

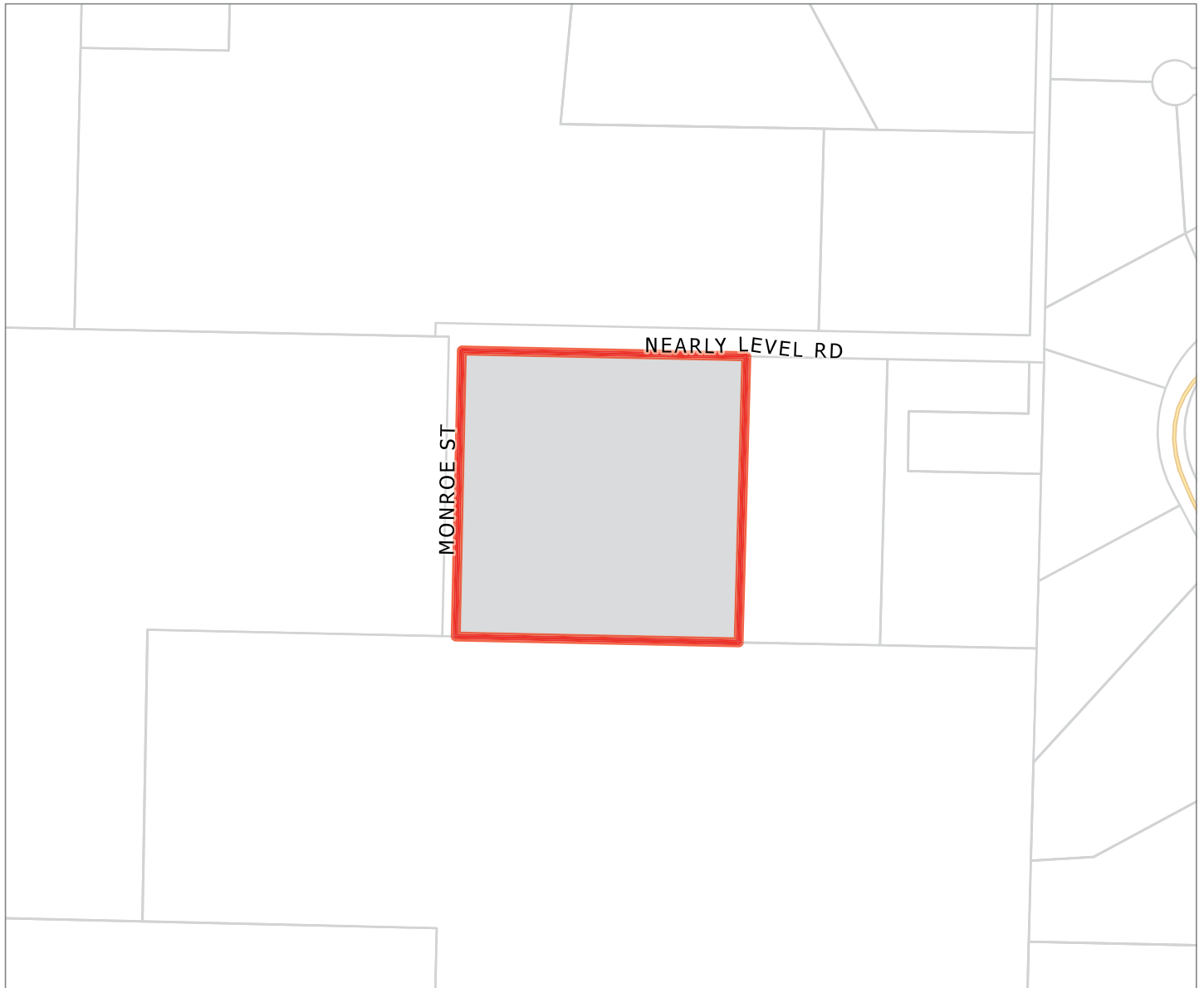
E. NEW BUSINESS

5. Twin Creek 2023: KPB 2023-044

Geovera, LLC / Paul

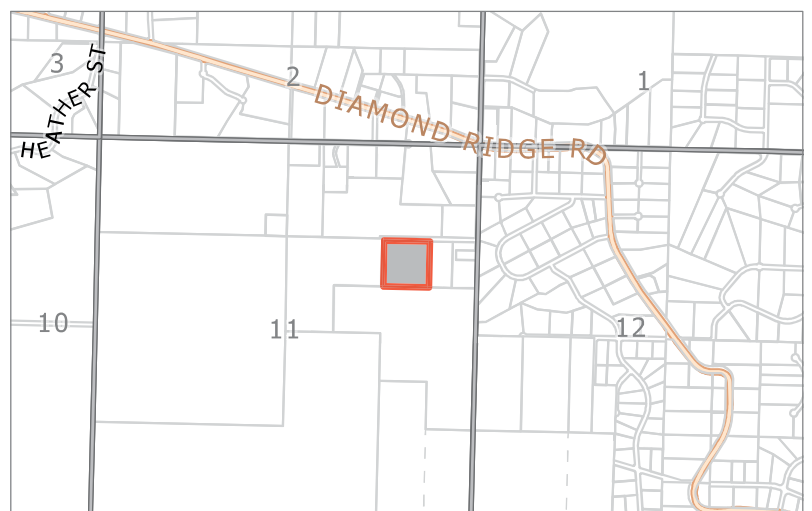
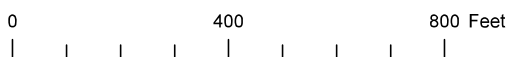
Location: Nearly Level Road & Monroe Street

Diamond Ridge Area / Kachemak Bay APC



KPB File 2023-044
T 06S R 14W SEC 11
Diamond Ridge

4/21/2023





Aerial View



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

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL RIGHT-OF-WAYS UNLESS A LESSEER STANDARD IS APPROVED BY A RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

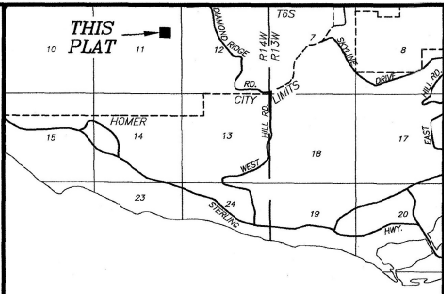
