

E. NEW BUSINESS

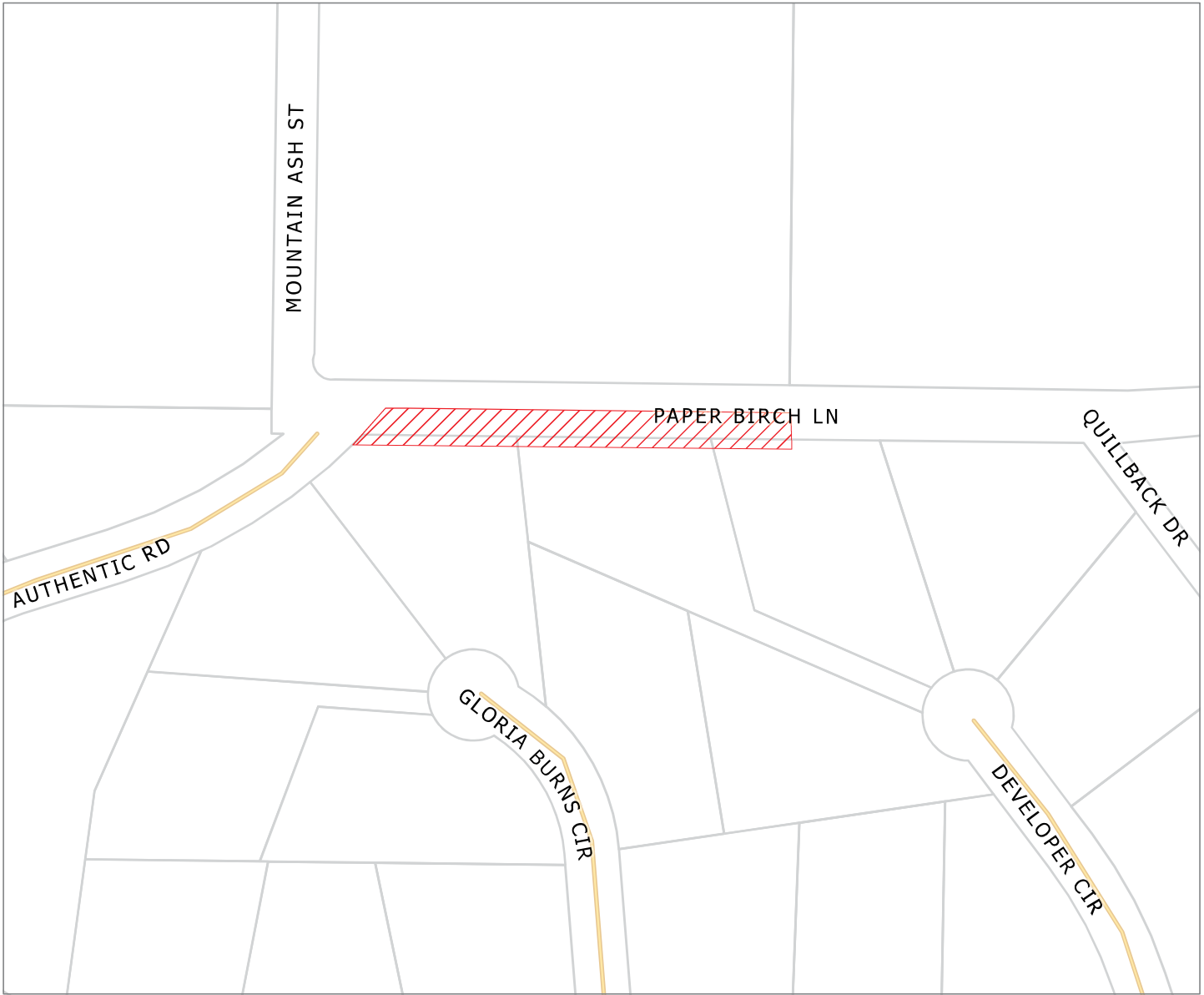
3. Right-of-Way Vacation; KPB File 2022-023VR1

Vacate a portion of Paper Birch Lane, a 60' right-of-way & associated utility easement

