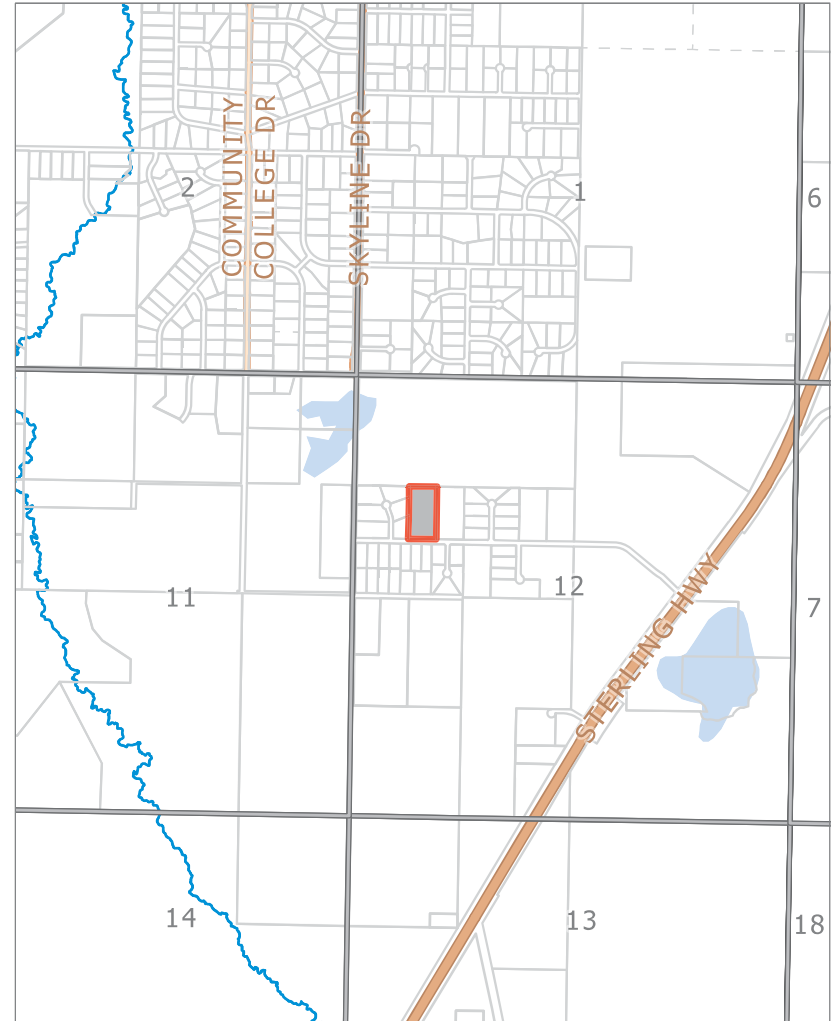