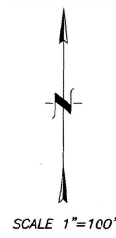
4. THE FRONT 10' OF THE BUILDING SETBACK IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE _____



KACHEMAK BAY

VICINITY MAP
SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MICHAEL B. PAUL
502 MOUNTAIN VIEW DRIVE
HOMER, ALASKA 99603

REBECCA PAUL
502 MOUNTAIN VIEW DRIVE
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR MICHAEL B. PAUL
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2023.

NOTARY PUBLIC FOR ALASKA _____

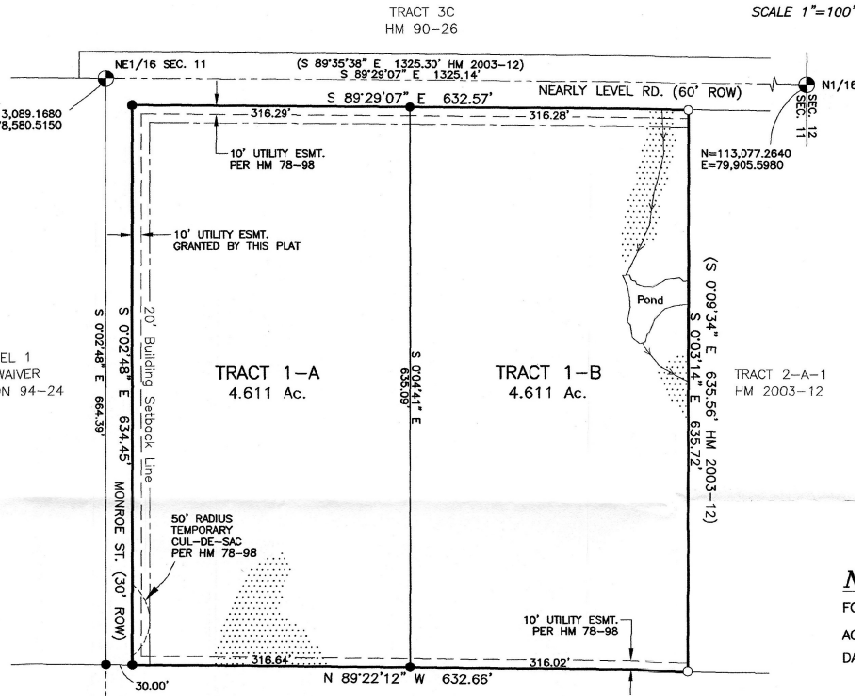
MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPFB FILE No. 2023-???

