

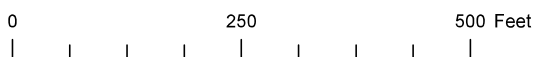
E. NEW BUSINESS

- 1. Holland Park 2024 Replat/ KPB File 2024-073
McLane Consulting Group / Smith, Kuemerle, Maile
Location: Kalifornsky Beach Road
Kalifornsky Area**



KPB File 2024-073
T 05N R 11W SEC 26
Kalifornsky

7/2/2024





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.

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.

KEVIN SMITH
34234 GASWELL RD.,
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: KEVIN SMITH
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2024
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP

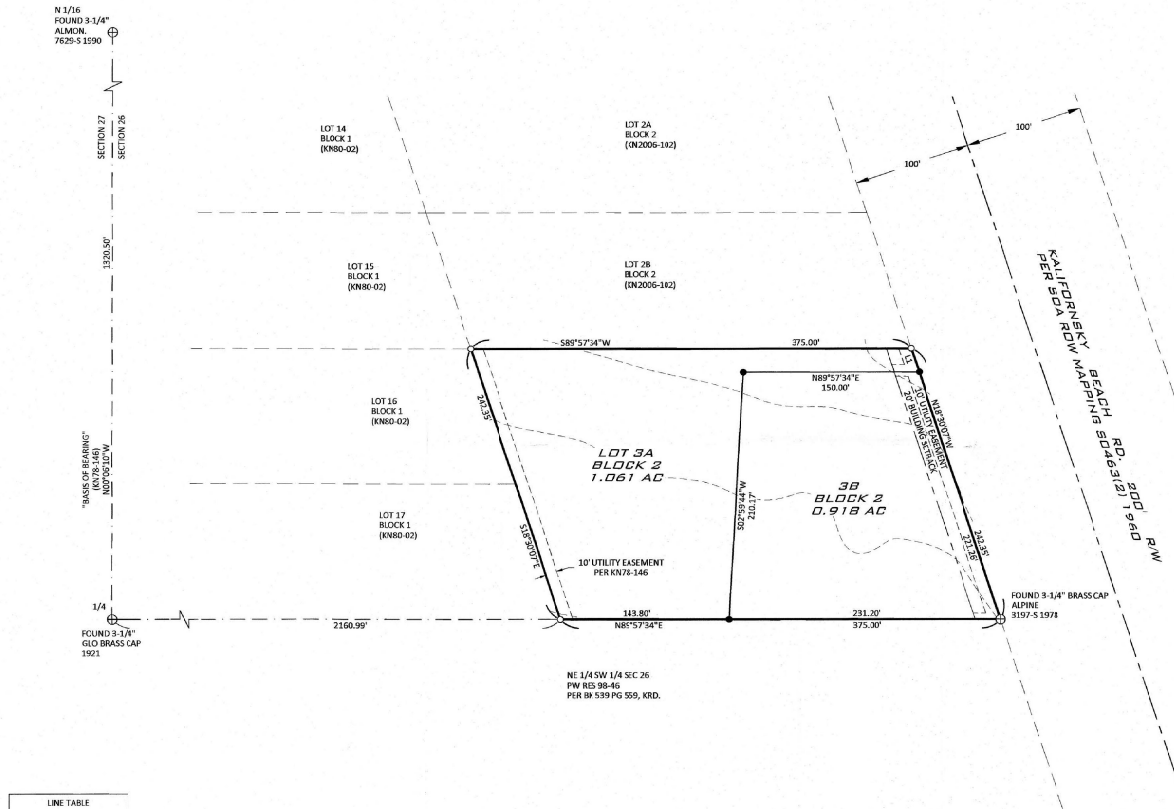
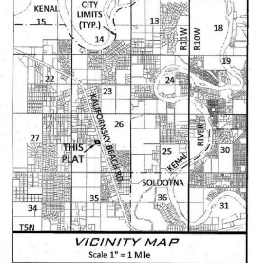
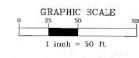
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

IAN KUJEMERLE
400 BIRCH ST. STE #120,
NEWPORT BEACH, CA 92660

NOTARY'S ACKNOWLEDGEMENT

FOR: IAN KUJEMERLE
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2024
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF _____



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 11 AAC 80.
2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT.
4. 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. NO BUILDINGS OR WASTEWATER DISPOSAL ALLOWED WITHIN 20' HANDBLE PORTION OF LOT 2A.
6. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP - S-211269
- CONTOUR INTERVAL = 5'

LINE #	BEARING	DISTANCE
LL	N 31°30'00" W	21.00'

WASTEWATER DISPOSAL
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE 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 ON-SITE 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.

