

E. NEW BUSINESS

- 1. Dawson Subdivision No. 2; KPB File 2025-123**
Segesser Surveys / Dawson
Location: Yukon Road
Kasilof Area

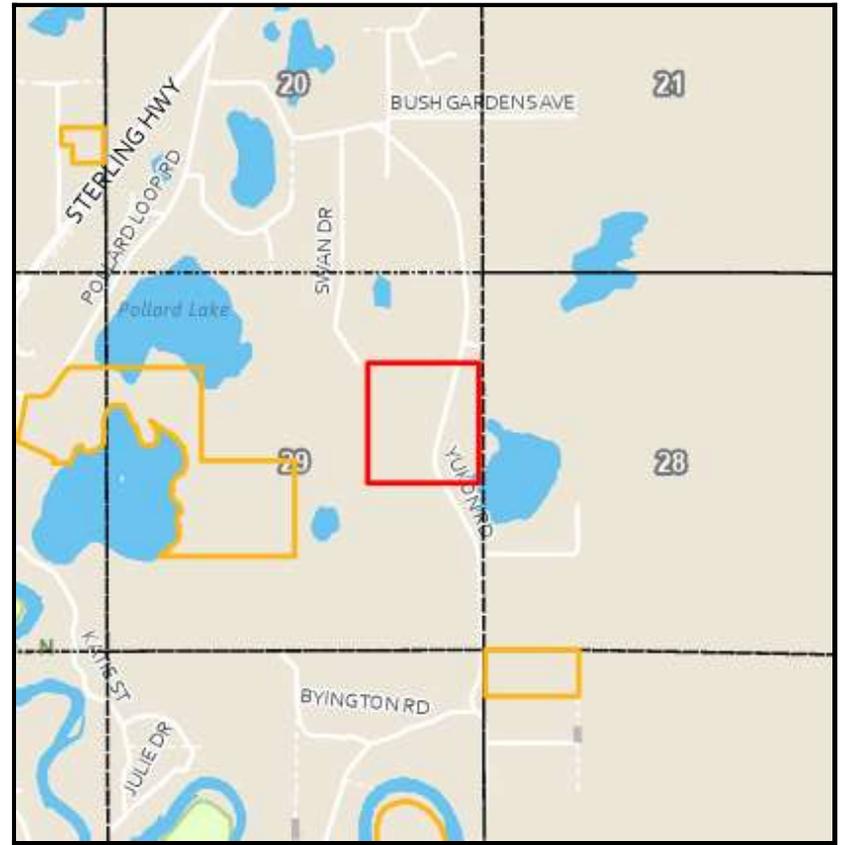


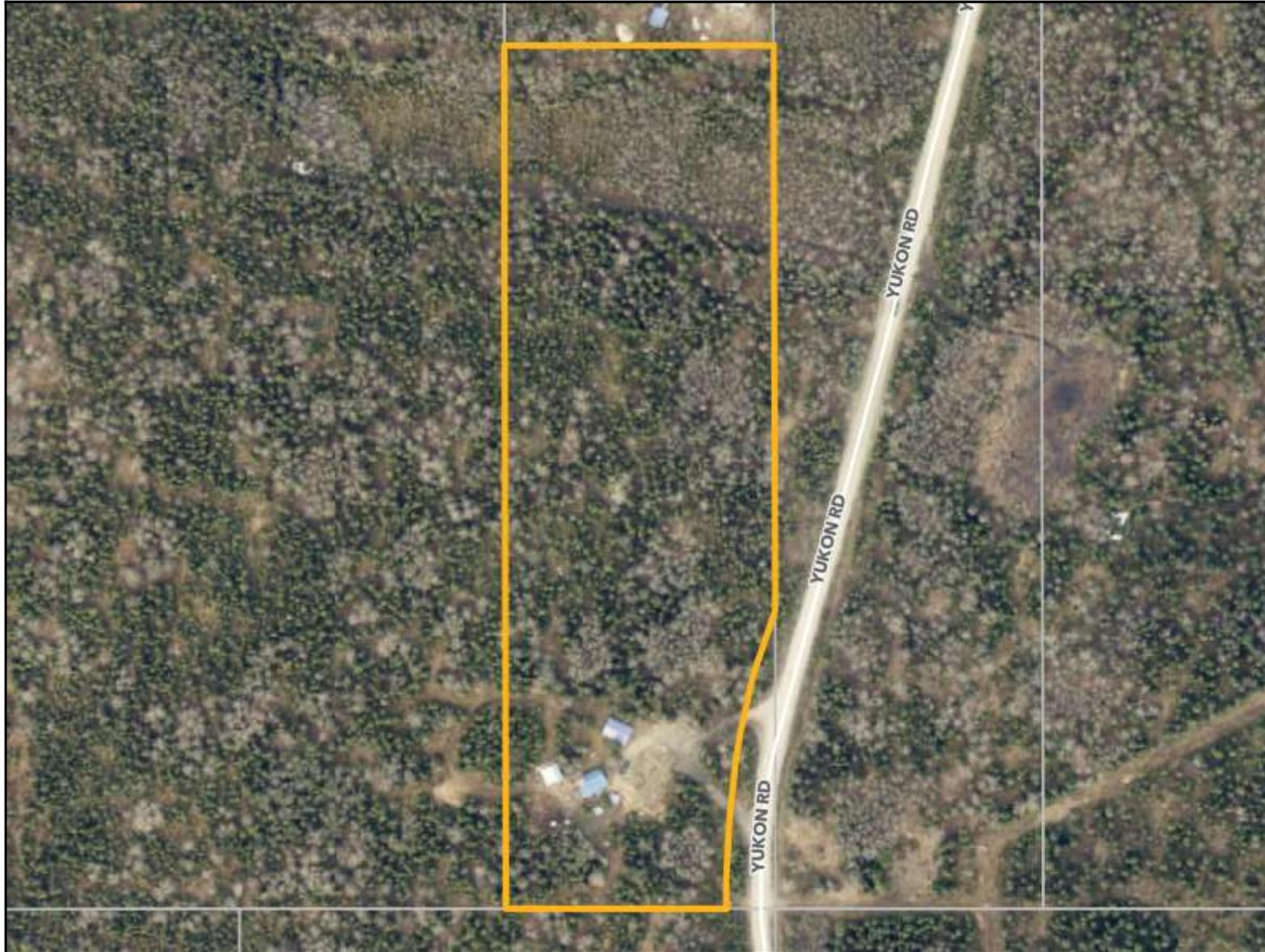
Dawson Subdivision No. 2

 KPB Parcel(s): 13351224

Vicinity: Kasilof

T03N-R11W SECTION 29



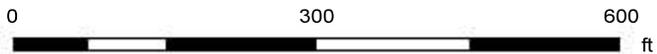


KPB Parcel(s):

13351224

Map created by Simons, Sandee

Tuesday, August 19, 2025



LEGEND:

- ⊗ 2 1/2" BRASS. CAP MON. GLO 1920 FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT LS8859 1999 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 2011-41 KR0

NOTES:

- 1) Basis of bearing taken from Dawson Subdivision, Plat 2008-86, Kenai Recording District.
 - 2) Building Setback—A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
 - 3) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines 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.
 - 4) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 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.

