126	SOLDOTNA, AK 99669
398 SOHI LN	KENAI PENINSULA HOUSING INITIATIVE	PO BOX 1869	HOMER, AK 99603
396 SOHI LN	KENAI PENINSULA HOUSING INITIATIVE	PO BOX 1869	HOMER, AK 99603
324 SOHI LN	OFTEDAL VIDYA H	415A LINGONBERRY LN	SOLDOTNA, AK 99669
330 SOHI LN	CONNER ERIC A	PO BOX 1521	SOLDOTNA, AK 99669
336 SOHI LN			
342 SOHI LN	TEMPLIN DONALD A & COVARRUBIAS II	PO BOX 658	KENAI, AK 99611
364 SOHI LN			
	SOLDOTNA CHURCH OF GOD	105 W REDOUBT AVE	SOLDOTNA, AK 99669
354 SOHI ST	KB PROPERTIES LLC	PO BOX 561	KASILOF, AK 99610
384 SOHI LN			
	POLLOCK TODD	PO BOX 1109	KASILOF, AK 99610

At least seven days prior to the meeting, a copy of the subdivision request and meeting information shall be mailed to the applicant and owners of real property within 300 feet of the property to be acted upon, as shown on the Borough Assessor's public parcel information records. SMC 16.10.040

CITY OF SOLDOTNA  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ 2023-019

RECOMMENDING APPROVAL OF THE  
MOORING ESTATES SUBDIVISION DUNBAR ADDITION

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WHEREAS, the attached plat for the Mooring Estates Subdivision Dunbar Addition was referred to the City of Soldotna Planning and Zoning Commission, and received from Edge Survey & Design, LLC on October 5, 2023; and

WHEREAS, on October 4, 2023, the City of Soldotna Planning and Zoning Commission reviewed Resolution PZ 2023-017, which proposed a subdivision similar to that being considered by Resolution PZ 2023-019; and

WHEREAS, Resolution PZ 2023-017 proposed a through street serve the subdivision; and

WHEREAS, testimony was received by 19 of residents regarding the proposed through street and its potential impact to the neighborhood; and

WHEREAS, considering the testimony, the Soldotna Planning and Zoning Commission failed Resolution PZ 2023-017 and made the following findings:

1. The City's residents voiced strong public opposition to the through street connecting Ridgewood Drive to Knight Drive.
2. The neighborhood's safety may decrease because of traffic and criminal activity with an access to Knight Drive.
3. The lack of sidewalks along Ridgewood Drive makes the through street more dangerous than a cul-de-sac.
4. The neighborhood's residential integrity should be kept separate from the industrial uses present along Knight Drive. These neighboring areas have very different uses in nature.
5. There may be a detrimental effect on property values of the residents in the existing subdivision and potentially those residents in the proposed subdivision with a through street instead of a cul-de-sac.
6. Increased connectivity for pedestrian access north of Knight Drive to Soldotna High School remains an objective for the City and should remain in future subdivisions.

WHEREAS, in consideration of the revisions proposed under Resolution 2023-019, Mooring Estates Subdivision Dunbar Addition, the City of Soldotna Planning and Zoning Commission find:

1. The plat subdivides a 6.8-acre parcel into six lots, and would dedicate a 60-ft right-of-way: Lot 9 is 0.923 acres, Lot 10 is 0.919 acres, Lot 11 is 0.943 acres, Lot 18 is 0.934 acres, Lot 19 is 0.934 acres, and Lot 20 is 0.936 acres;
2. The parent parcel is legally described as T 5N R 10W SEC 30 Seward Meridian KN PTN OF S1/2 NE 1/4 Excepting Any Ptns Within All Of The Mooring Est Subds & Also Shown As Unsubd Remainder On Plat 92-12 Mooring Est #21;

3. The parent parcel is owned by Five D Investments LLC, represented by the applicant, Kenneth Dunbar;
4. The parent parcel is undeveloped;
5. The property is zoned Single-Family/Two-Family Residential;
6. Surrounding zoning to the south is Multi-Family Residential, to the east and west is Single-Family/Two-Family Residential. The land to the north is outside of City Limits and has no zoning;
7. Municipal water and sewer are not available within 300 ft. of the parent parcel;
8. Access to the proposed subdivision is provided via a cul de sac within the dedicated 60 ft. right-of-way off of Ridgewood Drive;
9. The proposed subdivision may require an exception by the Kenai Peninsula Borough (KPB) to KPB Code 20.30.170, maximum block lengths of 1,320 ft. for the western portion of Knight Drive;
10. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
11. An installation or subdivision agreement will be required for the construction of the cul de sac;
12. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 31 notices to property owners within 300 feet, and within the subdivision, notifying them of the proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Mooring Estates Subdivision Dunbar Addition subject to the findings as stated above.