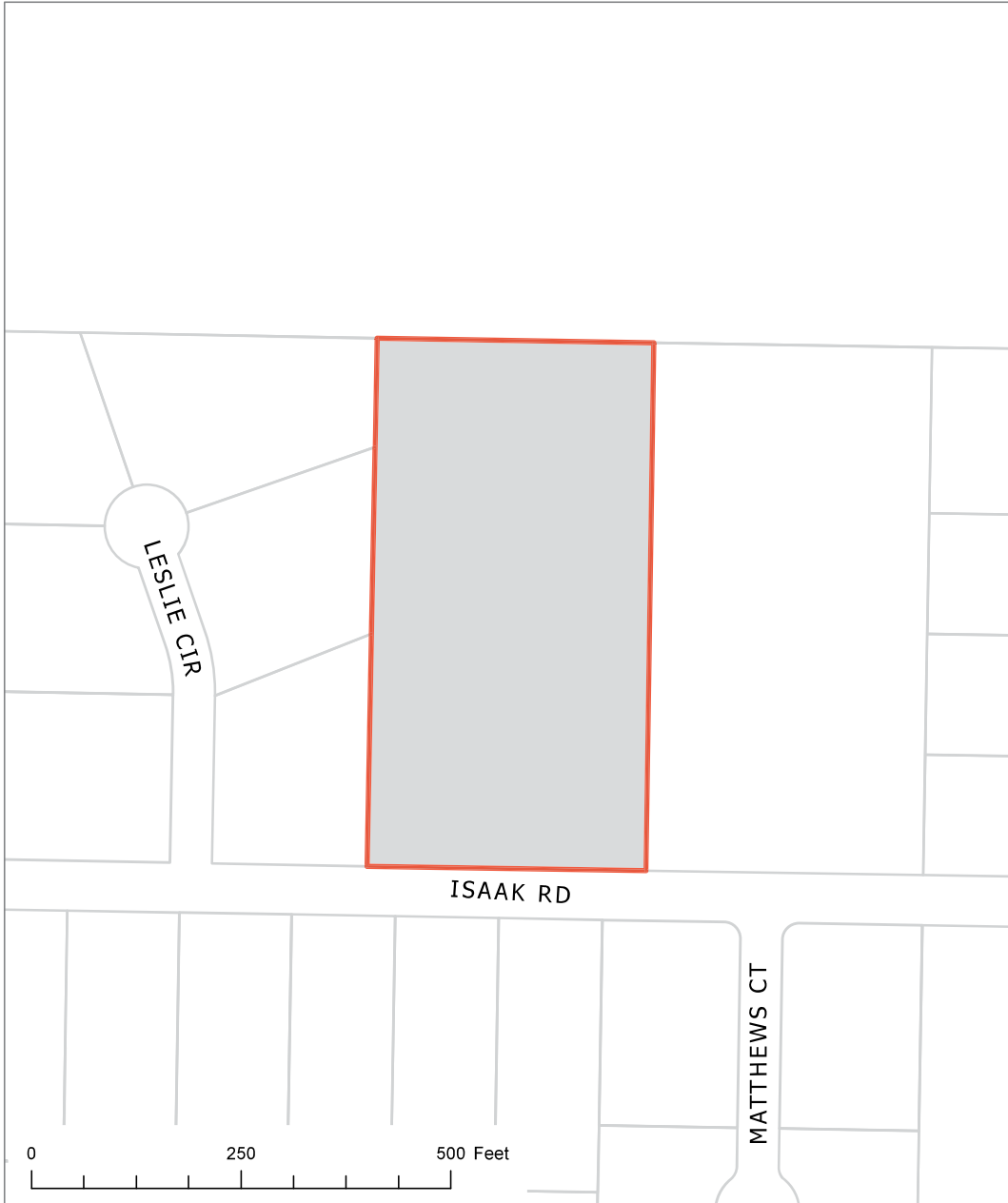