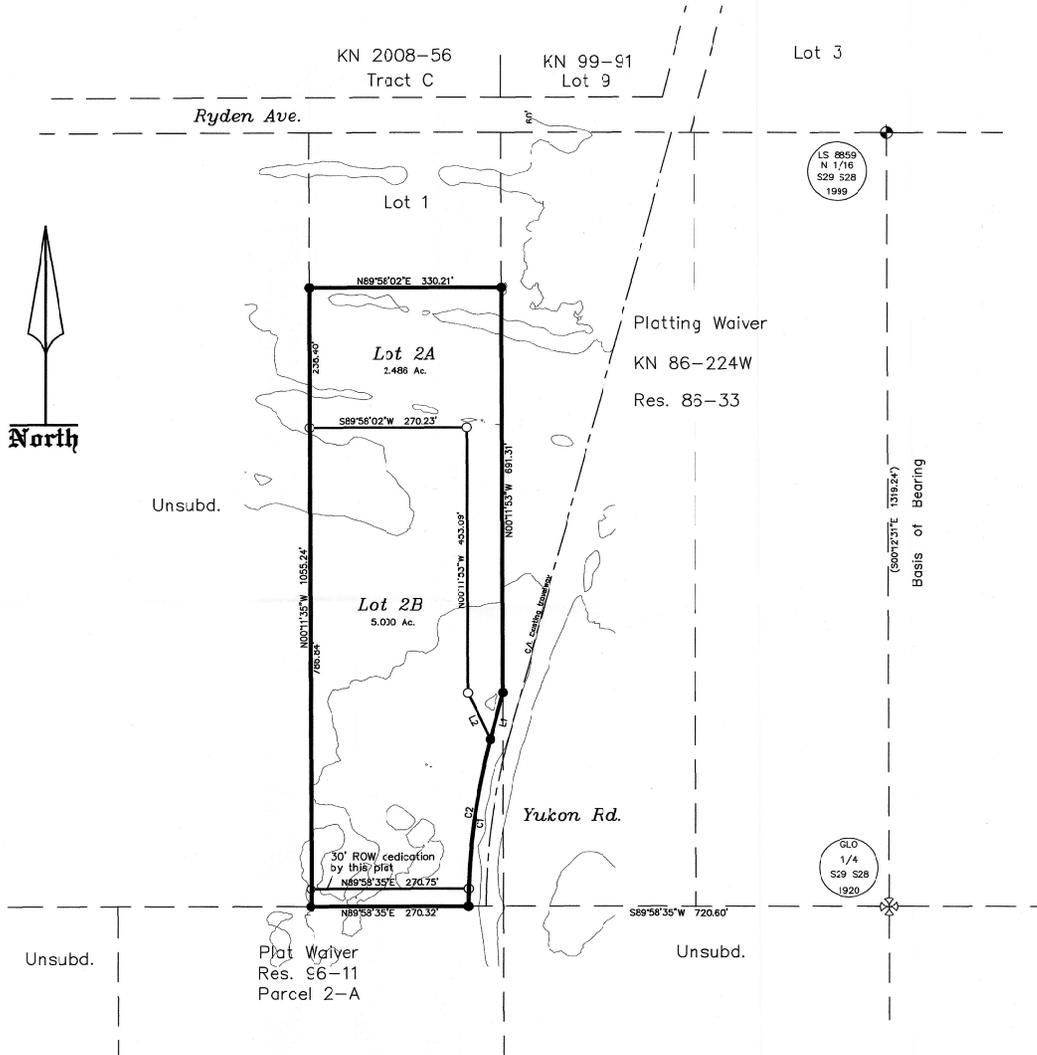
Engineer _____ License No. _____ date _____



SURVEYOR'S CERTIFICATE

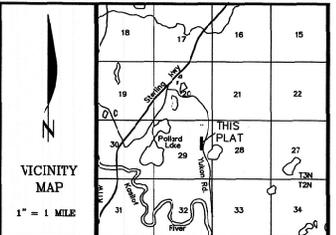
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____



LINE	BEARING	DISTANCE
L1	N10°58'27"E	82.13
L2	N24°30'40"W	88.00

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	15°16'42"	1080.00	287.99	144.85	287.14	S07°28'06"W
C2	13°4'12"	1080.00	257.99	129.61	257.37	S08°16'51"W



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

TERRY J. DAWSON
P.O. BOX 1035
KASLOF, ALASKA 99610

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____
KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL _____

KPB FILE No.

Dawson Subdivision No. 2

A resubdivision of Lot 2 Dawson Subdivision, Plat 2008-86 Kenai Recording District.

Located within the E1/2 W/2 SE1/4 NE1/4 Section 29, T3N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 7.672 Ac.

Surveyor Segesser Surveys 30485 Rosland St Soldotna, AK 99669 (907) 262-3909	Owner Terry J. Dawson P.O. Box 1035 Kaslof, Alaska 99610
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JOB NO. 25158	DRAWN 3-1-22
SURVEYED: Feb., 2022	SCALE: 1"=100'
FIELD BOOK: 22-1	SHEET: 1 of

KPB 2025-123

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
DAWSON SUBDIVISION NO. 2**

KPB File No.	2025-123
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	Terry J. Dawson of Kasilof, Alaska
Surveyor:	John Segesser, Segesser Surveys
General Location:	Yukon Road, Kasilof

Parent Parcel No.:	133-512-24
Legal Description:	T 3N R 11W SEC 29 Seward Meridian KN 2008086 DAWSON SUB LOT 2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 7.672-acre Lot into two lots, one 2.486-acres and the other 5.000-acres, and will dedicate 30-feet to a right-of-way.

Location and Legal Access (existing and proposed):

The location of the plat is located to the east of Pollard Lake, Kasilof, along Yukon Road.

Yukon road is a pre-existing road that is partially dedicated and provides legal access to the proposed plat. Dawson Subdivision (Plat KN 2008-86) dedicated the 60-foot portion of Yukon Road adjacent to the proposed lots. Yukon road connects to Pollard Loop Road. Pollard Loop Road accesses Sterling Highway, a state-maintained road.

