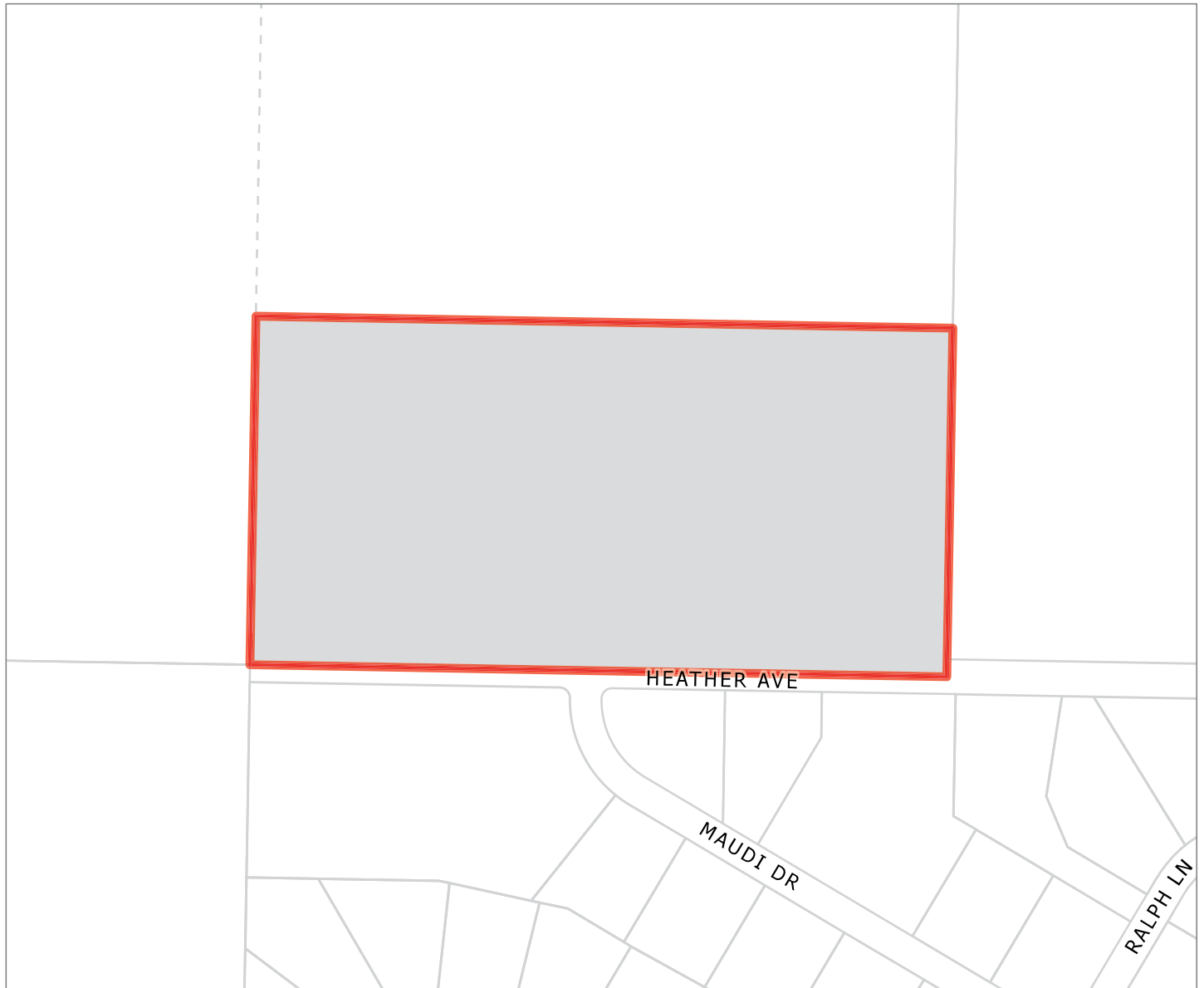


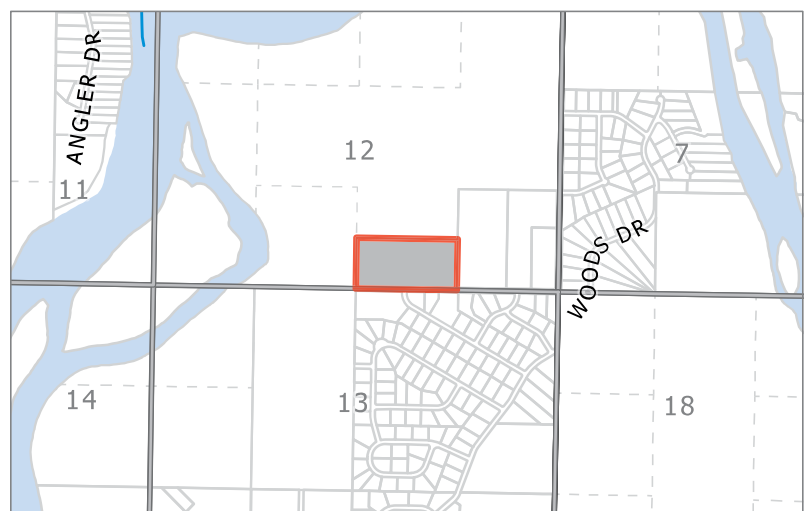
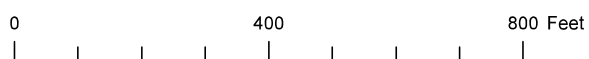
E. NEW BUSINESS

- 3. Caribou Crossing Subdivision; KPB File 2024-054
Edge Survey & Design, LLC / Kenai Peninsula Borough
Location: Heather Avenue & Maudi Drive
Kalifornsky Area**



KPB File 2024-054
T 05N R 11W SEC 12
Kalifornsky

5/17/2024





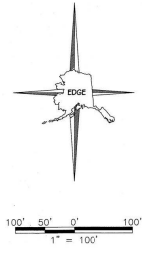
Aerial View



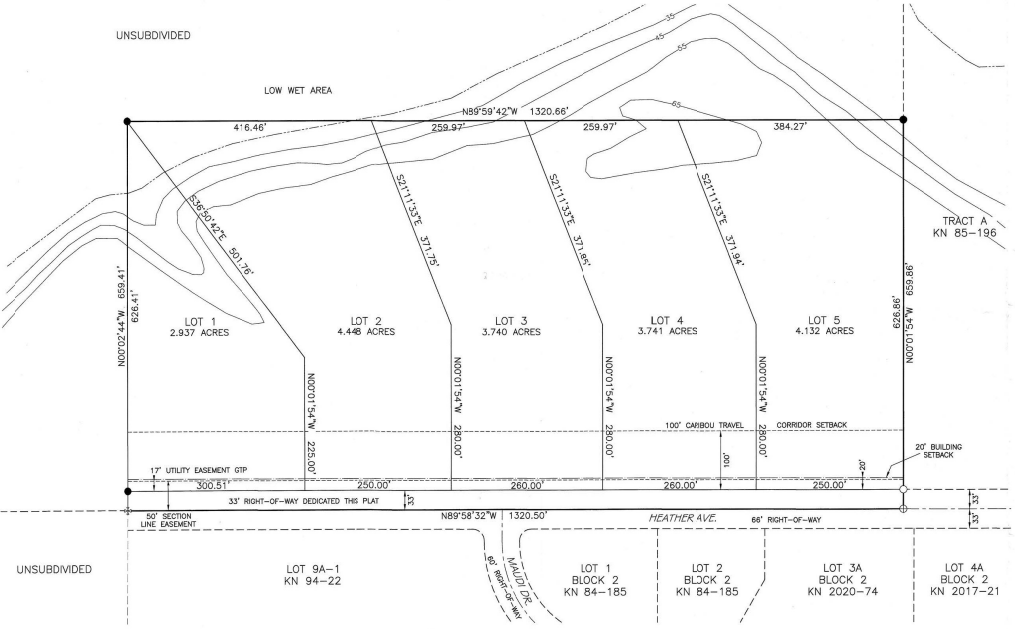
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM AL. STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. PER THIS PLAT THE FRONT 17 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
4. THIS SUBDIVISION SUBJECT TO TERMS, COVENANTS CONDITIONS AND PROVISIONS, INCLUDING RIGHTS OF WAY AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT, DATED DECEMBER 18,1971, U.S. PUBLIC LAW 92-203, 85 STAT. 688, U.S.C. 1601 ET SEQ.
5. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
6. EXCEPTIONS TO KPB CODE 20.30.030 AND 20.30.170 WERE GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JUNE 10, 2024 MEETING.
7. THE BASIS OF COORDINATES IS ALASKA STATE PLANE ZONE 4, NAD 83, EPOCH 2010.00, U.S. SURVEY FEET. AS DERIVED FROM TOPCON TOPNET CORRECTION SERVICE. STATE PLANE BEARING MONUMENTS PROVIDED DIFFERS FROM PLAT.
8. 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 NUMBER _____ DATE _____



