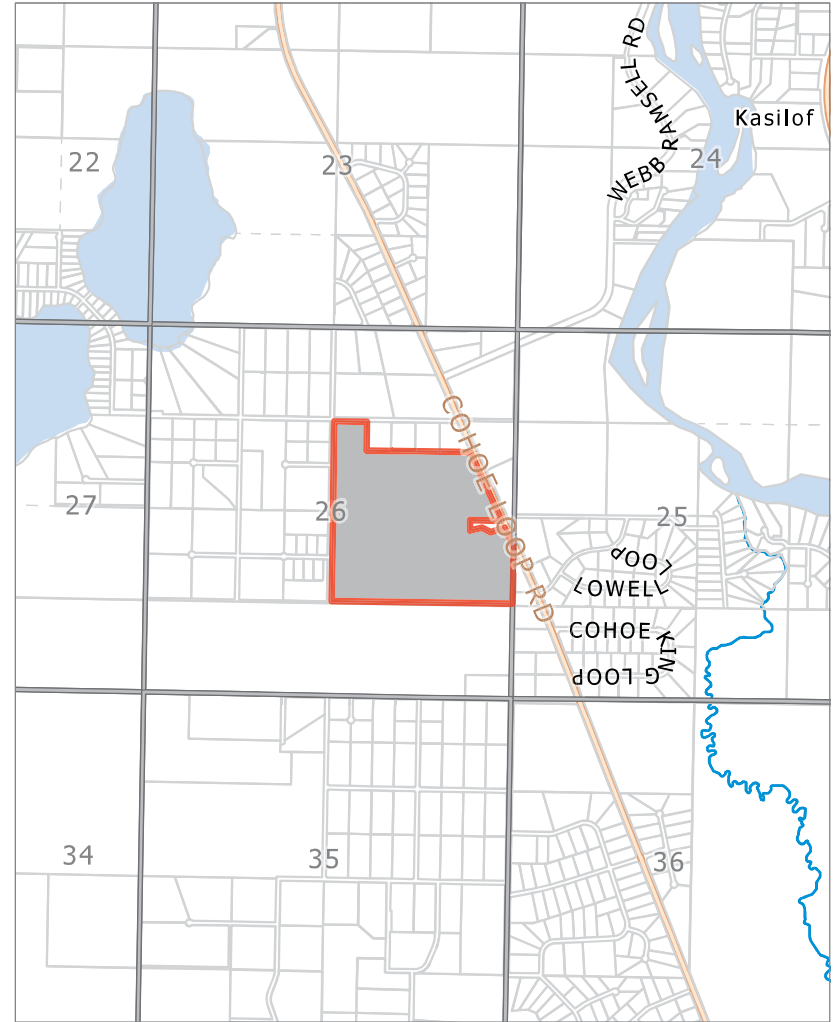