Petitioners/Landowners: KittleKnife Inc. & Gale Smith



Vicinity Map

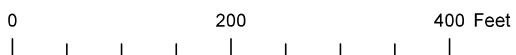


KPB File # 2022-023VR1

S36-T05N-R10W

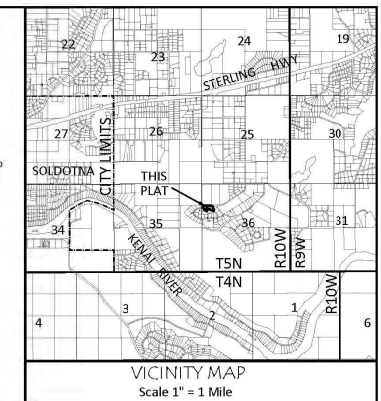
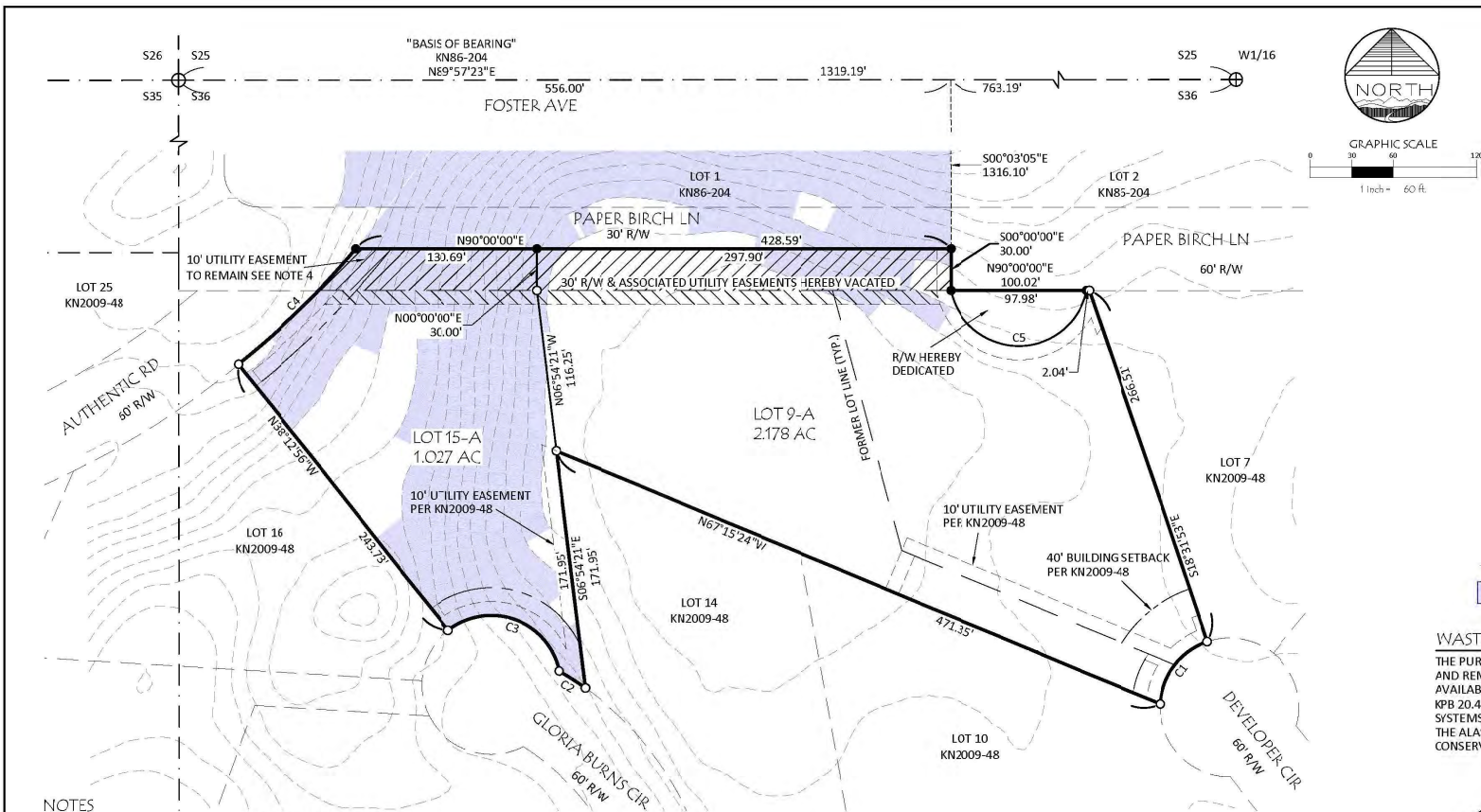
Sterling

4/13/2022





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.