STATE PLANE COORDINATES FOR BASIS OF BEARINGS MONUMENTS

MONUMENT	NORTHING	EASTING	DESCRIPTION
10	2387771.229	1436749.174	1/4 CORNER 12, 13
12	2387724.001	1439389.743	SECTION CORNER 12, 7, 13, 18

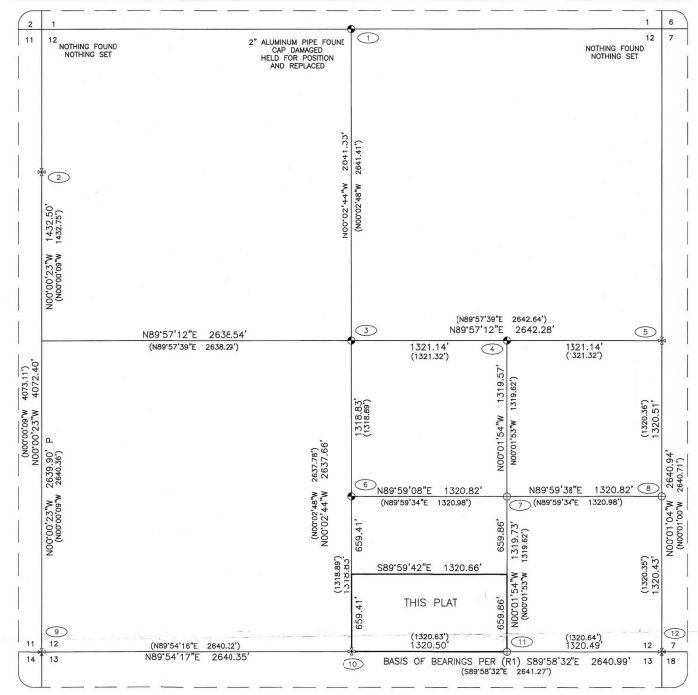
REFERENCES

(R1) LEITE SUBDIVISION, PLAT 85-196, KENAI RECORDING DISTRICT

MONUMENT SUMMARY

- | | | | | | | | | | | | |
|---|---|--|--|---|--|--|--|---|---|--|---|
| 1
GLO SURVEY
1/4 S1
S121
1921 | 2
GLO T&W
R1W
S11 S12
1921 | 3
GLO SURVEY
C 1/4
+
S12
1921 | 4
GLO SURVEY
CE 1/16
+
S11 S7
1921 | 5
GLO
1/4
S11 S7
1921 | 6
GLO SURVEY
S 1/16
+
S12
1921 | 7
GLO SURVEY
S 1/16
+
S12
1921 | 8
4928-S
S 1/16
+
S12
1985 | 9
4837-S
S 1/16
+
S12 S7
1985 | 10
GLO
S11 S12
S13 S18
1921 | 11
4928-S
R1W R10W
S12 S7
S13 S18
1984 | 12
GLO
T&W
S12 S7
S13 S18
1921 |
| SET
2-1/2" ALUMINUM
MONUMENT
ON 9' WETLAND ROD
FLUSH WITH GRADE | FOUND
2-1/2" BRASS
MONUMENT
FLUSH WITH GRADE | SET
2-1/2" ALUMINUM
MONUMENT
FLUSH WITH GRADE | SET
2-1/2" ALUMINUM
MONUMENT
FLUSH WITH GRADE | FOUND
2-1/2" BRASS
MONUMENT
0.1' ABOVE GRADE | SET
2-1/2" ALUMINUM
MONUMENT
FLUSH WITH GRADE | FOUND
3-1/4" ALUMINUM
MONUMENT
0.2' ABOVE GRADE | FOUND
3-1/4" ALUMINUM
MONUMENT
0.2' ABOVE GRADE | FOUND
2-1/2" BRASS
MONUMENT
0.2' BELOW GRADE | FOUND
2-1/2" BRASS
MONUMENT
FLUSH WITH GRADE | FOUND
3-1/4" ALUMINUM
MONUMENT
FLUSH WITH GRADE | FOUND
2-1/2" BRASS
MONUMENT
0.2' BELOW GRADE |