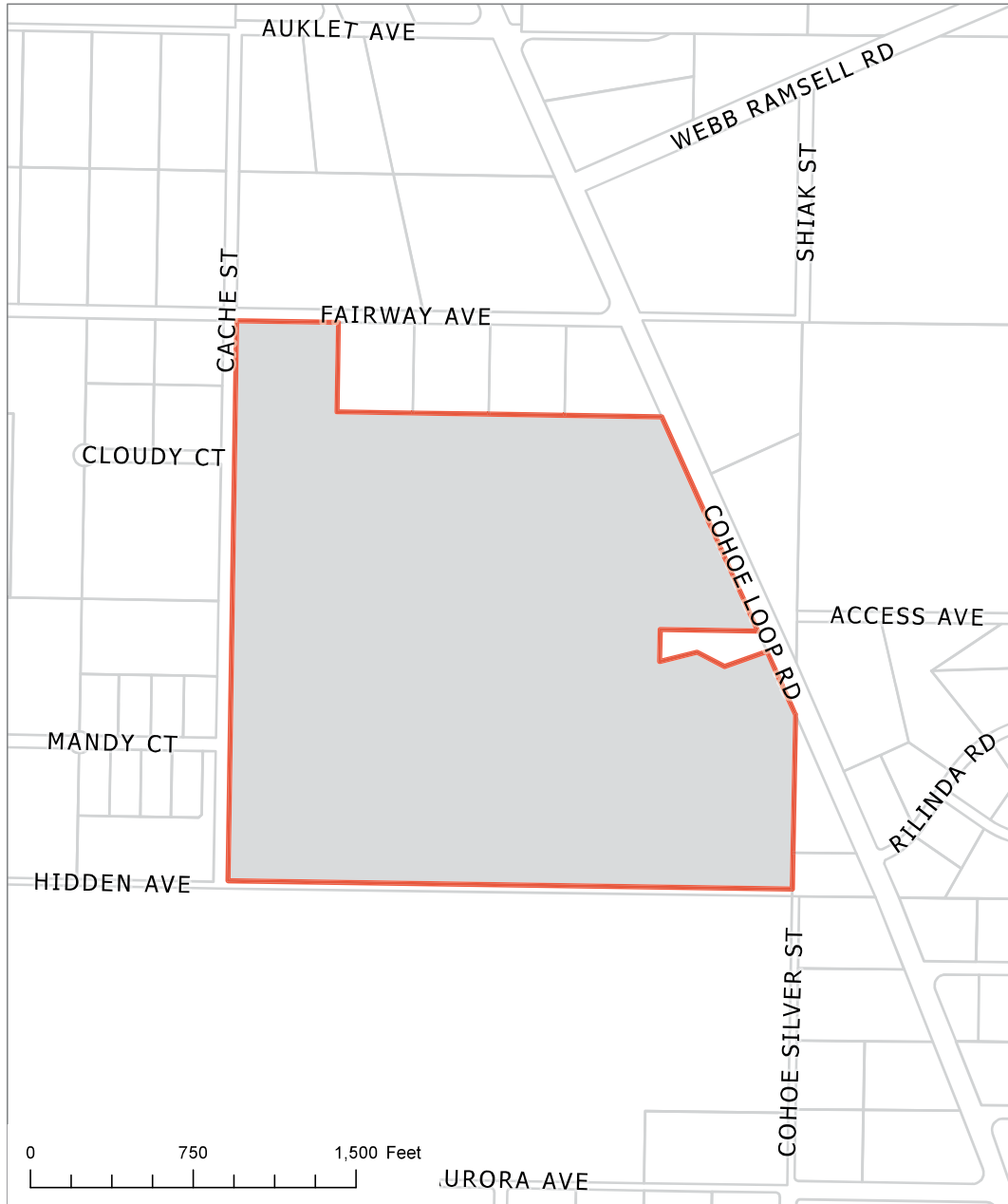