TWIN CREEK 2023
THE SUBDIVISION OF TRACT 1,
TWIN CREEK (HM 78-98)
LOCATED WITHIN THE SE 1/4 NE 1/4, SEC 11,
T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 9.223 ACRES
OWNERS:
MICHAEL B. PAUL
502 MOUNTAIN VIEW DRIVE HOMER, ALASKA 99603
REBECCA PAUL
502 MOUNTAIN VIEW DRIVE HOMER, ALASKA 99603

GEOVERA, LLC
PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS	APRIL 2023	SCALE: 1" = 100'
CHK BY: SCS	JOB #2023-13	SHEET 1 OF 1



NOTARY'S ACKNOWLEDGMENT

FOR REBECCA PAUL
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2023.

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES: _____

LEGEND

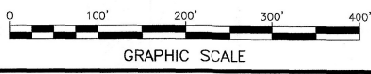
- INDICATES 3" ALCAP MON (1301-S, 1981) RECOVERED THIS SURVEY
- ✱ INDICATES 1" IRON PIPE FILLED WITH CONCRETE (CAP MISSING) (GLD 1918) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7538-S 1996) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2023) SET THIS SURVEY
- () INDICATES RECORD DATA AS SHOWN
- ▨ INDICATES AREAS WITH SLOPES GREATER THAN 20%
- INDICATES EXISTING DRAINAGE

WASTEWATER DISPOSAL

TRACTS 1-A AND 1-B
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



KPB 2023-044



AGENDA ITEM E. NEW BUSINESS

ITEM #5 - Twin Creek 2023

KPB File No.	2023-044
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	Michael Paul and Rebecca Paul of Homer, AK
Surveyor:	Stephen C. Smith / Geovera, LLC
General Location:	Nearly Level Road, Monroe Street, Diamond Ridge / Kachemak Bay APC

Parent Parcel No.:	173-032-40
Legal Description:	Tract 1, Twin Creek, HM 78-98
Assessing Use:	Rural Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.223 acres parcel into two tracts, 4.611 acres each.

Location and Legal Access (existing and proposed): The preliminary plat is located on Nearly Level Road. The preliminary plat is accessed off the Sterling Highway near mile marker 167 onto Diamond Ridge Road then to Nearly Level Road which then turns along the north side of the subdivision. Additional access is available off Sterling Highway near mile marker 172 at West Hill Road to Diamond Ridge Road and Nearly Level Road.

Tract 1-A will have access to Monroe Street on the west, which is a 30 foot unconstructed half dedication from parent plat Twin Creek HM 78-98 and Nearly Level Road, a 60 foot constructed dedication, on the north. Nearly Level Road was half dedicated by Twin Creek HM 78-98 and half by Surreal Subdivision HM 82-6. Tract 1-B will have access to Nearly Level Road.

There will be no new dedication with this subdivision.

Block length is not compliant due to unsubdivided parcels in the area. As these parcels subdivide, roads will be dedicated to improve the block. A dedication will not make the block any more compliant. **Staff recommends: the plat committee concur an exception is not needed.**

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Would prefer to see an additional 30' of "Monroe St" dedication, but lodge no protest given the lack of full 60'upstream ROW dedications
SOA DOT comments	No comment

Site Investigation: There are some steep areas on the proposed subdivision located along the south line of proposed Tract 1-A and the northeast corner of proposed Tract 1-B, both are depicted on the drawing.