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - SLE SECTION LINE EASEMENT
 - CONTOUR INTERVAL = 4'
 - SLOPES GREATER THAN 20%

WASTEWATER DISPOSAL

THE PURPOSE OF THIS PLATTING ACTION IS TO VACATE R/W AND REMOVE A LOT LINE, WHICH WILL PROVIDE GREATER AVAILABLE WASTEWATER DISPOSAL AREA AS DESCRIBED BY KPB 20.40.020(A)(2). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- 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 ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER KN86-204.
 - 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.
 - THE RIGHT-OF-WAY VACATION OF A PORTION OF PAPER BIRCH LANE AND ASSOCIATED UTILITY EASEMENTS WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2022.
 - THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 23, 2006 IN DOCUMENT No. 2006-009157-0 KRD. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170(B).

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT LITTLEKNIFE INC., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LITTLEKNIFE INC., WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LITTLEKNIFE INC., STEVE BOWEN - OWNER LOT 8 & 9 KN2009-48
36496 HALEY'S WAY, SOLDOTNA, AK 99669

LITTLEKNIFE INC., HALEY BOWEN - OWNER LOT 8 & 9 KN2009-48
36496 HALEY'S WAY, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: STEVE AND HALEY BOWEN

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

GALE L SMITH, OWNER LOT 15 KN2009-48
34701 GLORIA BURNS CIRCLE, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GALE L SMITH

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2022.

AUTHORIZED OFFICIAL _____ DATE _____

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	68°33'14"	50.00'	59.82'	34.08'	S 37° 03' 57" W	56.32'
C2	5°33'18"	230.00'	22.30'	11.16'	V 56° 44' 05" W	22.29'
C3	116°40'11"	50.00'	101.81'	81.07'	V 69° 52' 51" W	85.11'
C4	10°45'42"	630.00'	118.33'	59.34'	N 45° 18' 13" E	118.16'
C5	156°55'34"	50.00'	136.94'	244.95'	N 90° 00' 00" E	97.98'

KPB 2022-023VR1



Plat #

Rec Dist _____

Date _____ 20____

Time _____ M

TULCHINA POINTE ESTATES 2022 REPLAT

A RESUBDIVISION OF LOTS 8, 9 & 15 TULCHINA POINTE ESTATES SUBDIVISION PHASE 2 AMENDED (KN2009-48) w/ RIGHT-OF-WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS FOR A PORTION OF PAPER BIRCH LANE

LITTLEKNIFE INC., OWNER LOT 8 & 9 KN2009-48
36496 HALEY'S WAY, SOLDOTNA, AK 99669

GALE L SMITH, OWNER LOT 15 KN2009-48
34701 GLORIA BURNS CIRCLE, SOLDOTNA, AK 99669

3.272 AC. M/L - SITUATED IN THE NW1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING
P.O. BOX 465
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3285
WWW.MCLANECG.COM

KPB FILE NO. 2022-xxx

PROJECT NO. 222039

SCALE 1" = 100'

DATE: FEB. 2022

BOOK NO.: xxx

DRAWN BY: JAH

AGENDA ITEM E. NEW BUSINESS

**ITEM 3 - RIGHT-OF-WAY VACATION
VACATE A PORTION OF PAPER BIRCH LANE AND ASSOCIATED UTILITY EASEMENTS**

KPB File No.	2022-023VR1
Planning Commission Meeting:	May 9, 2022
Applicant / Owner:	LittleKnife Inc and Gale Smith of Soldotna
Surveyor:	James Hall / McLane Consulting Group
General Location:	Sterling area, Paper Birch Lane, Mountain Ash Street
Legal Description:	Lots 8, 9, and 15 of Tulchina Pointe Estates Phase 2, Plat KN 2009-48.

STAFF REPORT

Specific Request / Purpose as stated in the petition: Right-of-way vacation for southern 30' R/W of Paper Birch Lane from Authentic Road to the easterly property line of Lot 1 (KN 86-204).