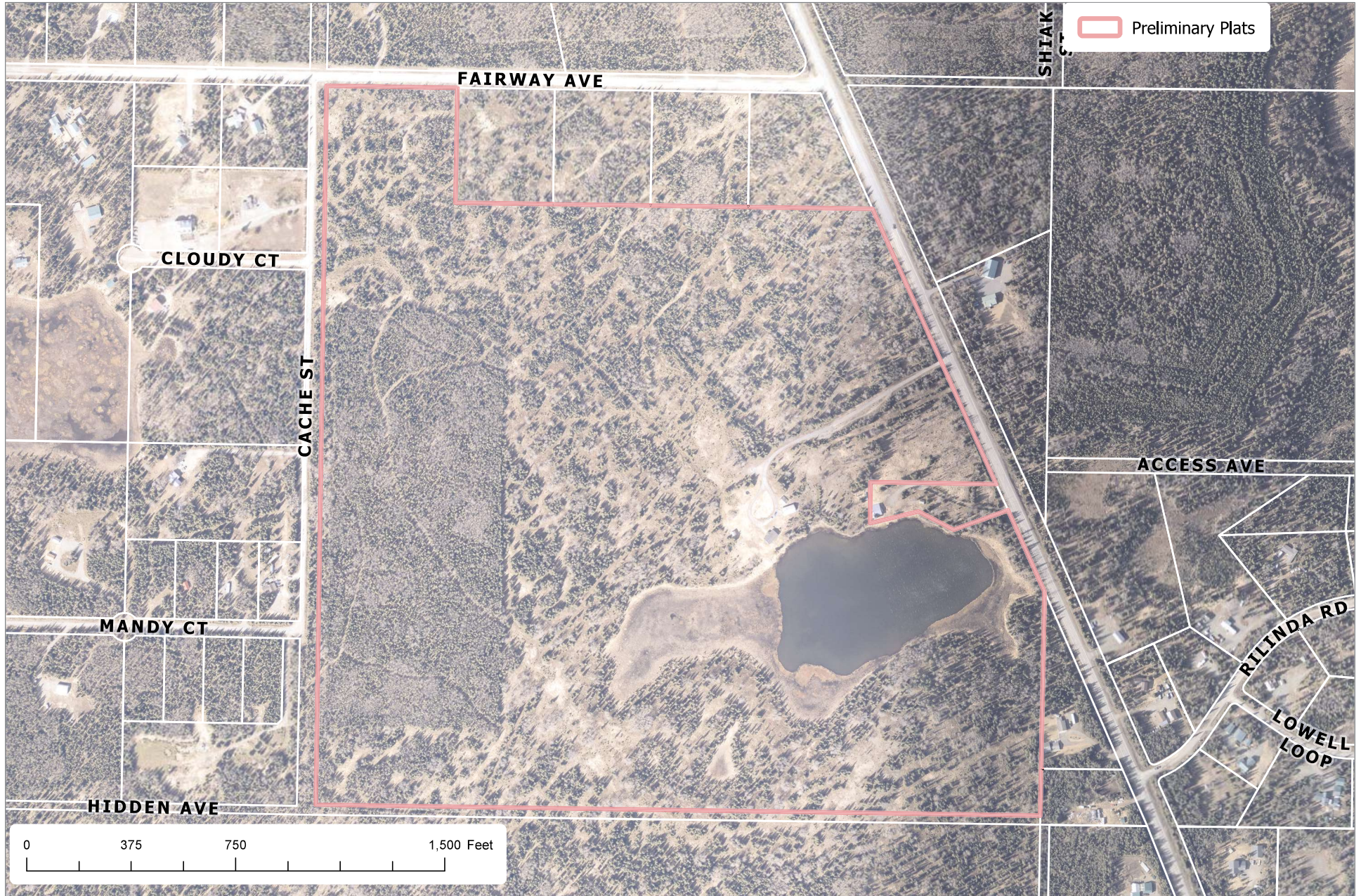
E. NEW BUSINESS

- 8. Kinder Subdivision Blake Addition No. 1
KPB File 2023-127
Segesser Surveys / The Homestead, LLC
Location: Cohoe Loop Road
Cohoe Area**



KPB File 2023-127
T 03N R 12W SEC 26
Cohoe

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LEGEND:

- ⊕ 3 1/4" ALUM. CAP MON. 4725-S 2022 FOUND
- ⊕ 2 1/2" ALUM. CAP MON. 7328-S 2009 FOUND
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- 5/8" REBAR w/PLASTIC CAP LS859 SET
- () RECORD DATUM PLAT 2022-61 KR D

NOTES:

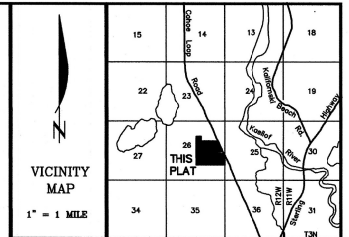
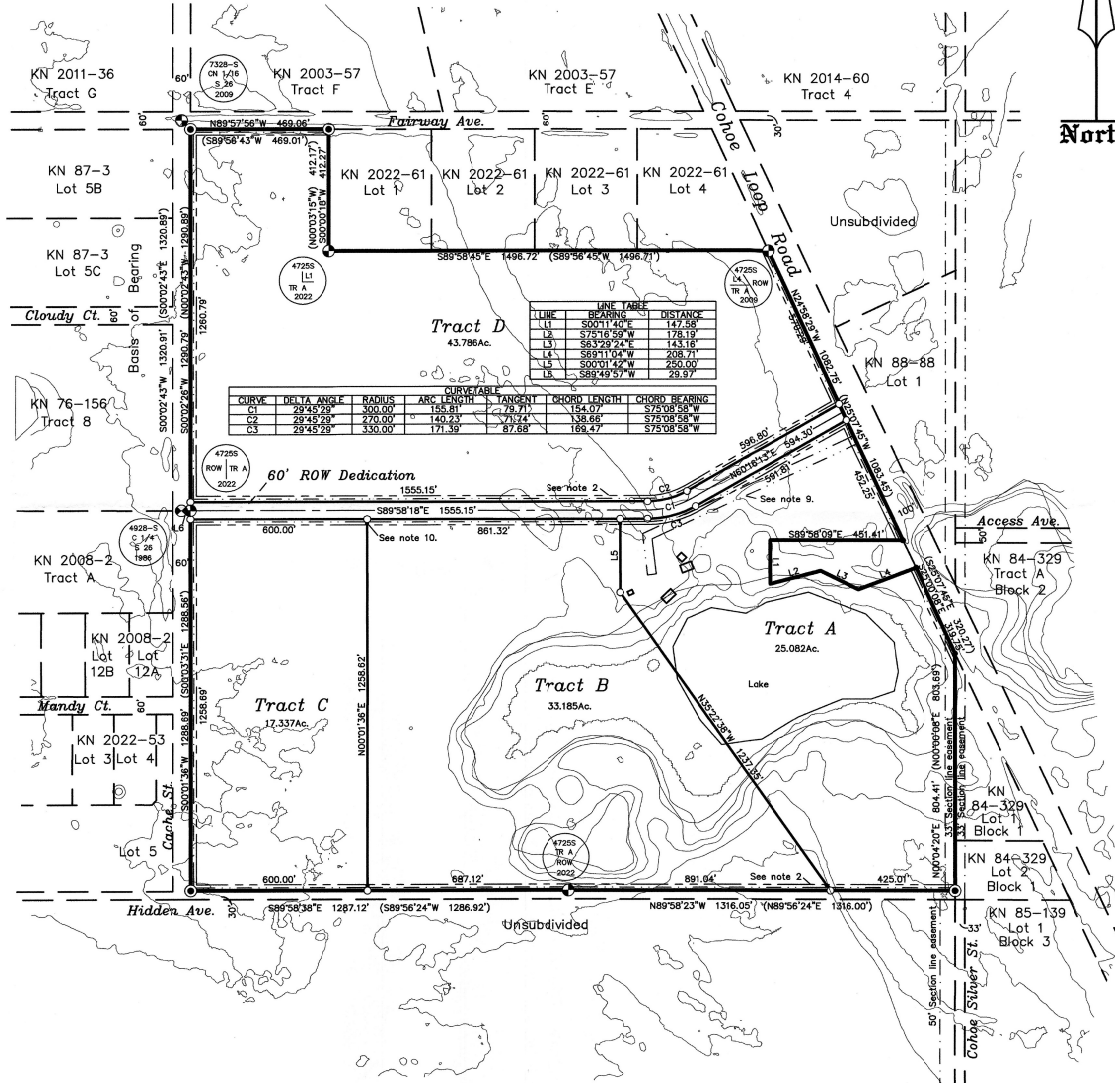
- 1) Basis of bearing taken from Kinder Subdivision, Plat 2022-61 Kenai Recording District.
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- 3) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program per KPB 14.06.
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- 5) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1955; Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
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- 8) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Misc. 31 Page 111, Kenai Recording District. No definite locator disclosed.
- 9) The existing overhead electric line is the centerline of a 30' wide electrical distribution line easement including guys and anchors, granted this plat.
- 10) 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.
- 11) **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.



