

Hindman, Julie

From: JASON SCHOLLENBERG <jason@peninsulasurveying.com>
Sent: Wednesday, January 5, 2022 2:39 PM
To: Hindman, Julie
Cc: Huff, Scott
Subject: <EXTERNAL-SENDER>Re: Playle Estates

CAUTION:This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Julie,

If possible, we would like to postpone this one. The owner is attempting to get the rest of the property in their name so that we can combine the lots to the north.

Thank You

Jason Schollenberg, PLS

Peninsula Surveying, LLC
10535 Katrina Blvd
Ninilchik, AK 99639

Phone: (907)306-7065
Fax: (907) 567-1017

On Thu, Dec 23, 2021 at 12:14 PM Hindman, Julie <jhindman@kpb.us> wrote:

Jason,

We have begun reviewing the preliminary plat for Playle Estates. The design as submitted will require a right of way dedication to provide access to Government Lot 4 to the north. Government Lot 4 and 12 do not front along a right of way or section line easement that provides access. Per KPB 20.30.030 “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.”

We have several options in moving forward.

- We can proceed with the drawing as presented and approval will be conditional on a right of way dedication
- You can present a new sketch with a right of way dedication
- You can work with the land owners to include the lots to the north, Government Lots 4 and 12. (If lots are combined in a manner that all have right of way frontage a new dedication will not be required).
- You can request an exception for right of way dedication (staff will not support this and it will be difficult to get the committee to agree to something that excluded road access to a lot).

If it is decided to include the lots to the north, we will need the owner to sign a submittal form and a new certificate to plat to proceed. If those lots are added we would reschedule for the next available meeting once all items are received.

Our staff report and documents are to be completed by Wednesday, December 29, 2021. If you are unable to provide us with new documents or plans prior to that, we would suggest you request a postponement.

Julie Hindman

Platting Specialist

Ph: (907) 714-2210

Fx: (907) 714-2378

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669