Current right-of-way width is 60 feet over very difficult terrain with steep slopes. The remaining 30 foot R/W maintains public access to authentic road.

Proposed vacation is approximately .304 acres divided amongst 3 parcels per KPB Code 20.65.060.

All surrounding parcels remain with legal access.

Authentic Road is being extended through Lot 1 (KN 86-204). Preliminary approval by the Kenai Peninsula Borough on 11/12/2019 with vacation approval of Mountain Ash Street and Section Line Easements on 10/28/2019 under KPB File No. 2019-117.

Lot 2 (KN 86-204) remains with legal access from Paper Birch Lane, Foster Avenue, Authentic Road extension w/east extension and Quillback Drive.

Alternate route is 2.075 acres that is being constructed in summer 2022 with power and gas utilities being installed. This provided access points for future development.

Notification: Public notice appeared in the April 28, 2022 issue of the Peninsula Clarion as a separate ad. The public hearing notice was published in the May 5, 2022 issue of the Peninsula Clarion as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Soldotna

Post Office of Soldotna

Twenty-five certified mailings were sent to owners of property within 300 feet of the proposed vacation. Fifteen receipts had been returned when the staff report was prepared.

Public hearing notices were sent by regular mail to sixteen owners within 600 feet of the proposed vacation.

Sixteen public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game

State of Alaska DNR

State of Alaska DOT
State of Alaska DNR Forestry
Central Emergency Services
Alaska Communication Systems (ACS)

ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed): Paper Birch Lane is a 60 foot wide right-of-way located in the Sterling Area. Paper Birch Lane is approximately 3,100 feet long with several intersections that break the road into segments. The petition is to vacate approximately 428 feet of the southern 30 feet of the western portion of Paper Birch Lane and the remainder of the right-of-way will remain. The road is located off Forest Lane, a state maintained right-of-way that runs south of the Sterling Highway near mile 90.

To access the portion being discussed there are multiple routes dedicated but not all are fully constructed. Foster Avenue, Moran Street, Authentic Road, and Quillback Drive intersect Paper Birch Lane. Foster Avenue and Moran Street are constructed and maintained by the Kenai Peninsula Borough. Authentic Road is constructed and connects to Diamond Willow Lane. Both are constructed and maintained by the Borough. Diamond Willow Lane connects back to Foster Avenue near the Forest Lane intersection. Quillback Drive is only a half width right-of-way that is not constructed.

Portions of Paper Birch Lane appear to be cleared and used for access. The Kenai Peninsula Borough does not maintain any portions of Paper Birch Lane. The areas cleared are northeast of the Quillback Drive intersection and are accessed via Moran Street and Foster Avenue.

Preliminary plat Forest Hills Lookout Bolder Heights Addition, KPB File 2019-117, is located to the north of the proposed vacation. That plat and the associated vacations have been approved. The plat, once recorded, will vacate a portion of Mountain Ash Street, a portion of Foster Avenue, and will provide a new right-of-way that continues Authentic Road to the north and provides a connection to Foster Avenue. A new right-of-way will be dedicated that provides access to the large acreage tract to the east. The owners are working to vacate some section line easements and the Planning Commission granted four year approvals to allow the vacations and plat to be recorded together.

A partial bulb is proposed to be dedicated to provide an adequate turn around area for Paper Birch Lane. The northern 30 foot width of Paper Birch Lane will remain and may be used for public access but does not meet the requirements for a borough right-of-way.

The 15 acre lot to the north will have access to Paper Birch Lane and to Foster Avenue to the north. Once the plat to the west is finalized, the parcel will also have access from the new dedications. If the 15 acre parcel to the north is ever subdivided, it will have multiple access routes to provide access and possible connections to internal rights-of-way.

Lot 15 has access from Authentic Road and Gloria Burns Circle. Lots 8 and 9 have constructed access on Developer Circle.

Paper Birch Lane, Quillback Drive, and Authentic Road provide a closed block. The length around Authentic Road is not compliant. Multiple rights-of-way are off Authentic Road but they are cul-de-sacs and do not improve the block. The reason for the placement for the new rights-of-way in the proposed subdivision to the north is due to terrain. The sketch provided shows the steep terrain within the Paper Birch Lane Dedication.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA does not object to this vacation.
SOA DOT comments	Comments not received when the staff report was prepared.