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 _____



CERTIFICATE of OWNERSHIP and DEDICATION

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

LYNDA BLAKE AKA LYNDA J. BLAKE
REGISTERED AGENT FOR HOMESTEAD LLC
P.O. BOX 54
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.

Kinder Subdivision Blake Addition No. 1

A resubdivision of Tract A Kinder Subdivision, Plat 2022-61, Kenai Recording District.

Located within the S1/2 NE1/4, N1/2 SE1/4 Section 26, T3N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing Ac. _____	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3906	Owner The Homestead, LLC P.O. Box 54 Kaslof, Alaska 99610
JOB NO. 23179	DRAWN: 10-28-23
SURVEYED: Aug., 2023	SCALE: 1"=200'
FIELD BOOK: 23-3	SHEET: 1 of 1

KPB 2023-127

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
Kinder Subdivision Blake Addition No. 1**

KPB File No.	2023-127
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	The Homestead, LLC / Kasilof, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Cohoe Loop Road, Cohoe area

Parent Parcel No.:	133-110-34
Legal Description:	Tract A Block 1 Kinder Subdivision KN 2022-61
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / onsite
Exception Request	20.30.170

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 122.569-acre parcel into 4 tracts ranging in size from 17.337 to 43.786 acres.

Location and Legal Access (existing and proposed): Legal access exists from Cohoe Loop Road, Fairway Avenue on the north, Cache Street on the west, Hidden Avenue on the south and a 33 foot section line easement on the east.

Cohoe Loop Road is a 100 foot wide State of Alaska DOT right of way that is constructed and maintained. Per KPB GIS Imagery there is an existing driveway within proposed Tract A that leads to residential structures near the lake. This access is the proposed point of start of a new 60 foot dedication proposed to be named Blake Homestead Road crossing the tract to Cache Street.

Fairway Avenue is a 60 foot wide right of way along the north of the subdivision. Fairway Avenue is constructed and maintained by the Kenai Peninsula Borough.

Cache Street is currently a 60 foot wide right of way along the western subdivision boundary. Per KPB GIS Imagery, Cache Street is constructed to Mandy Court but is not maintained by the Kenai Peninsula Borough.

Hidden Avenue is a 30 foot half undeveloped dedication along the southern subdivision boundary.

A 66-foot-wide total section line easement affects the eastern boundary and connects between Cohoe Loop Road and Hidden Avenue / Cohoe Silver Street. South of the subdivision, the section line easement width is 83 feet. Cohoe Silver Street is not maintained by the Kenai Peninsula Borough and it appears that only approximately 310 feet is constructed from Aurora Avenue located approximately 1,335 feet south of the proposed subdivision.

Block length is not compliant on the plat and an exception to KPB 20.30.170 Block Length has been requested. Blake Homestead Road is 2,385 feet long with no roads coming off it. Hidden Avenue is 2,603.17 feet long on the south.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments:
--------------------------	--

	No department comments
SOA DOT comments	

Site Investigation:

There are no steep areas or drain ways, on the plat. Contours can be removed from the final.

There are improvements on the property. The structures that are present will remain on Tract A1 and as shown on the drawing, do not appear to be creating any encroachment issues. There do not appear to be any encroachment issues from the deeded parcel Tract A1 surrounds as none were identified by the previous subdivision.

There is an unnamed lake located on the plat that has an area of inundation located to the west of it. There area of inundation is shown, but should be expanded to match KPB imagery showing wetland area to the east and south of what is currently shown on the drawing. Wetlands should be shown on the final along with the lake. **Staff recommendation:** place a note on the final plat indicating 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.

KPB River Center review has determined the plat to be in a flood hazard area and shall require the per 20.30.080 Floodplain requirements (D) the flood hazard note. The plat is not in a floodway and shall not require the note in 20.30.080(E).