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.

STEPHEN MALE
48469 RUSTIC AVE.,
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: STEPHEN MALE
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2024
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

PLAT APPROVAL

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

AUTHORIZED OFFICIAL

Plat #	
Rev. Date	
Date	20
Time	M



HOLLAND PARK 2024 REPLAT
REPLAT OF LOT 3 BLOCK 2 HOLLAND PARK SUBDIVISION (KN78-146)

KEVIN SMITH, OWNER
34234 GASWELL RD., SOLDOTNA, AK 99669
IAN KUJEMERLE, OWNER
400 BIRCH ST. STE #120, NEWPORT BEACH, CA, 92660
STEPHEN MALE, OWNER
48469 RUSTIC AVE., SOLDOTNA, AK 99669
1.974 AC. ML SITUATED IN THE NW1/4 OF SECTION 26, TOWNSHIP 5 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) 269-4214 FAX: (907) 269-2086 WWW.MALEENGINEERING.COM	KPB File no. 2024-00X
Project No. 242020	Scale 1" = 50'
Date: JUNE 2024	BOOK NO: KX-XX
Drawn by: AHH	

KPB 2024-073

CODY R. McLANE C.L. 11510 AK DATE

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
HOLLAND PARK 2024 REPLAT**

KPB File No.	2024-073
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Kevin Smith / Ian Kuemerle / Stephen Maile al of Soldotna, AK
Surveyor:	Andrew Hamilton / McLane Consulting Inc
General Location:	Kalifornsky Beach Rd / Kalifornsky Beach APC

Parent Parcel No.:	055-510-04
Legal Description:	T 5N R 11W SEC 26 SEWARD MERIDIAN KN 0780146 HOLLAND PARK SUB LOT 3 BLK 2
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 1.979 acre parcel into two lots having sizes of 0.918 acres and 1.061 acres.

Location and Legal Access (existing and proposed):

Existing access to the property is from Kalifornsky Beach Rd which shall remain. There will be no vacation or dedication with this platting action.

There is no section line or patent easement affecting this property.

Block length is compliant with multiple roads coming of Kalifornsky Beach Rd. This subdivision would not be able to provide relief in the event the block was not compliant, however, due to the small size.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Access from travel way permitted through AKDOT. No RSA objections.
SOA DOT comments	

Site Investigation:

There are no buildings or structures located on the property per KPB GIS data or the drawing provided by the surveyor.

The terrain of the plat is relatively flat with about a 4-5 percent slope across it from the northeast to the southwest end of the property.

There are no wetlands or map flood areas on the property per the River Center review.

KPB River Center review	A. Floodplain
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	Reviewer: Hindman, Julie Floodplain Status: Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The parent plat Holland Park Subdivision KN 78-146 was platted in the S1/2 NW1/4 Section 26, Township 5 North, Range 11 West SM Kenai Peninsula Borough, Alaska.

The proper note for the limitation of building in the panhandle portion of Lot 3A is listed and should remain on the final submittal.

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 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is in the Kalifornsky Beach Advisory Planning Commission area, which is not active at this time.

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

Utility Easements

There is a 10' utility easement shown and correctly identified on the drawing in the backside of the plat originating from the parent plat.

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 if any request for easements are received.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown.
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn
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	<p>Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: KALIFORNSKY BEACH RD</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 other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>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</p> <p>Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Lot needs to be added to 3B in the drawing.
Verify the owners' addresses in the Certificate of Ownership
Add the date of July 22, 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.*

- 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:

- Add to the KPB File No 2024-073
- The address under Kevin Smith, Gas Well is two words.

- Per the Statuary Warranty Deed in the CTP the mailing address for all owners is on Gas Well Rd in Soldotna, AK, please verify and correct addresses as needed.

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 side roads from Kalifornsky Beach Rd to the vicinity map for clarity of location to the site.

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.