E. NEW BUSINESS

- 8. Alexander Wilson Homestead 2024 Addition
KPB File 2024-023
McLane Consulting Group / Johnston
Location: Isaak Road off Sterling Highway
Kalifornsky Area**

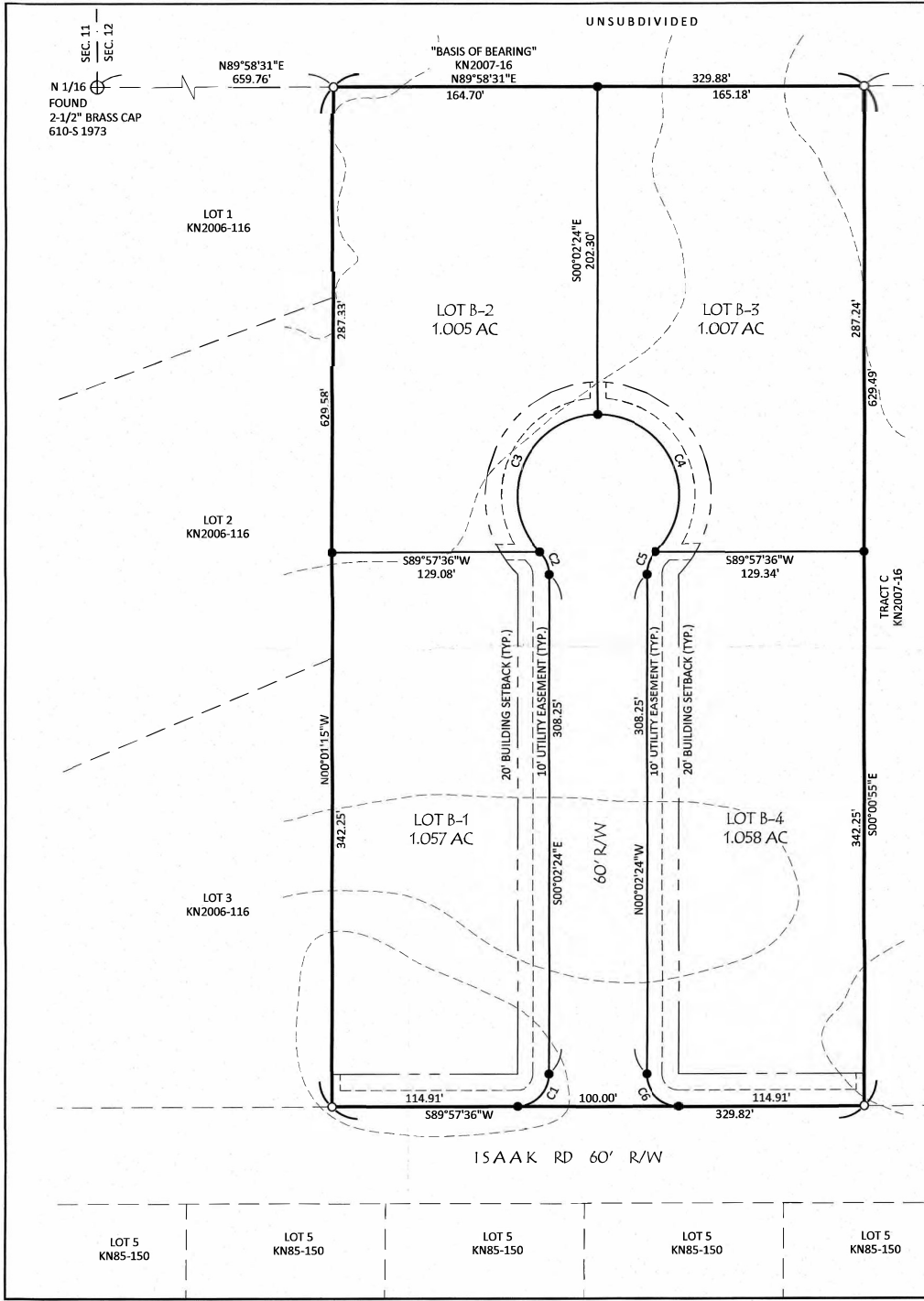


KPB File 2024-023
T 04N R 11W SEC 12
Kalifornsky

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.



N 1/16 SEC. 12 FOUND 2-1/2" BRASS CAP 610-S 1973

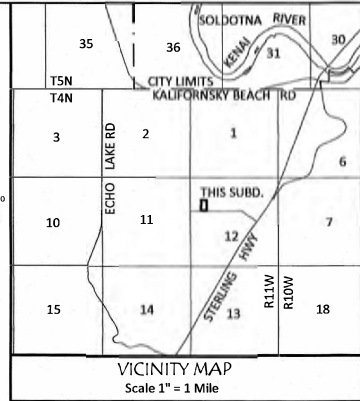
N 1/16 SEC. 12 FOUND 3-1/2" ALCAP 6101-S 1994