Section 2. That, based on the findings found within this resolution, the Commission supports an exception from the Kenai Peninsula Borough's Code 20.30.170, maximum block length of 1,320 ft. for the west portion of Knight Drive.

Section 3. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 1<sup>ST</sup> DAY OF NOVEMBER, 2023.

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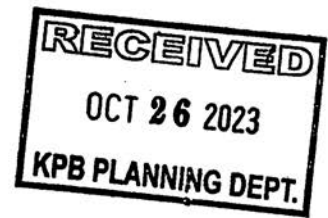
Kaitlin Vadla, Chair

ATTEST:

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Jennifer Hester, Associate Planner

Yes: Anderson, Burton, Murray, Smithwick-Aley  
No: None  
Absent: Vadla  
Abstain: Taufest



Planning and Zoning Commission Statement

My name is Bill Schwager, and I live at 453 Diane Lane. Since I will be out of town and unable to attend this meeting in-person, I am submitting this letter as my testimony regarding the Mooring Estates Subdivision Dunbar Addition proposed plat.

I wish to make it known that I support this plat as drawn. This plat proposes a cul-de-sac as the termination of the Ridgewood Drive extension into this property. The entire neighborhood made it painfully clear at the Soldotna Planning and Zoning Commission meeting of October 4, 2023 that extending Ridgewood Drive to Knight Drive was a very bad idea.

It is acknowledged that the Borough has a block length requirement as stated in Borough Code 20.30.170 of 1320 feet. I would like to point out that this block length requirement came into existence with Borough Ordinance No. 2014-02, § 1, 2-11-14, almost 20 years after this neighborhood was established. We think it is more than a bit unfair to impose such a radical requirement on our neighborhood after we have lived here so many years with the expectation that Ridgewood Drive would never connect to Knight Drive.

However, Borough Code 20.50.010.A needs to be referenced as well. This section states:

Unless prohibited under this title, the commission may authorize exceptions to any of the requirements set forth in this title. A request for an exception shall be in writing and present the commission with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. The commission 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;
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;
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.

I believe that this plat warrants the granting of an exception to the block length rule. Special circumstances affecting not only this property but also all of the residents of Ridgewood Drive and Diane Lane exist.

This is a long established, quiet neighborhood that does not have a through street. In fact the previous rendition of this plat is the only proposal to ever suggest connecting Ridgewood Drive to Knight Drive. The original proposal by McLane and Associates in the 1990's shows exactly the same cul-de-sac as is seen on this plat. A preliminary plat by Dave Peterson in 2014 also had a Ridgewood Drive cul-de-sac termination. Although these plats were never finalized, they do show that, historically, a through street has never been proposed. These preliminary plats are included for your reference.

The people residing in this neighborhood chose to live here because we did not want the traffic associated with a through street. Soldotna High School is responsible for generating a considerable amount of traffic when the school day is over and after events with public attendance, i.e. sporting events and public

performances. The short-term congestion at the Marydale-Kobuk intersection is going to divert significant traffic through our neighborhood.

This neighborhood is characterized as a safe place to walk not just by the local residents, but also by many others that live elsewhere in the city. Many people park at SOHI and make the loop walk around our neighborhood simply because there is no traffic. Since there are no sidewalks here; everyone walks in the street and feels perfectly safe doing so. Making Ridgewood Drive a through street is going to create a serious safety issue for all of these walkers.

Noise is another issue local residents have not had to deal with. There is no traffic noise here. This has been the case for over 20 years now. There is no reason to give heavy trucks and speeding cars access to these streets unnecessarily. We chose to live here because of the quiet. Nuisance traffic cannot be banned once a through street exists.

The only traffic we see on these streets belongs to the residents or those having business with those residents. We are all aware of who belongs here and who does not. Anything suspicious is quickly shared among neighbors thus making this a very safe neighborhood. A through street is going to bring considerable unknown traffic through the area to the detriment of every resident's safety since the basis of our crime watch will be eliminated.

We are particularly concerned about the access given to our neighborhood a through street to Knight Drive will give to the Ridgeway population. This is a known area for theft and drug problems. Giving these folks free and easy access to our neighborhood is only going to vastly increase the number of reported crimes committed in our neighborhood. Should Ridgewood Drive be extended to Knight Drive, the Soldotna Police Department will also pay the price in addition to those of us who live here.

Extending Ridgewood Drive to Knight Drive provides no additional benefit to either the police department or the fire department. Should a response be necessary, nobody is going to cut through our neighborhood to access any points north of Knight Drive or west of Kobuk Street. It is far easier and quicker to use the Knight Drive -Kobuk intersection to proceed into these areas instead of using crooked neighborhood streets.

Property values of existing area homes and those to be built in this subdivision will be negatively affected by the existence of a through street to Knight Drive. Our lots are more desirable because we do not have all the disadvantages a through street brings (fast cars, noise, and unlimited access).