SECTION 12 BREAKDOWN - SCALE " "=500'



LEGEND

- ⊕ FOUND BLM MONUMENT AS REFERENCED
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊕ SET PRIMARY MONUMENT AS REFERENCED
- ⊕ FOUND PROPERTY CORNER -1/2" REBAR
- ⊕ SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13092 2024
- GTP GRANTED THIS PLAT
- P PROPORTIONED
- (R) RECORD DATA
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- 20 FOOT BUILDING SETBACK
- LOW WET AREAS
- MONUMENT REFERENCE NUMBER

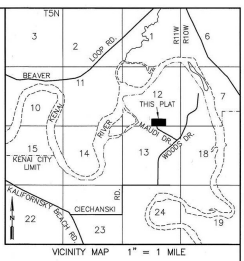
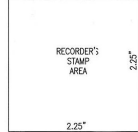
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 10, 2024. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK ANONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI PENINSULA BOROUGH, 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.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2024

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

KPB FILE No. 2024-000

CARIBOU CROSSING SUBDIVISION

A SUBDIVISION OF
S 1/2 SW 1/4 SE 1/4 SECTION 12,
T.54N., R.11W., S.4M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNER:
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

CONTAINING 19.998 ACRES



8000 KING STREET ANCHORAGE, AK 99516
Phone (807) 344-5990 Fax (807) 344-7794
AEC# 1392

DRAWN BY:	DATE:	PROJECT:
MA	05/12/2024	24-515
CHECKED BY:	SCALE:	SHEET:
MA	1" = 100'	1 OF 1

KPB 2024-054

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
CARIBOU CROSSING SUBDIVISION**

KPB File No.	2024-054
Plat Committee Meeting:	June 10, 2024
Applicant / Owner:	Kenia Peninsula Borough
Surveyor:	James Young / Edge Survey and Design Inc
General Location:	Northeast end of Kalifornsky area near high end of Kenai River bow. Kalifornsky APC

Parent Parcel No.:	055-010-16
Legal Description:	S1/2 SW1/4 SE1/4 Sec 12 T 5N R 11W SM
Assessing Use:	Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.030, 20.30.170

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 19.998 acre parcel into five lots ranging in size from 2.937 acres to 4.448 acres and a right-of-way dedication.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is along Heather Ave which runs along the south boundary of the subdivision. Access is from Kalifornsky Beach Rd to Ciechanski Rd to Woods Dr to Maudi Rd which comes to Heather Ave. Woods Dr and Maudi Rd are Borough maintained roads.

This subdivision is proposing to dedicate the north 33' feet of Heather Ave to complete the full road width right-of-way needed for Borough standards. 60 feet is the required width but since 33 feet was dedicated from Lori's Landing KN84-185, this plat is matching the previous 33 feet.

The subdivision is affected by a 50 foot section line easement on the south line of the subdivision as noted. It is recommended to move the note to a location and flag to make it easier to identify.

Block length is not compliant and an exception has been requested to KPB 20.30.170 Block – length requirements, and KPB 20.30.030 - proposed street layout requirements.

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

Site Investigation:

There are no improvements or buildings located on this subdivision.

There are steep areas shown on the plat by the contours but they are not flagged as such. The contours, when analyzed, show a steepness of 37% in proposed Lot 2 and 30 % in the corner of proposed Lot 5. **Staff recommends:** for the final submittal, the contours be removed and slopes of 20% grade or more be identified.