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

CONTOUR INTERVAL = 4'



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	20.00'	31.42'	20.00'	S 44° 57' 36" W	28.28'
C2	44°24'55"	20.00'	15.50'	8.16'	S 22° 14' 52" E	15.12'
C3	134°24'55"	50.00'	117.30'	118.99'	S 22° 49' 08" W	92.19'
C4	134°24'55"	50.00'	117.30'	118.99'	N 22° 49' 56" W	92.19'
C5	44°24'55"	20.00'	15.50'	8.16'	N 22° 10' 04" E	15.12'
C6	90°00'00"	20.00'	31.42'	20.00'	N 45° 02' 24" W	28.28'

- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 - BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK 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.
 - 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).

WASTEWATER DISPOSAL: LOT B-1 - B-4

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.

CODY R. McLANE C.E. 11510 AK DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF , 2024.

AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP

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

WILLIAM JOHNSTON
PO BOX 1857, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
FOR: WILLIAM JOHNSTON
ACKNOWLEDGED BEFORE ME THIS

DAY OF , 2024

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #

Rec Dist _____

Date _____ 20

Time _____ M



ALEXANDER WILSON HOMESTEAD 2024 ADDITION
RESUBDIVISION OF TRACT 'B' ALEXANDER WILSON
HOMESTEAD OSTBY ADDITION (KN2007-16)

WILLIAM JOHNSTON, OWNER
PO BOX 1857, SOLDOTNA, AK 99669

4.767 AC. M/L SITUATED IN THE NW1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3285 WWW.MCLANECG.COM	KPB File No. 2024-XXX
	Project No. 242007	
Scale 1" = 50'	Date : FEB 2024	BOOK NO : 24-XX
DRAWN BY : AHF		

**ITEM #8 - PRELIMINARY PLAT
ALEXANDER WILSON HOMESTEAD 2024 ADDITION**

KPB File No.	2024-023
Plat Committee Meeting:	March 25, 2024
Applicant / Owner:	William Johnston of Soldotna
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Isaak Rd in Kalifornsky

Parent Parcel No.:	131-045-52
Legal Description:	Tract B Alexander Wilson Homestead Ostby Addition KN 2007-16
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.767 acres tract into 4 Lots with a dedication. The lots will range in size from 1.005 acres to 1.058 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is by Isaak Road a 60 foot dedication maintained by the KPB RSA department. Isaak Rd is located approximately a mile off Sterling Highway at milepost 98.

This subdivision will be dedicating a short cul-de-sac for access to the four lots that currently has no name and one has not been requested yet.

Block length is compliant as the various cul-de-sacs and roads beak the block up as they come off Isaak Rd.

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

Site Investigation:

The plat has structures being a house and a shed that when done will be on Lot B-4 of the plat. There do not appear to be any encroachment coming onto the property, the surveyor should verify there are not any encroachments onto or from the property when doing the field survey for the plat.

There do not appear to be any steep areas shown on the drawing or on the KPB GIS Data.

There are no wetlands or floodways on the property per the KWF Wetlands Assessment map. KPB River Center review did not identify and FEMA flood hazard for the property either.

KPB River Center Review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: Comments:
State of Alaska Fish and Game	

Staff Analysis

The land was divided by Resolution 96-10 into two tracts of 9 acres. Tract B was plated from Parcel 2 of the resolution when Alexander Wilson Homestead Ostby Addition KN 2007-16 was completed. Tract B is now being subdivided with this platting action.

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

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 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.

IF DENIAL/APPROVAL OF AN EXCEPTION REQUIRES ANOTHER EXCEPTION, INCLUDE IT IN THE STAFF REPORT SOMEWHERE.