Site Investigation: The dedicated right-of-way contains steep slopes through the majority of the portion petitioned for vacation. There does not appear to be any lot wet areas within the dedication.

Quillback Drive, Paper Birch Lane and its intersections with Foster Avenue and Moran Street appear to be free from low wet areas. Steep slopes do not appear to be present within the rights-of-way. The slopes within Quillback Drive are approximately 9 percent.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
Alaska Fish and Game	No objections

Staff Analysis: This is a revised vacation design. On March 21, 2022, the Planning Commission approved a full 60 foot wide vacation for the same section of right-of-way. The vacation was forwarded to the Kenai Peninsula Borough Assembly and on April 5, 2022, the Assembly vetoed the Planning Commission decision. Based on the discussion and concerns brought forward by the Assembly the owners have provided another design. This is considered a new petition with a new and separate hearing from the previous petition.

Forest Hills Lookout Subdivision, Plat KN 86-204, dedicated the right-of-way being discussed. It was named Walker Street when dedicated. Resolution SN 2015-09 changed the street name. The parent subdivision created larger acreage lots. Many have been subdivided through the years and provide the current configuration of the area. The Tulchina Pointe Estates Preliminary Design was approved on April 10, 2006. Phase 1 was recorded in May of 2006. Phase 2 was reviewed again by the Plat Committee as there were changes from the original design. It was heard and approved on July 17, 2006. During the public hearing, the surveyor stated the terrain was a deciding factor in some of the road and lot design. The future plans included a vacation of Paper Birch Lane (Walker Street) and to provide a continuation of Authentic Road to connect to Foster Avenue. The owner at the time finalized Phase 2 but did not continue with any other development.

The lot to the northwest has received preliminary approval to vacate multiple rights-of-way and easements to allow for dedications that work with the terrain in the area. This included a continuation of Authentic Road to connect to Foster Avenue. The ability for Paper Birch Lane to provide a better connection to another right-of-way may be obtained in the future if Lot 2, located to the northeast, is ever subdivided.

The owner of Lots 8 and 9 is LittleKnife Inc. The owner is a construction company that recently built a home on the lots for a client. It was determined that the house was constructed partially within the right-of-way. The as-built shows the house at a slight angle and around a 35 foot length of the house is within the right-of-way. The widest width of the encroachment appears to be approximately 9.6 feet. The well is also 13.7 feet into the right-of-way.

A bulb is proposed for a turnaround area. The 50 foot radius bulb will be dedicated from Lot 8 and will provide an adequate turnaround area that should not require additional dedications in the future.

The 30 foot wide portion of Paper Birch Lane proposed to remain will not provide a compliant right-of-way width. If the vacation is approved as shown, an exception to KPB 20.30.120 – Streets-width requirements will be required. Staff notes that the remaining portion of Paper Birch Lane will not comply with KPB 20.30.090 – Streets-Maximum grades allowed. Due to the terrain and the reduced width Paper Birch Lane will not be able to be a borough maintained right-of-way according to KPB Code requirements. The right-of-way will be able to be used by the public for all allowable uses.

The petition is proposing to vacate the associated utility easements along the portion of Paper Birch Lane to be vacated. New 10 foot utility easements will be placed along the newly dedicated bulb and along the southern boundary of the remaining 30 foot wide right-of-way. 10 foot utility easements will also be required to remain adjacent to Authentic Road and along the eastern property line adjacent to Paper Birch Land. A twenty foot setback will also be put into place along the southern boundary of the remaining 30 foot wide right-of-way.

Per KPB Code 20.90.100, Definitions, a well casing is allowable within the 20 foot setback as it does not impact the sight distance along the right-of-way. The well will not be within the new utility easement. A plat note will be requested to address the existing well.

At the time the staff report was prepared no written comments have been received from the public regarding the revised proposal.