There is a shallow pond in the northeast corner of proposed Tract 1-B that per correspondence from the surveyor was created by damming up a small drainage on the property, being the only wetlands on the property. **Staff recommends the pond remain on the final plat as well as the wetland determination plat note.**

The proposed subdivision is located in a FEMA Flood Hazard Zone. The property is located in Zone X which is an

area of minimal flooding possibility.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: X (unshaded) Map Panel: 02122C-2015E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer: VACANT Comments:</p>
<p>State of Alaska Fish and Game</p>	<p>No objections</p>

Staff Analysis Twin Creek HM 78-98 was created out of aliquot described parcels of Sec 11, Township 6 South, Range 14 West, Seward Meridian, Alaska. Twin Creek HM 78-98 dedicated a 30 foot right of way for Nearly Level Avenue and Monroe Street. Included in Twin Creek HM 78-98 subdivision was a temporary cul-de-sac at the end of Monroe Street, a 20 foot building setback line along all right of way lines and 10 foot utility easement on the north and south lines.

A soils report will not be required as lots are greater than 200,000 sq. ft. Appropriate note shown.

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

Kachemak Bay Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

There are no improvements located on the subdivision per KPB GIS. No encroachments appear per KPB GIS either.

Utility Easements The parent plat Twin Creek HM 78-98 granted 10-foot utility easements on the north and south boundary lines of Tract 1 which have been carried over and are correctly shown on the subdivision. The proposed subdivision is granting a 10-foot utility easement along Monroe Street as indicated in the plat notes and on the drawing.

Twin Creek HM 78-98 also granted a 20-foot building setback line which has been carried forward to the proposed plat.

Homer Electric Association has requested a 30-foot easement be noted for an overhead powerline running through proposed Tract 1-A.

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	Provide a label for plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."
ENSTAR	No comments or recommendations.
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Robinson, Celina Affected Addresses: NO EXISTING ADDRESSES</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: NEARLY LEVEL RD; MONROE ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: NO COMMENTS AT THIS TIME</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

*Add KPB file number to the title block.
 Correct the numbering of the plat notes*

KPB 20.25.070 – Form and contents required

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

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation: Show more the roads on the north and less of Kachemak Bay

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff recommendation: Leave the slopes over 20% on the final.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