Utility Easements

Affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Replies received were of no comment or objection. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comment
ENSTAR	No comment
ACS	No objections
GCI	No Comment
SEWARD ELECTRIC	N/A
CHUGACH ELECTRIC	N/A
TELALASKA	N/A

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 46830 ISAAK RD
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	Existing Street Names are Correct: Yes List of Correct Street Names: ISAAK Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: STREET NAME NOT PROVIDED List of Street Names Denied: Comments: 46830 ISAAK RD WILL REMAIN WITH LOT B-4.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	Kalifornsky APC not active

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add KPB File no 2024-023
Transfer all plat notes from the parent plat to this plat.
Add the date of March 25, 2024 to the Plat Approval

KPB 20.25.070 – Form and contents required

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

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
Add Isaak Rd name to the map
- 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:
Lots to the south needed to be labeled correct lot numbers.
Tract to the north needs correct tract and subdivision labeling.

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:

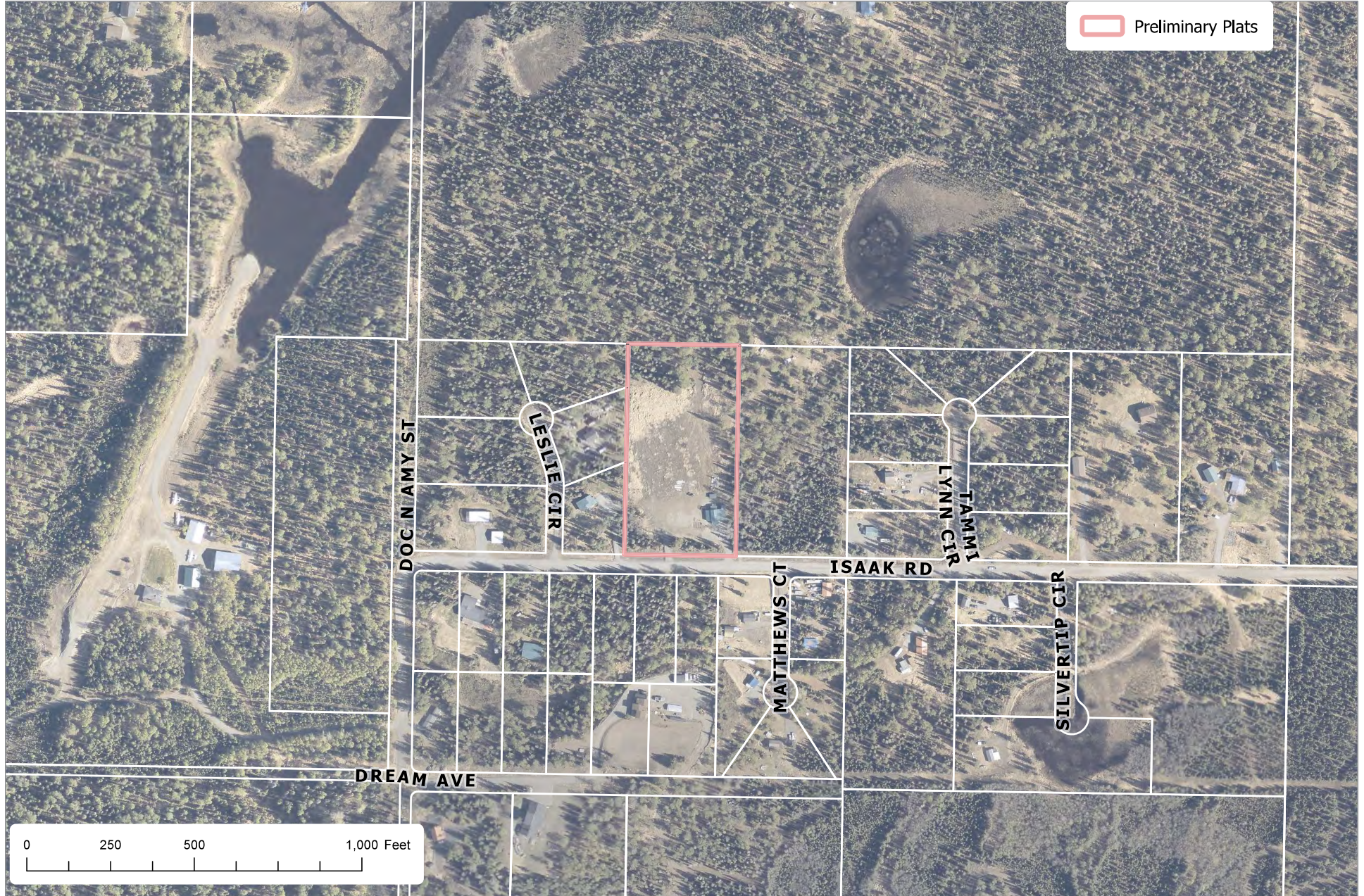
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