The proposed plat is dedicating 30-feet to a right-of-way along the southern boundary. The parcel adjacent to the south was subdivided by a plat waiver (Res 96-11) and is a 90 acre parcel. It is reasonable to expect that future subdivision of the adjacent parcel can provide the additional 30-feet. **Staff recommends** the surveyor contact the KPB Addressing Officer, Rhealyn Pace, and obtain an acceptable street name prior to final review, for the road on the south.

No section line easements affect the plat.

No vacations are proposed by this platting action.

The block is incomplete consisting of Ryden Avenue to the north of the parent plat and Yukon Road on the east. The right-of-way to be dedicated will provide relief to the block length to the south. The surrounding parcels are unsubdivided parcels or have been subdivided by a plat waiver. These parcels consist of large acreages and if subdivided, can be expected to dedicate additional right-of-way.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	No comments
Central Emergency Services	No conflicts or issues

Site Investigation:

According to KPB GIS Imagery and KPB Assessing Records, multiple structures are located on the subject parcel. Once finalized, the structures will be located on proposed Lot 2B. There appear to be no encroachment issues.

No wetlands affect the subject parcel according to KPB KWF Wetlands Assessment data.

The subject area is relatively flat with no grades exceeding 20% per the KPB GIS terrain layer. Additional contours appear to be depicted on the preliminary plat compared to KPB records. **Staff recommends** at the surveyor’s discretion; the contours may be removed on the final plat per KPB 20.60.010. **If kept on final plat**, please confirm contours are depicted accurately.

Per the River Center Reviewers, the proposed plat is not located within a Flood Hazard Area nor Habitat Protection District.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Per map panel 0200122730A, the subdivision is not within a flood hazard area.</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

Staff Analysis

Originally the land was an aliquot part of the E1/2 W1/2 SE1/4 NE1/4 of Section 29, Township 3 North, Range 11 West, Seward Meridian. In 2008, Dawson Subdivision subdivided the land into Lots 1 and 2, and dedicated the adjacent portion of Yukon Road. The proposed plat will further subdivide Lot 2 into Lots 2A and 2B and dedicate 30-feet to a right-of-way on the southern portion of Lot 2B.

The access portion of the proposed Lot 2A is 82.13 feet wide at the road and 60 feet wide in the flag portion and complies with KPB 20.30.190 (B) and is subject to the building setback restrictions of KPB 20.30.240. **Staff recommends** place the standard note on the plat for the flag lot: No structures or wastewater disposal are permitted within the panhandle portion of the flag lot [KPB 20.30.190 (B)].

Lot 2A is approximately 108,290.16 square feet in size. A soils report will be required and an engineer will sign the final plat as the new lot is less than 200,000 square feet.

Proposed Lot 2B is approximately 217,800 square feet in size. A soils report will not be required as the new lot is greater than 200,000 square feet per KPB 20.40.030.

Staff recommends the Wastewater Disposal notes be modified to include the associated lots and be modified if required upon review and approval of Soils Report.

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

The property is not within an advisory planning commission.

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

Utility Easements

A general easement was granted to Homer Electric Association, Inc. as recorded in Book 10 Page 15, KR. **Staff recommends** a plat note be added referencing the easement.

A general easement was granted to Glacier State Telephone Company by Book 168, Page 17. **Staff recommends** the easement be added as plat note with referencing the location of the easement as described within the document.

Dawson Subdivision granted a 10-foot utility easement including 20-feet within 5-feet of side lot lines adjacent to all rights-of-way. **Staff recommends** the surveyor depict the utility easement adjacent to Yukon Road with a label referencing the plat granting the easement.

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

The proposed plat is granting a 10-foot utility easement including 20-feet within 5-feet of side lots adjacent to all rights-of-way. **Staff recommends** the utility easement be depicted and labeled on the plat adjacent to the right-of-way being dedicated.

Utility provider review:

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

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 23291 YUKON RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: YUKON RD, RYDEN AVE</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 STREET NAME PROVIDED FOR REVIEW, NEW ROW WILL NEED AN APPROVED STREET NAME. 23291 YUKON RD WILL REMAIN WITH LOT 2B</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>

LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File Number to 2025-123
- Modify the meeting date to September 22, 2025 on Plat Approval

PLAT NOTES TO ADD

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

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify the KPB File No to 2025-123
- Include Third Judicial District within legal description

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- Label ROW width for Yukon Road

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:

- Please label the depiction of Coal Creek located within sections 18, 17 and 16
- Remove the label for township 2 north
- Include a label for Pollard Loop Road

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Provide new ROW name to Addressing Officer for review and approval prior to final
- Add CTP items #4 & #5

- 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:

- Include Plat Info for Lot 3 (KN 99-91) and Lot 1 (KN 2008-86)
- Modify the Resolution number to 86-23 KN 86-224W
- For clarity, provide the book and page number (Book 484 Page 167 KN) for Res. 96-11
- For clarity, modify the label for the southeast parcel to: Plat Waiver Res., 89-11, Parcel 1, KN 89-9

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.