At the Soldotna Planning and Zoning Commission meeting of October 4, 2023 over 20 residents of the effected neighborhood attended and voiced their opinion of the through street concept. It was nothing shy of miraculous that the original plat was unanimously opposed by so many people. Everyone had their own reasons, probably some that I have failed to consider here. But the bottom line is that absolutely nobody who lives here wants to see Ridgewood Drive connected to Knight Drive. This is a significant statement that should not be ignored.

In conclusion a cul-de-sac termination to the extension of Ridgewood Drive is the proper resolution for street access to this new subdivision. I feel that I have adequately addressed the evidentiary responsibility for granting an exception to the block length requirement for new subdivisions. That the exception is necessary for the preservation and enjoyment of several substantial property rights and is the most practical manner of complying with the intent of this title has been overwhelmingly demonstrated. Irreparable harm will come to this neighborhood should Ridgewood Drive be forced to be extended to Knight Drive.

October 25, 2023

City of Soldotna Planning and Zoning Commission – Nov. 1, 2023  
Kenai Peninsula Borough Plat Committee - December 11, 2023



Dear Committee Members,

I wish to testify in writing concerning **Resolution PZ 2023-019 Mooring Estates Subdivision Dunbar Addition** as I will not be able to attend the City of Soldotna Planning and Zoning meeting, nor the Kenai Peninsula Borough Plat committees meeting due to a conflict in schedules. The proposed plat has been revised to include a cul-de-sac end to Ridgewood Drive and not connecting a through street to Knight Drive. I wish to support this revision for the following reasons:

\*I purchased this property at the end of the loop 28 years ago at the intersections of Ridgewood Drive and Diane Lane for the purpose of living in a quiet neighborhood without access to the industrial area of Knight Drive. I do not want the additional traffic a through street would bring to our neighborhood.

\* This unique neighborhood is used by many community members who often park at SoHi to walk the Peace Garden and continue their walk around our loop. It is used by many walkers, wheelchairs, adults with push prams, youngsters on bikes, trikes, skateboards, dog-walkers, and runners due to the limited amount of vehicular traffic.

\*Mr. Dunbar has included in the plat a pedestrian easement from Knight Drive for the rare walking/ biking high school student.

My chief concern with this proposed cul-de-sac is drainage. Ridgewood Drive only has one set of storm drains two lots in from Marydale, thus more than half the street drains into the intersection of Ridgewood Drive and Diane Lane. Six lots on Diane Lane heading north and curving west also drain into this corner. Our property, lot 17, is topographically the lowest in the subdivision at the intersection of Ridgewood Drive and Diane Lane. As a consequence, nearly every spring the entrance to Mr. Dunbar's subdivision alongside our lot becomes a lake, as well as the grassy road easement along the front of our lawn. Lot 4, Block 9 is sitting on a hill, so it is above the runoff. I would have said "every year", but this last year was an exception. The heavy snow we got last October, that never melted until spring, clearly, insulated the ground well enough that this was the first spring in 28 years that the ground thawed and was able to absorb the street runoff. We didn't have a lake. Mr. Dunbar did not witness the normal spring lake or his crew would have had to drive through it. We used to measure the depth of the water by the green transformer in the corner of the easement until one year it came to within two inches of the top, and it was moved to higher ground. I am very concerned the width of the road will then dump our neighborhood's runoff to drain on our lower property. I want the city to be well aware of this situation and to address the drainage issue before it happens. Storm drains beginning at the intersection along the new cul-de-sac and adjoining the Knight Drive system will prevent any further lake issues at this location.

With the drainage issue addressed by the city, I support the proposed Cul-de-sac subdivision plat by Mr. Dunbar.

Respectfully, submitted,

Nancy Courtright,  
453 Diane Lane, Lot 17 Block 7, at the corner with Ridgewood Drive

**From:** [Planning Dept.](#)  
**To:** [Carpenter, Beverly](#); [Quainton, Madeleine](#); [Piagentini, Vincent](#)  
**Subject:** FW: <EXTERNAL-SENDER>Mooring Estates/ cul-de-sac/ Ridgewood Drive  
**Date:** Monday, October 23, 2023 11:38:10 AM

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-----Original Message-----

From: Carmen Stephl <cstephl@gci.net>  
Sent: Monday, October 23, 2023 11:33 AM  
To: jason@edgesurvey.net; planning@soldotna.org; Planning Dept, <planning@kpb.us>  
Subject: <EXTERNAL-SENDER>Mooring Estates/ cul-de-sac/ Ridgewood Drive

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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.

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We are in support of a cup-de-sac end to Ridgewood Drive. Please consider an exception to borough code 20.30.170.

Chris and Carmen Stephl  
328 Ridgewood Drive  
Soldotna Alaska 99669  
907-398-0817

cstephl@gci.net