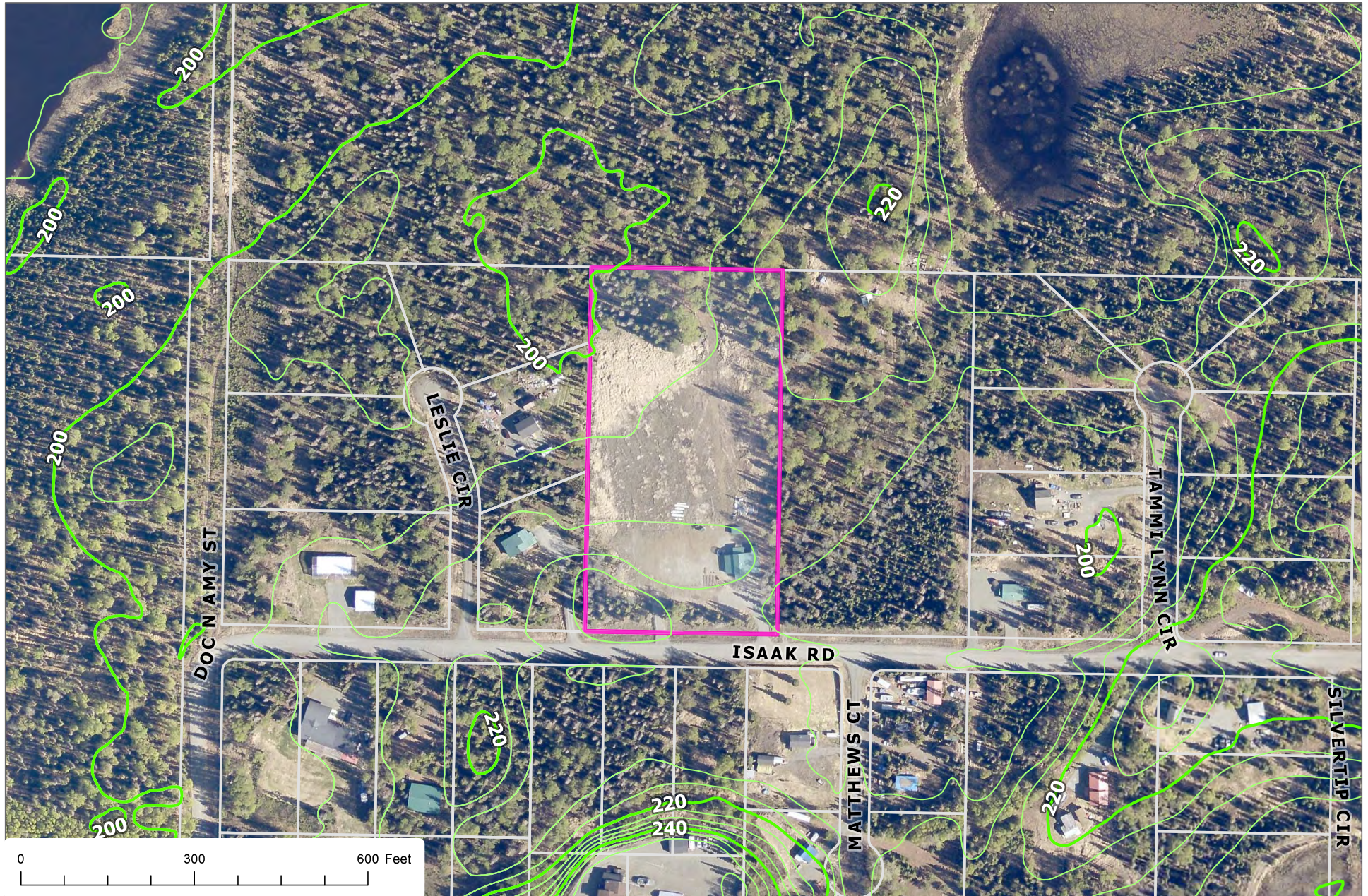
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