- 20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

Staff recommendation: Provide new ROW name to KPB Addressing Officer for review and approval.

- 20.30.240. Building setbacks

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

Staff recommendation: Comply with code

KPB 20.40 – Wastewater Disposal

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

- 20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

- 20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: Comply with code

- 20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given

Staff recommends Comply with code

- 20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190. Add Certificate of Acceptance for ROW dedication.

RECOMMENDATION:

STAFF RECOMMENDS:

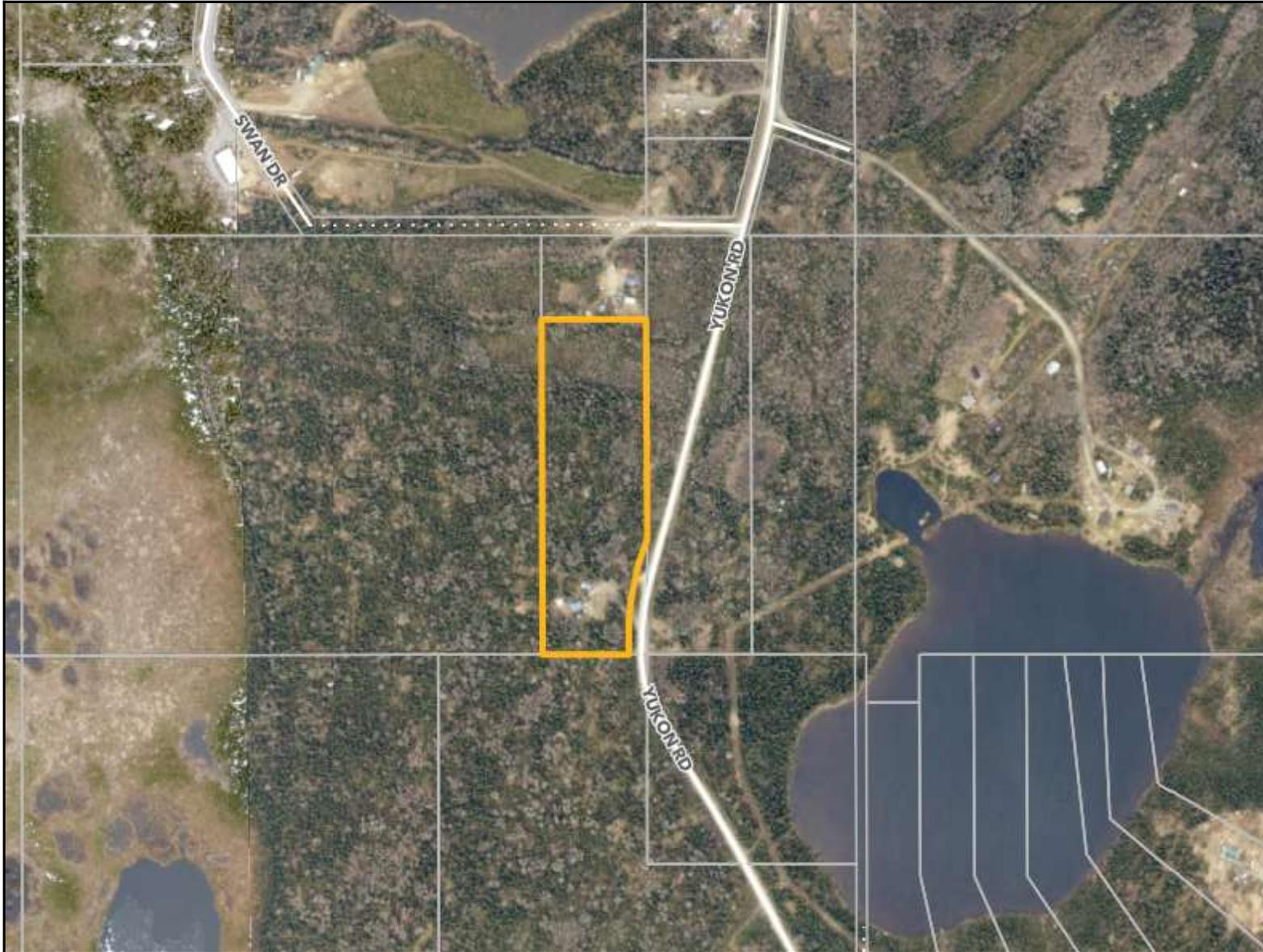
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