20.65.050 – Action on vacation application

- D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:
1. The right-of-way or public easement to be vacated is being used;
Staff comments: This portion of Paper Birch Lane is not constructed. During the previous review, public noted that it was used for walking, horse riding, and all-terrain vehicles.
 2. A road is impossible or impractical to construct, and alternative access has been provided;
Staff comments: The intersection with Authentic Road will be difficult due to the terrain. New rights-of-way are proposed to the north that used terrain to help determine locations. The along this portion to be vacated all have access from other rights-of-way.
 3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Staff comments: No lots will be denied access to utility easements.
 4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
Staff comments: Does not provide access to public lands or waters.
 5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Staff comments: The proposal of a remaining 30 foot wide right-of-way will not comply with KPB Code right-of-way width requirements. A road may be constructed but not to borough standards or receive borough maintenance.
 6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Staff comments: The steep terrain may make pedestrian use difficult but could still be feasible. A 30 foot width remaining will provide possible pedestrian use.
 7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Staff comments: Requests by utility providers will be reviewed and the surveyor/owner must work with utility providers to ensure all needed easements are provided. The proposed plat will grant easements along dedicated rights-of-way.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Staff comments: There is a structure within the right-of-way.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled May 17, 2022 meeting.

If approved, Tulchina Pointe Estates 2022 Replat will finalize the proposed right-of-way vacation. The Plat Committee is scheduled to review the preliminary plat on May 23, 2022.

KPB department / agency review:

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.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Addressing	Reviewer: Haws, Derek Affected Addresses: 41258 AUTHENTIC RD 34426 DEVELOPER CIR Existing Street Names are Correct: No List of Correct Street Names: DEVELOPER CIR GLORIA BURNS CIR PAPER BIRCH LN AUTHENTIC RD FOSTER AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 41258 AUTHENTIC RD will remain with lot 1. 34426 DEVELOPER CIR will remain with lot 9A.
Assessing	Reviewer: Wilcox, Adeena Comments: No Comment

Utility provider review:

HEA	No comments
ENSTAR	No comments or objections
ACS	No objections
GCI	Approved as shown.

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code.
3. Grant utility easements requested by the utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*

- *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

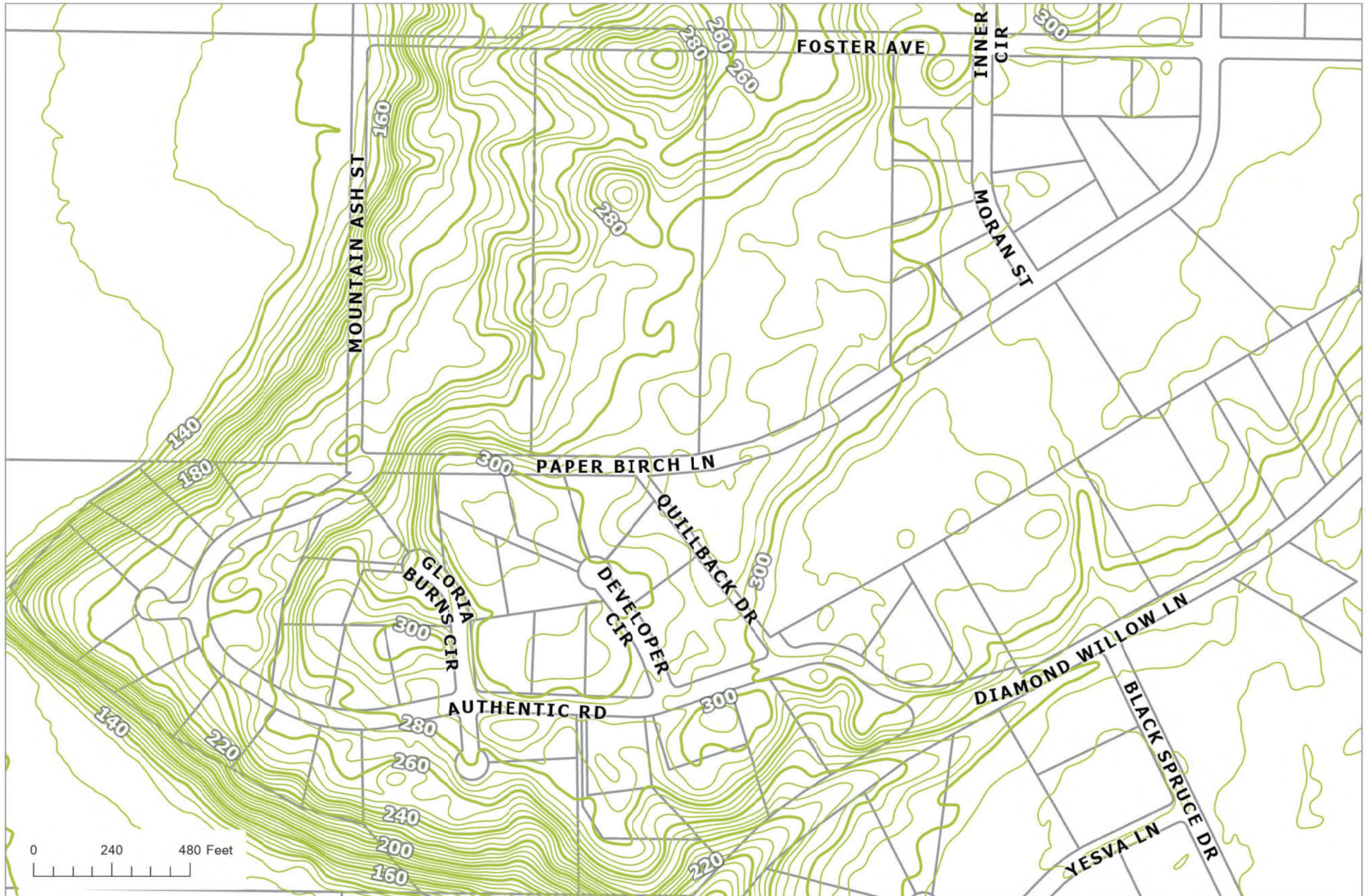
Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