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ALEXANDER WILSON HOMESTEAD OSTBY ADDITION

A subdivision of Parcel 2 KPB Plat Waiver Resolution 96-10.
Located in the NW1/4 Section 12, T4N R11W, S1M, Alaska.
Kenai Recording District KPB File 2006-286



Prepared for
Jeff Ostby
Rt. 3 Box 201-E
Ava. MO 65608-9548

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

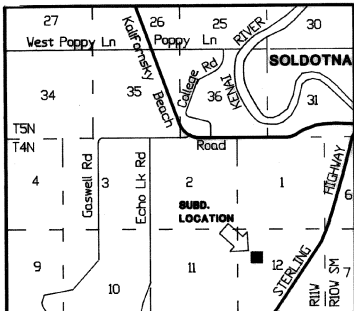
SCALE 1" = 100' AREA = 9.533 acres
10 September, 2006

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 23 October, 2006.

KENAI PENINSULA BOROUGH

BY: Max J. Best 4-3-2007
Authorized Official Date



VICINITY 1" = 1 mile MAP

2007-16
RECORDED-FILED 2.0
Kenai REC. DIST.
DATE 4-11-2007
TIME 3:51 P M
Requested by:
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of subdivision, and by our free consent grant all easements to the use shown.
We further certify that Deed of Trust affecting this property does not contain restrictions prohibiting this subdivision or require signature and approval of beneficiaries.

Jeffrey T. Ostby
Jeffrey T. Ostby
Rt 3 Box 201-E Ava. MO 65608-9548

Karen L. Ostby
Karen L. Ostby
Rt. 3 Box 201-E Ava. MO 65608-9548

NOTARY'S ACKNOWLEDGEMENT

For: Jeffrey T. & Karen L. Ostby
Subscribed and sworn to before me this 16th
day of Jan. 2007.
Brenda L. Teague
Notary Public For Missouri
My commission expires 1-26-08

BRENDA L. TEAGUE
Notary Public - State of Missouri
County of Christian
My Commission Expires Jan. 26, 2008