KPB River Center review	A. Floodplain
	Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: D Map Panel: 02122C-0860E In Floodway: False Floodway Panel:
	B. Habitat Protection
	Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
	C. State Parks
	Reviewer: Comments:

Staff Analysis

The original area of the tract was an aliquot parcel with a record of survey that was recorded in 2009, recording number KN 2009-25. A portion of the aliquot parcel was subdivided by deed in 1968. Kinder Subdivision KN 2022-61 created 4 lots and Tract A which is being subdivided with this plat.

The tracts are over 200,000 square feet, as such a soils report will not be required for 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.

Utility Easements

10- foot utility easements are proposed along the rights-of-ways. **Staff recommendations:** add more labels of the “See note 10” to the drawing. Adjust the note in the northwest corner of Tract B as the identifier is confusing with its pointer and the pin mark and lot line.

There are electric easements identified on the drawing and listed in the notes from the certificate to plat. **Staff recommendations:** the point for See note 9 in Tract A1 needs moved as it is confusing in its positioning. HEA has given notice this easement can be reduced to 15 feet.

HEA has requested a 15 foot easement from the current overhead easement to the deeded parcel near Tract A. Details of the request or shown in the packet material.

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	HEA has recommended ease in Plat note 9 can be reduced and has asked for a note on an overhead line to the deeded property near Tract A. Request is in the packet
ENSTAR	
ACS	No objections
GCI	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 29074 COHOE LOOP RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: FAIRWAY AVE, CACHE ST, CLOUDY CT, MANDY CT, HIDDEN AVE, COHOE SILVER ST, COHOE LOOP RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names: BLAKE HOMESTEAD RD</p> <p>List of Street Names Denied:</p> <p>Comments: OWNERS MAY WANT TO UPDATE ADDRESS AFTER NEW ROW IS DEVELOPED</p>
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. Other Material Site Type Material Site Comments: Note: William and Lynda Blake, the owners of 133-110-34, have discussed the possibility of a Material Site located within the proposed plat. Last correspondence was 02/15/2023.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add to the KBP No. 2023-127
Adjust plat note numbering.
Add 'Unnamed' to the lake inside the property,
Add more "See note 2" to the drawing.
Add a distance across the front of the deeded tract.
Add to the legend line for the 20' setback, utility easements, area of inundation
Add the Certificate of Acceptance to the final drawing
Add date of December 11, 2023 to 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.

- 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:
Show and label Rilinda Road to the east including right-of-way.
Label Shiak Street to the east including right-of-way.
Label the right of way of Hidden Avenue to the west.
- 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:
Correct the spelling of Kalifornsky
Label Lower and Upper Cohoe Lakes.
- 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 near Rilinda Road need labeled.

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Low wet areas shown, but there appears to be more to the south of what is shown that need to be added per KPB Data.

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.

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.

- "No access to state-maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."
- 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).

20.60.200. Survey and monumentation.

Staff recommendation: comply with 20.60.200

In the line table, L1 – L4 should have both measured and recorded data.

EXCEPTIONS REQUESTED:

A. KPB 20.30.170 Block length requirements

Surveyor's Discussion: We need an exception to KPB 20.30.170 Block length requirements.

1. The lots to the north prevent a cross road to Fairway Avenue
2. The wetlands to the south may prevent a road to Hidden Avenue.

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:

3. These are large lots and can be developed in the future with more thought to the development of them.
4. The property to the south is owned by Kenai Peninsula Borough
5. All parcels will have access to a road with the dedication as is.

Staff reviewed the exception request and recommends granting approval.

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 commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (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 commission (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 1-3 & 5 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 2, 3 & 5 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 1-4 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.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