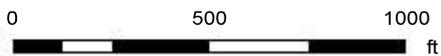
END OF STAFF REPORT



 **KPB Parcel(s):**
13351224

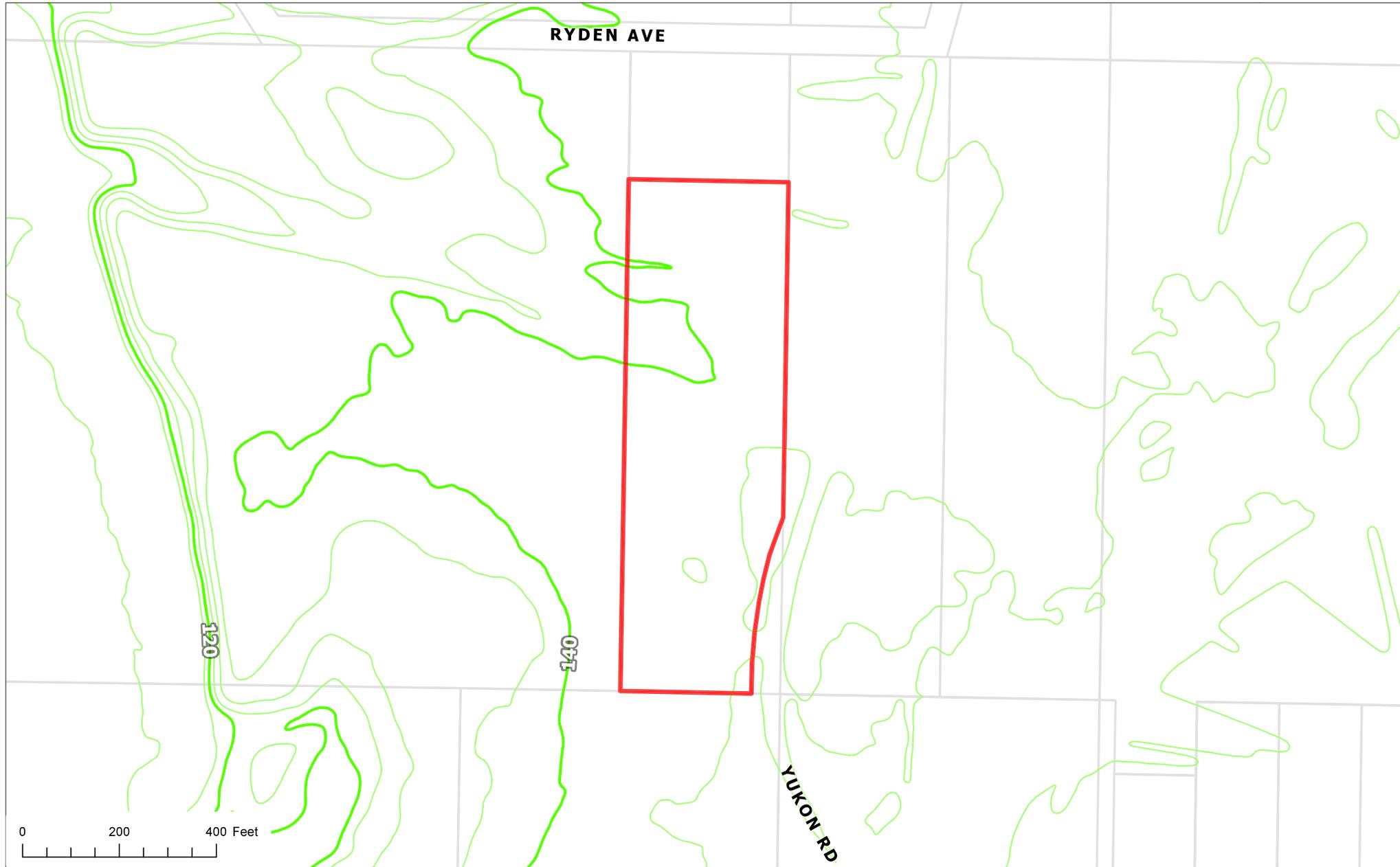
Map created by Simons, Sandee

Tuesday, August 19, 2025





Aerial with 5-foot Contours



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