There is a drainage ravine shown on Lot 1 indicated by the contours. **Staff recommends:** the surveyor identify the drainage area on the final in a form easily understood to be an unbuildable drain area.

KWF Wetlands Assessment shows lakebed and drainageway appear across the proposed parcels of the plat. These areas should be noted and identified on the drawing of the final plat. the appropriate plat note is present on the drawing at #3 and should remain for the final plat submittal.

The subdivision is located in a FEMA identified flood zone of Zone C and D. Per 20.30.280.D., the Flood Hazard Notice needs to be added to the plat as a plat note or a general notation. The note should include the FIRM Panel number and Zone the plat is within. **Staff recommends:** the Plat Committee concur plat note #3 to remain and the surveyor to add the Flood Hazard Notice to the plat.

The plat is not within an anadromous water habitat protection district.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Please note that this is currently in a flood zone that does not require permitting. FEMA has remapped this section of the Kenai River and with the adoption of the new maps will be taken out of the floodplain. Staff does not require any depiction or floodplain notes due to the new mapping that will be adopted early next year.</p> <p>Flood Zone: C Map Panel: 020012-2045C 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>State of Alaska Fish and Game</p>	

Staff Analysis

The plat is located in the aliquot description of the S1/2 of the SW1/4 of the SE1/4 of Section 12, Township 5 North, Range 11 West, SM, Kenai Recording District, Third Judicial District, Alaska. There has been no division before and this is the first for this parcel.

The surveyor has indicated a 100' Caribou Travel Corridor Setback on the plat. **Staff recommends:** the surveyor either identify the source of the setback or if being dedicated by this plat, label it as "dedicated this plat".

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 Advisory Planning Commission area which is currently inactive.

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

There does not appear to be any encroachment issues onto or from this property.

Utility Easements

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. At this time all comments returned are of 'no comment'. **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 reviewed, No comments.
ENSTAR	ENSTAR Natural Gas Company has reviewed the following preliminary plat and has not comments or recommendations.
ACS	
GCI	Approved as shown.

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: MAUDI DR, HEATHER 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 other comments</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>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add label to Kenai Spur Highway in the vicinity map.
Modify the KPB File No to 2024-054.
Lot 4A to the southeast needs the Block 2 removed

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.

- B. North point;
Staff recommendation:
Add a “N” to the arrow for north designation

- 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:
Add 33’ section line easement to the east on both sides of section line
Add 33’ section line to the south of property
Add 50’ section line easements to the west on both sides of the section line
Move the 50’ section line easement note to above into the subdivision for better notation.
Label 33’ right of way on the south part of Heather Ave and add total to the 66’ right-of-way

- 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 label to Kenai Spur Highway.

- 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:
KWF Wetlands Assessment lakebed and drainageway should be noted and identified on the plat.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Fix overstrikes on dimensions on interior with the corridor setback line.

- 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:
Steep areas need identified.

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.

20.30.060. Easements-Requirements.

- A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.
Label source of 100' Caribou Travel Corridor Setback or if dedicated this plat, label so.

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

Include the FIRM Panel number.

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.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

Add Certificate of Acceptance for Heather Ave

EXCEPTIONS REQUESTED:

A. KPB 20.30.030 Proposed Street layout requirements and 20.30.170 Block – length requirements

Surveyor's Discussion:

Asking to no dedicate right-of-way along the East and West Boundary

Findings:

1. Right-of-way would end in wetlands, no further access needed.
2. Large tracts adjacent to parcel on East and West, no ROW to match.
3. Proposed lots 1 and 5 can dedicate ROW if further subdivided in the future.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

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:

4. The roads would encounter steep areas on the north ends.
5. The dedications would serve no purpose other than fulfillment of a code.
6. Lot 1 has a ravine ending near the west property line.
7. No property will be denied access to Heather Ave by granting these exceptions

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, 4 & 6 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 1, 2, & 4 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, 6 & 7 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.