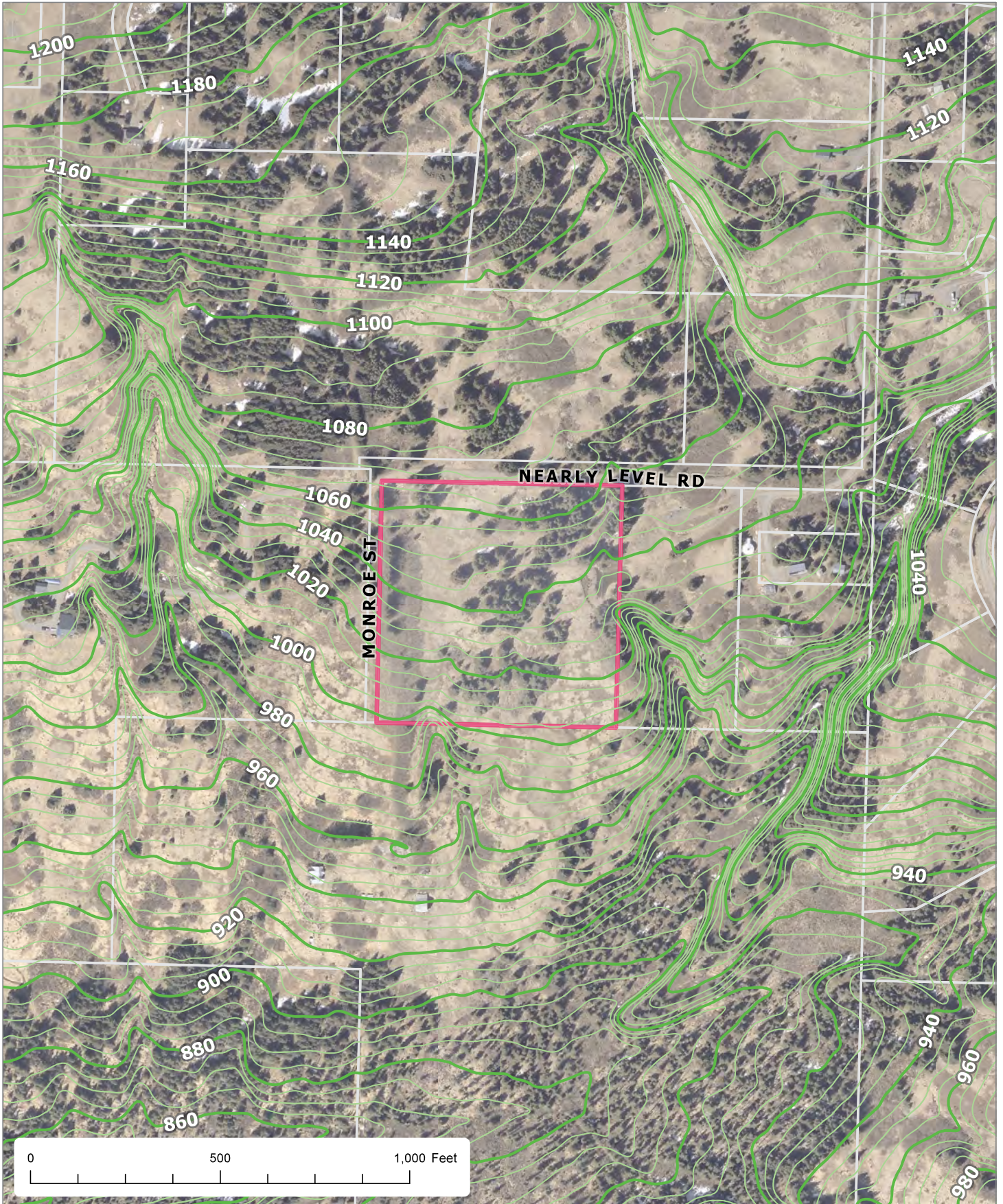
END OF STAFF REPORT



Aerial View

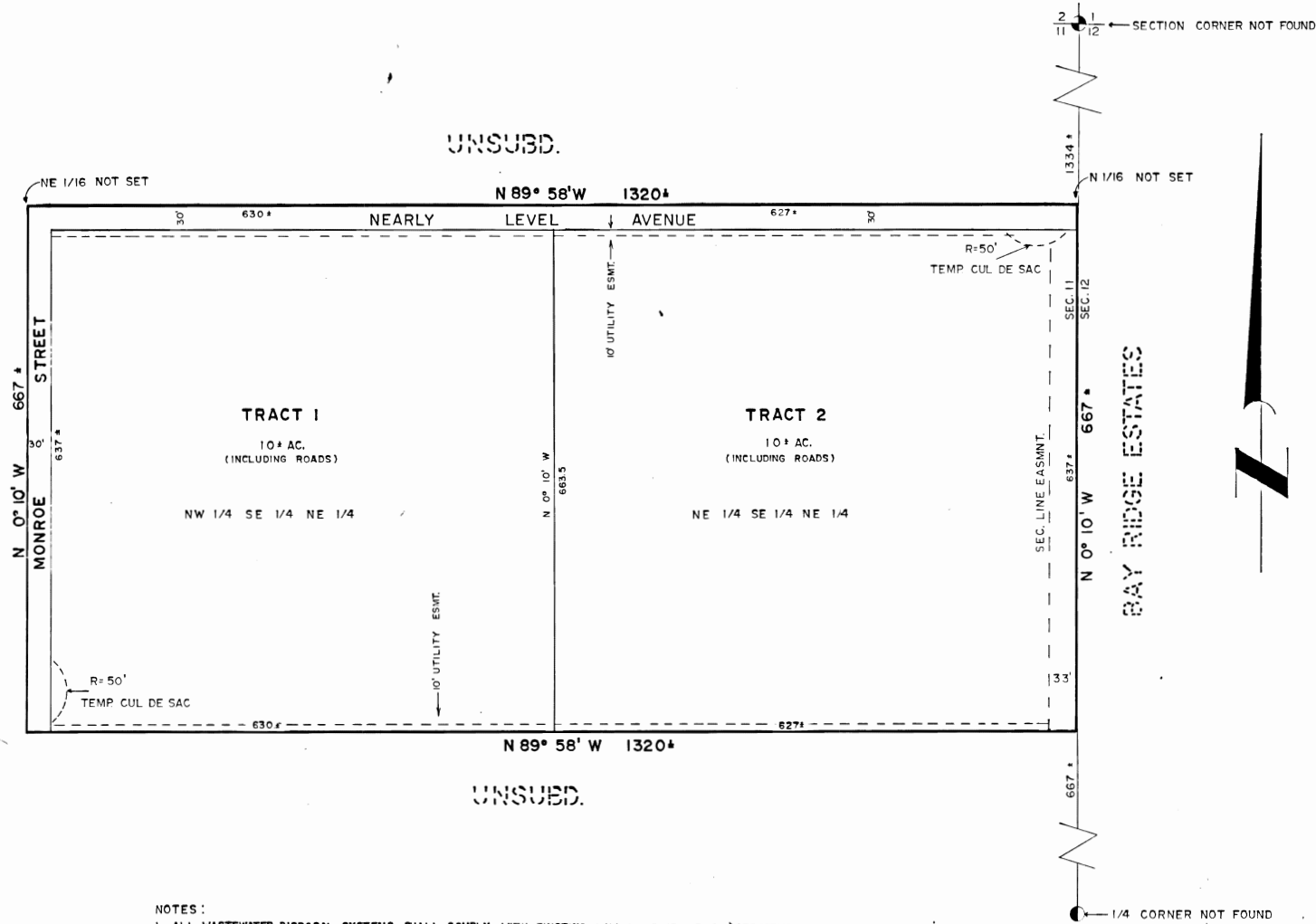


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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

UNSUBD.



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS, DEDICATED BY ME FOR PUBLIC USE.

Royce Perkins
ROYCE PERKINS
GENERAL DELIVERY Box 1457
HOMER, ALASKA

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF MAY 1977.
Shirley Ann Wilson July 14, 1990
NOTARY PUBLIC FOR AK. MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS BASED UPON THE MOST RECENT PLATS OF THE PROPERTIES SHOWN, AND THAT NO FIELD SURVEY WAS PERFORMED.

Jerry Anderson 7-22-77
JERRY ANDERSON, 3686-S

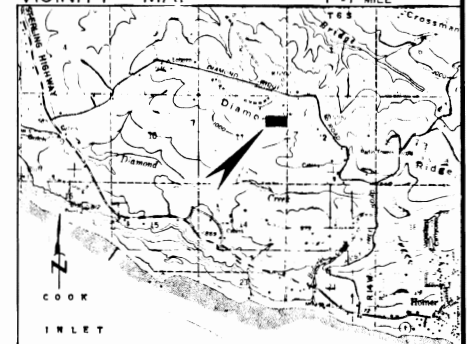
PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF May 16, 1977, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

KENAI PENINSULA BOROUGH

BY: *Thelma Waring*

VICINITY MAP



DATE: APRIL, 1977

SCALE: 1" = 100'

DESIGNED BY: J. A.

CHECKED BY: R. P.

DRAWN BY: J. H.



TWIN CREEK

AN ALIQUOT PARTS PLAT
SITUATED IN THE N1/2 SE1/4 NE1/4, SEC.11, T6S, R14W, S.M.

CONTAINING 20± ACRES

ABILITY SURVEYS

JERRY ANDERSON BOX 1263 HOMER, AK

NOTES:

1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.
2. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
3. THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
4. NO SURVEY WAS MADE NOR WERE ANY STAKES OR MONUMENTS SET.

78-98
RECORDED FILED 3 -
Homer REC. DIST.
DATE 10-6-78
TIME 10:08 A.M.
SURVEYED BY KJB