LEGEND

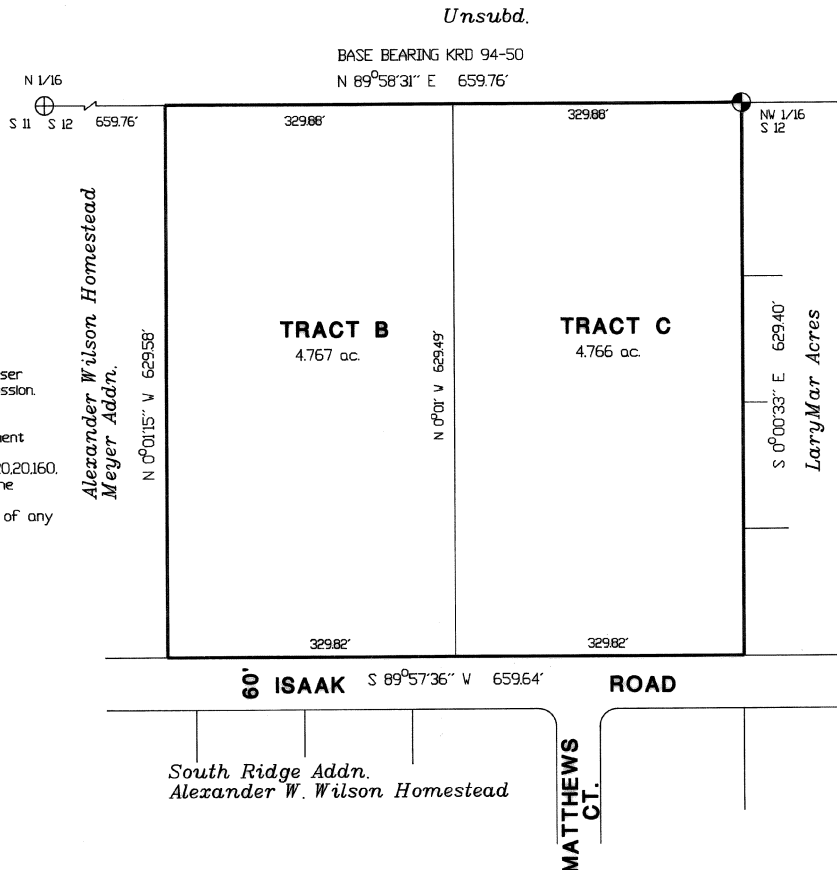
- ⊕ - 2 1/2" brass cap monument, 610-S, 1973. Found.
- ⊙ - 3 1/2" aluminum monument, 6101-S, 1994. Found
- | — 1/2"x 4' rebar with 1" plastic cap, set.
- () - Indicates record information, source shown.

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Exceptions to KPB 20.20.010, ROW access to adjoining parcel, and KPB 20.20.160, maximum block length, were granted by the KPB Planning Commission at the meeting of 23 October, 2006.
4. Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size 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 Dept. of Environmental Conservation.



KENAI PENINSULA BOROUGH
PLANNING COMMISSION

PLAT WAIVER RESOLUTION 96-10

KENAI RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 12, TOWNSHIP 4 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA

WHEREAS, Bettie Lande has petitioned for a waiver of platting requirements for the following described parcel:

N1/2SW1/4NW1/4 Sec 12 T4N R11W, S.M. as per Book 78 Page 698

WHEREAS, 29.04.090 of Alaska Statutes provides that the platting authority shall waive the preparation, submission for approval, and recording of a plat upon satisfactory evidence that certain conditions exist.

WHEREAS, it has been determined that all requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That a waiver of platting requirements is hereby granted for the above described parcel.

Section 2: That the plat waiver is being granted for the purpose of creating two parcels described as follows:

Parcel 1: W1/2 N1/2 SW1/4 NW1/4 Sec 12, T4N, R11W, S.M. Alaska excepting that portion dedicated for Skyline Drive and Isaak Road rights-of-way; cntg 9 ac m/l

Parcel 2: E1/2 N1/2 SW1/4 NW1/4 Sec 12, T4N, R11W, S.M. Alaska excepting that portion dedicated for Isaak Road rights-of-way; cntg 9 1/2 ac m/l

Section 3. That this resolution is void if not recorded in the appropriate Recording District within thirty days of adoption.

Section 4. That this resolution becomes effective upon being properly recorded.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 22 DAY OF April, 1996.

Philip Bryson
Philip Bryson, Vice Chairperson
Planning Commission

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn before me this 22 day of April, 1996.

Maria E Sweppy
Notary Public for State of Alaska
My Commission Expires: 1-16-99

**NOTARY PUBLIC
STATE OF ALASKA
MARIA E. SWEPPY**

963448
REC-15
NOT
FILED BY *B. Lande*

'96 MAY 6 PM 2 42

Please return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley
Soldotna, Alaska 99669-7599