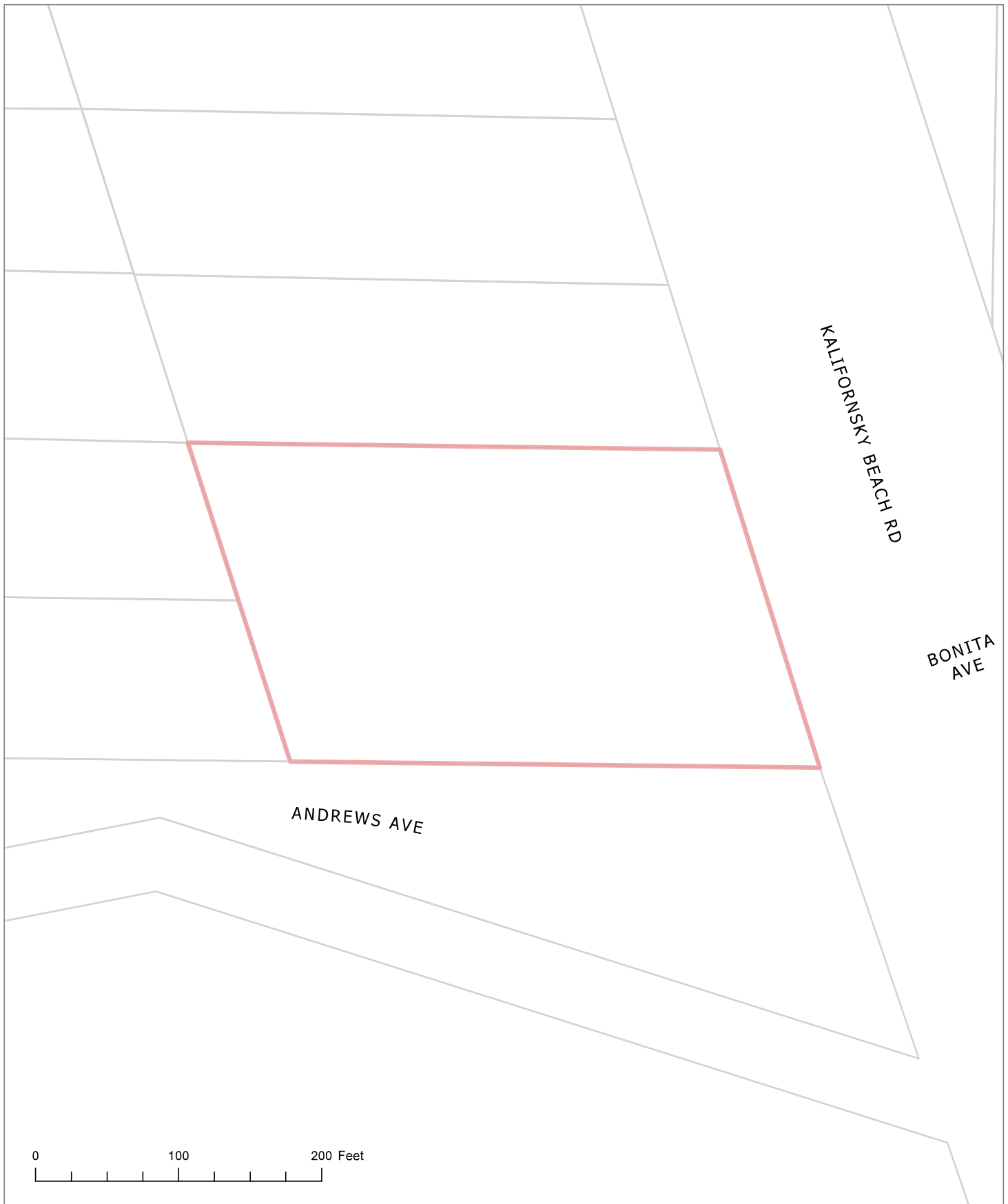
END OF STAFF REPORT



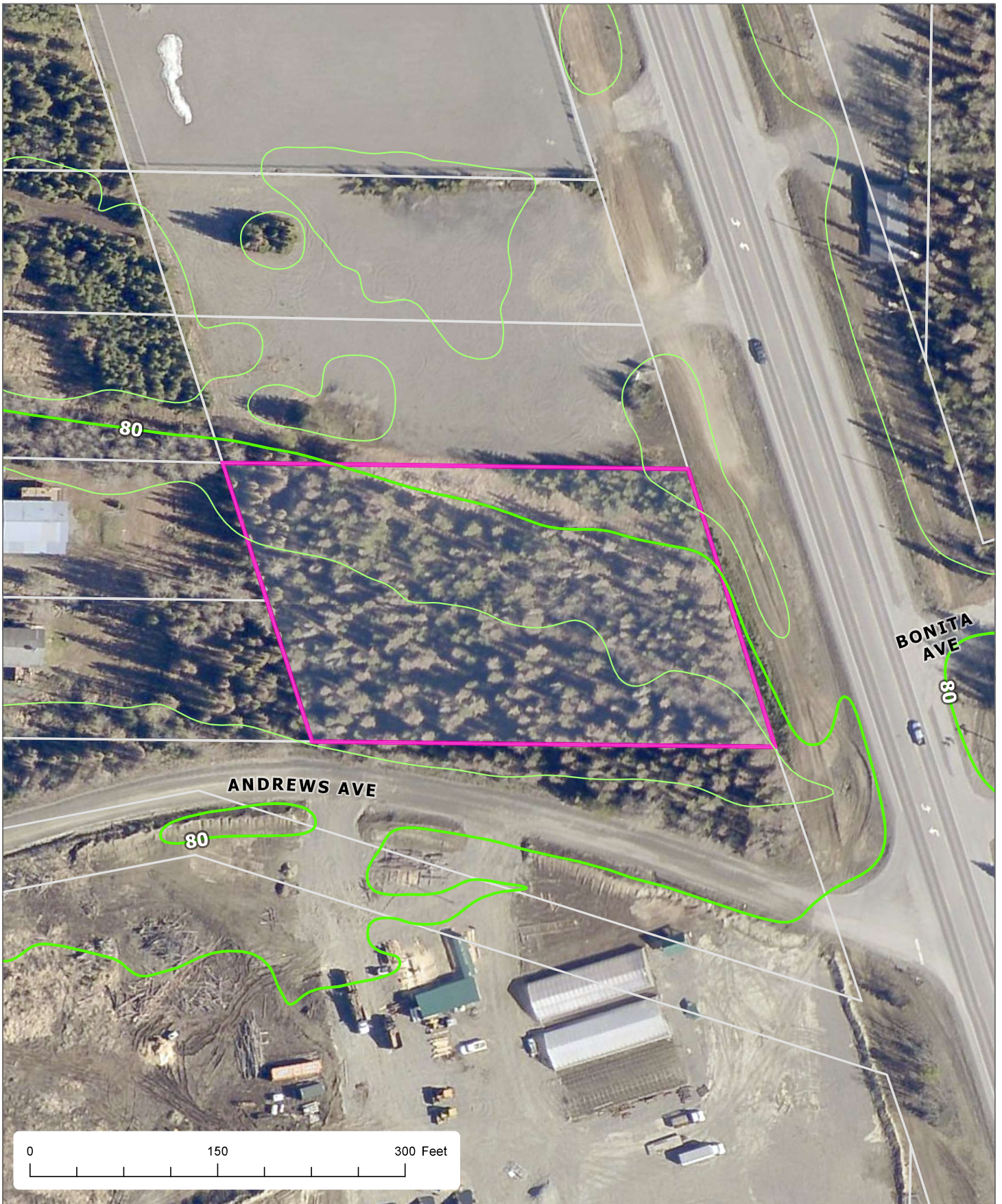
Aerial View



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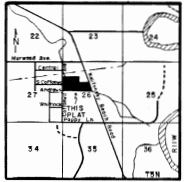