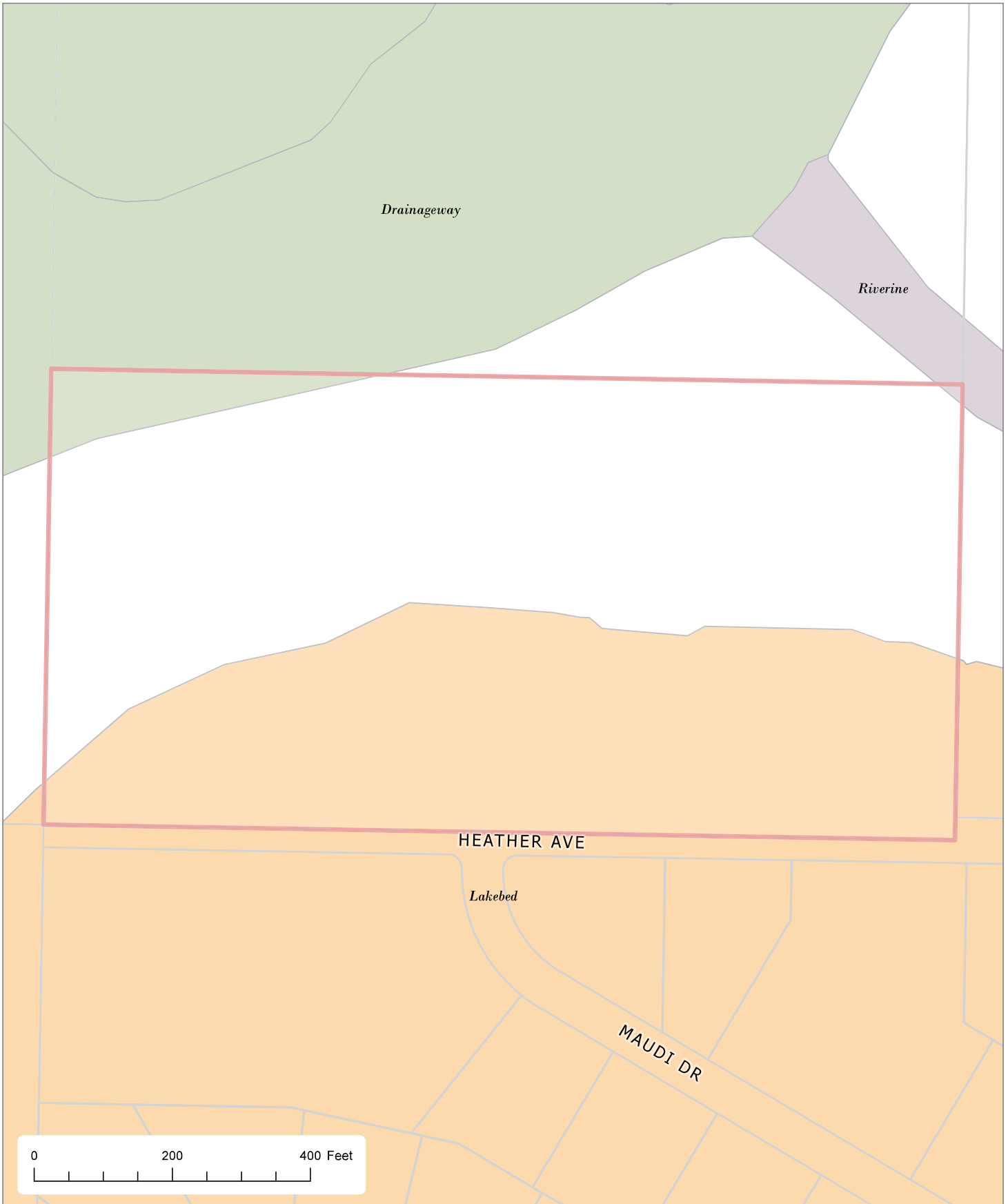
END OF STAFF REPORT



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.