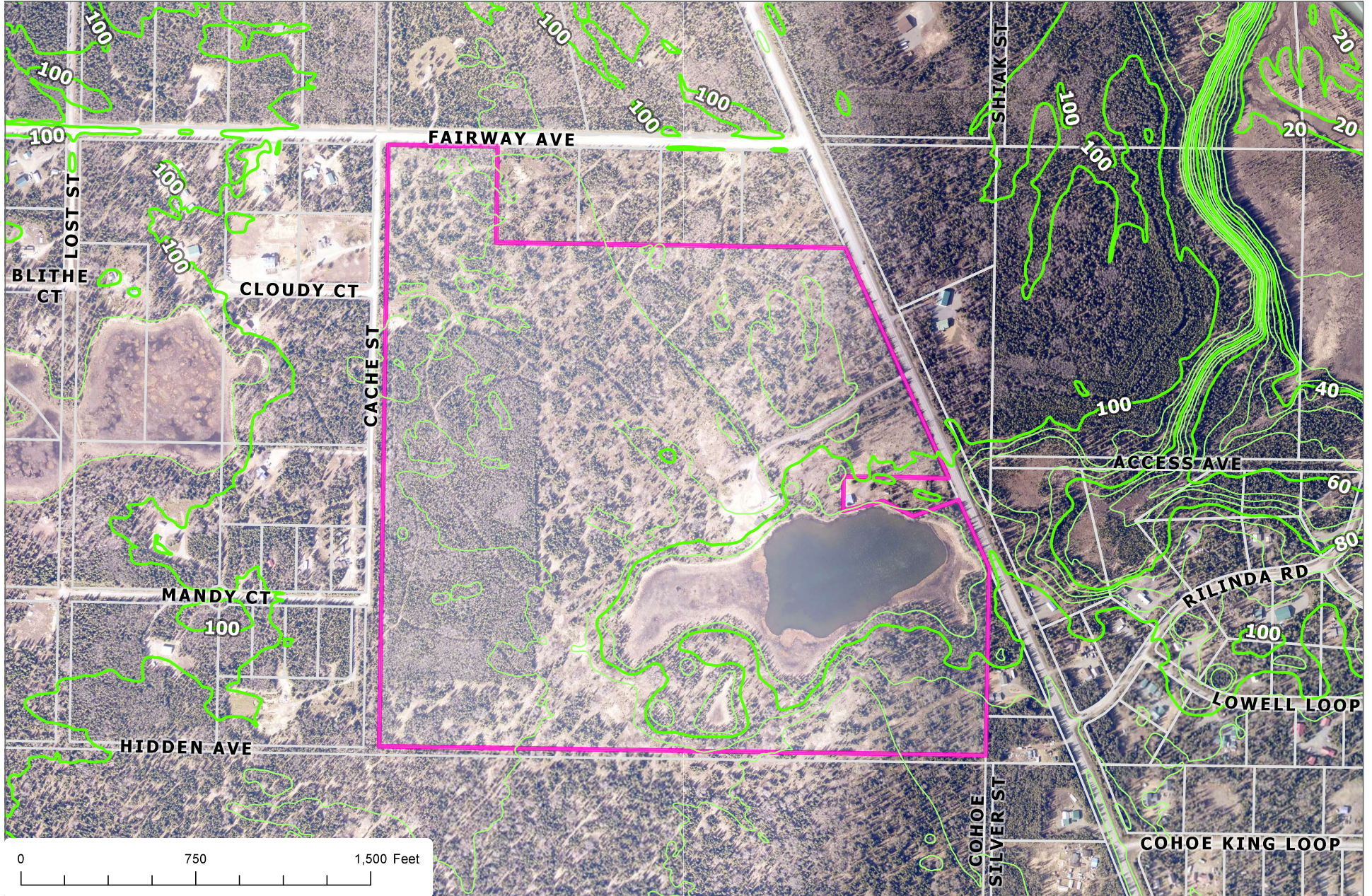
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL 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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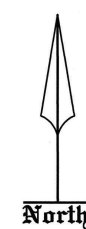
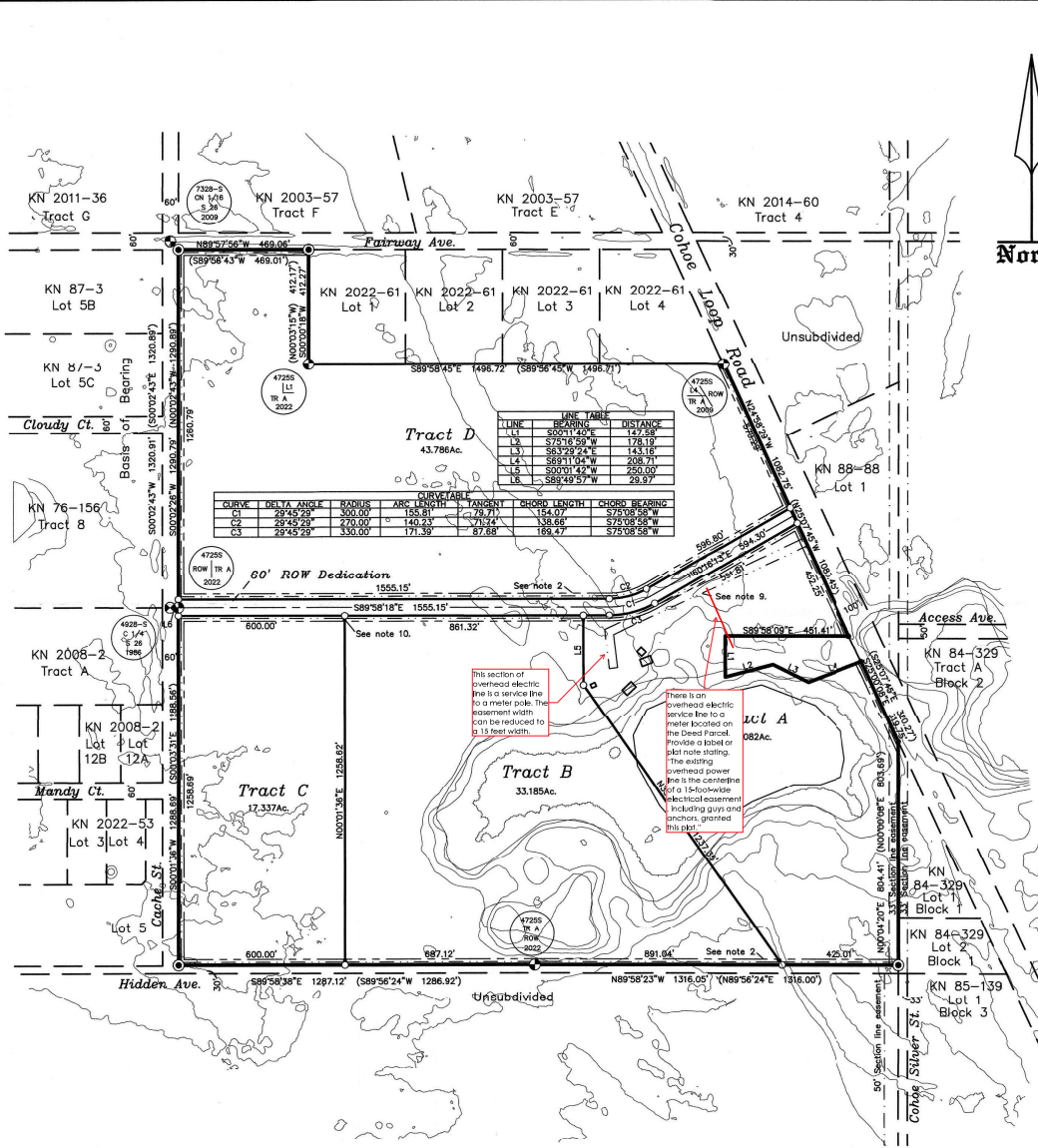
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FOR _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

Kinder Subdivision Blake Addition No. 1

A subdivision of Tract A Kinder Subdivision, Plat 2022-61, Kenai Recording District.

Located within the S1/2 NE1/4, N1/2 SE1/4 Section 26, T3N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing Ac.	
Surveyor Seesger Surveys 30485 Rosland St. Soldotna, AK 99689 (907) 262-3909	Owner The Homestead, LLC P.O. Box 54 Kaslof, Alaska 99610
JOB NO. 23179	DRAWN: 10-28-23
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KPB 2023-127