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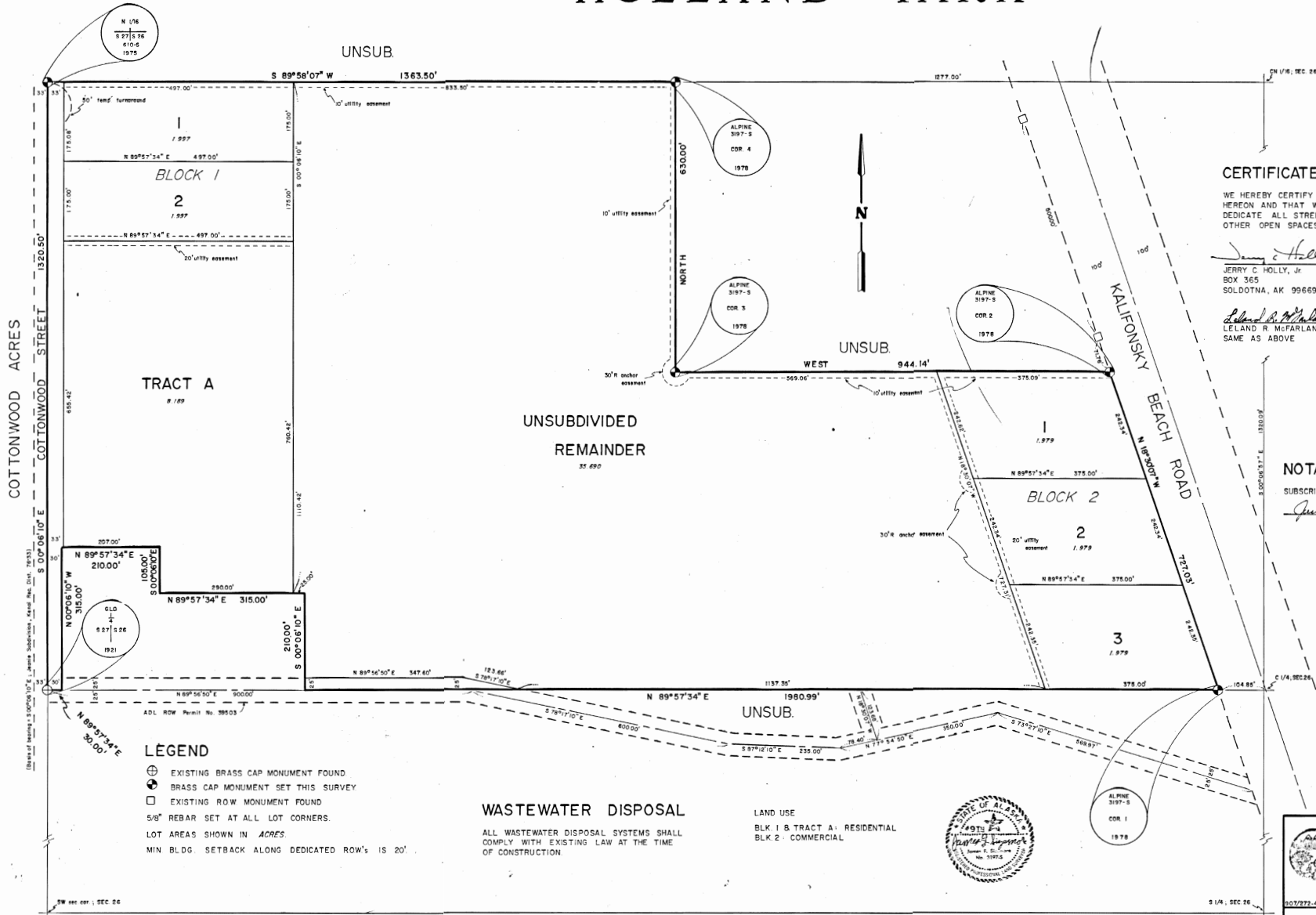


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HOLLAND PARK



VICINITY MAP SCALE: 1" = 100'



CERTIFICATE OF OWNERSHIP & DEDICATION

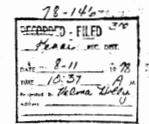
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, UTILITY EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE.

Jerry C. Holly, Jr.
 JERRY C. HOLLY, JR.
 BOX 365
 SOLDOTNA, AK 99669

Velma K. Holly
 VELMA K. HOLLY
 SAME

Leland R. McFarland
 LELAND R. MCFARLAND
 SAME AS ABOVE

Myla McFarland
 MYLA MCFARLAND
 SAME



NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF JUNE, 1978.

Jerry C. Holly, Jr.
 JERRY C. HOLLY, JR.
 NOTARY PUBLIC FOR ALASKA
 My Commission Expires 2-1-1979

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF JUNE 13, 1978, 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 *Shelby Warriner*

LEGEND

- ⊕ EXISTING BRASS CAP MONUMENT FOUND
- ⊙ BRASS CAP MONUMENT SET THIS SURVEY
- EXISTING ROW MONUMENT FOUND
- 5/8" REBAR SET AT ALL LOT CORNERS.
- LOT AREAS SHOWN IN ACRES
- MIN BLDG. SETBACK ALONG DEDICATED ROW'S IS 20'

WASTEWATER DISPOSAL

ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.

LAND USE
 BLK 1 & TRACT A: RESIDENTIAL
 BLK 2: COMMERCIAL



<p>ALPINE CONSULTING ENGINEER*</p>	DRAWN BY	SBM
	CHECKED BY	SG/JS
	JOB NO.	77-33
	DATE	4/23/78
SCALE		1" = 100'
SHEET		1 OF 1
HOLLAND PARK LOCATED IN THE 6 1/2 NW 1/4, SEC. 26, T5N, R17W, S4, KENAI PENINSULA BOROUGH, AK		