Wetlands



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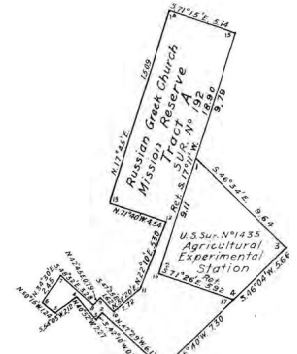
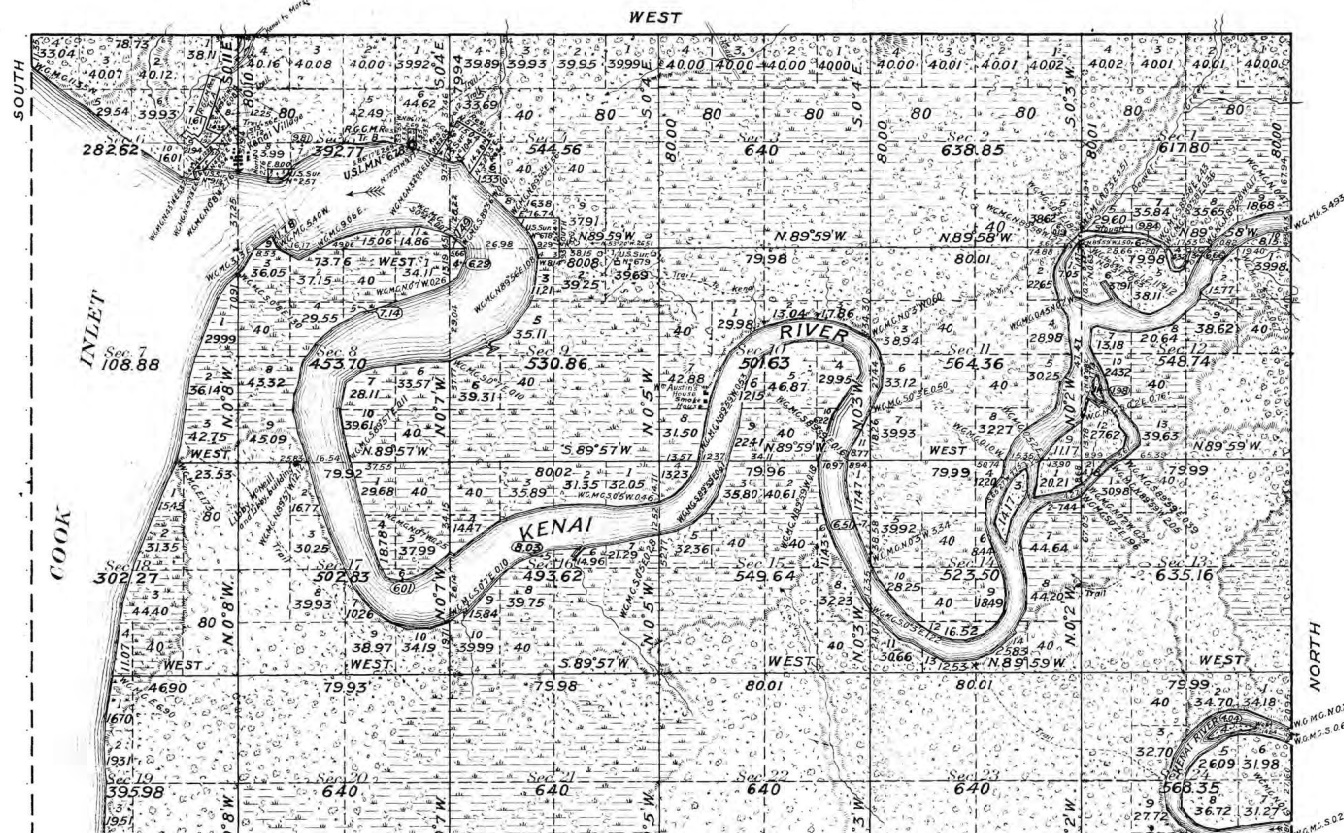


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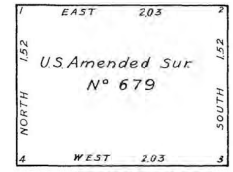
(4-8754)

ORIGINAL
Accepted June 13, 1923

Township N^o 5 North Range N^o 11 West of the Seward Meridian, Alaska



Scale, 800 Chains = 1 Inch



Scale, 100 Chains = 1 Inch