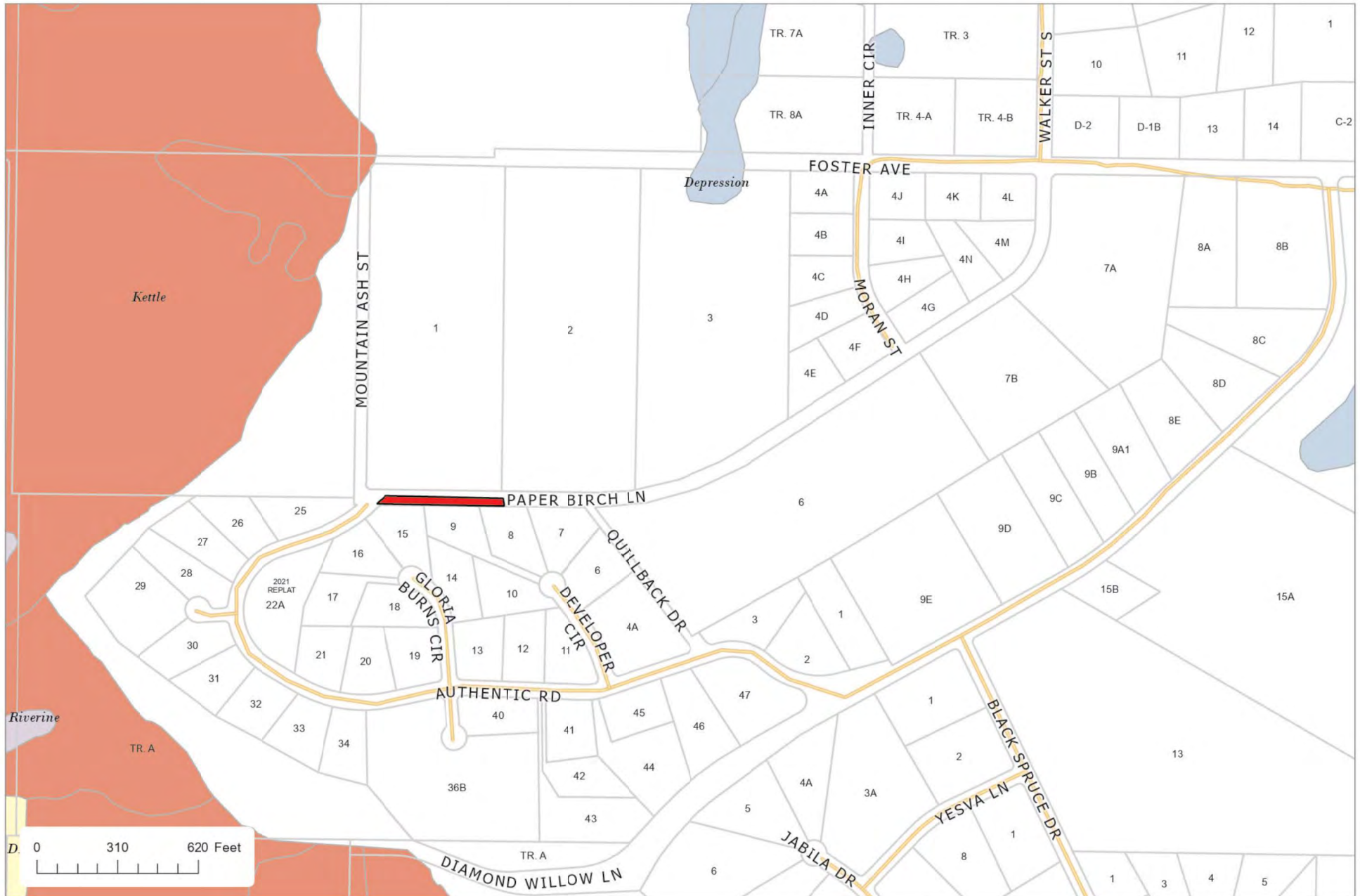
END OF STAFF REPORT



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60' R/W WALKER STREET

S 89°59'02" W 212.66

S 89°59'02" W 185.26

10' UTILITY EASEMENT
20' BUILDING SETBACK

110' WELL WINDS

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4.0

17.8

9.4

12.6

31.2

13.7

4.0

13.3

9.5

4.0

13.0

37.4

12.5

27.8

11.6

13.3

4.0

21.6

9.1

18.3

6.5

4.0

17.8

9.4

12.6

31.2

13.7

4.0

13.3

9.5

4.0

13.0

37.4

12.5

27.8

11.6

13.3

4.0

21.6

9.1

18.3

6.5

4.0

17.8

9.4

12.6

31.2

13.7

4.0

13.3

9.5

4.0

13.0

37.4

12.5

27.8

11.6

13.3

4.0



Hideaway Estates Subdivision

Giroux Street

Anthony
Avenue

CERTIFICATE of OWNERSHIP
and DEDICATION

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

Patrick S. O'Neill
Patrick S. O'Neill, Managing Member & Agent
Pristine Properties, LLC
P. O. Box 4281
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF August
2006 FOR Patrick S. O'Neill

Sarah Hanson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 3/1/09



Page 11 of 14

- [illegible]



AMENDED PLAINT NO. 1

With just seconds left left, MINNESOTA still by controlling center US & OR
and they 21 to 22 within four quadrants tempo. The old information
from source found out that situation, there occurred when

1. Name: Mrs. Joyce Smith His corrections noted above and all other changes have been made.

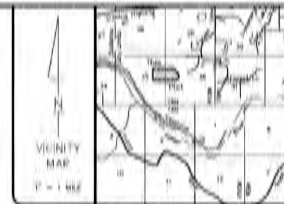
DATE: 3/4/78 DATE: 3 April 78

CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and qualified to perform this surveying in the State of Alaska, that past performance is worthy (due to its nature) and that my education, the requirements shown herein, actually meet or exceed said, and my commissions and other duties are correct in the current standards of Alaska or other countries in the State of Alaska.

LEGEND:

-  2-1/2" Black Cap (Replacement) (Paint)
-  3-1/4" Black Cap (Replacement) (Paint)
-  5/8" Rubber 2" Valve Plastic Cap (Paint)
-  5/8" Rubber (not for wiring)
-  Non-Rubber
-  Painted 1/2" Hose
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
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-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)
-  1/2" and additional 1/2" fitting (Replacement) (Paint)



Date	Depth	CHLOROPHYLL				Depth	Water Sample
		Depth	Chlorophyll	Chlorophyll	Chlorophyll		
1971-01-01	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-02	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-03	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-04	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-05	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-06	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-07	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-08	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-09	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-10	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-11	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-12	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-13	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-14	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-15	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-16	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-17	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-18	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-19	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-20	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-21	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-22	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-23	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-24	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-25	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-26	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-27	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-28	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-29	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-30	0.1	0.1	0.1	0.1	0.1	0.1	
1971-01-31	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-01	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-02	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-03	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-04	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-05	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-06	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-07	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-08	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-09	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-10	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-11	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-12	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-13	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-14	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-15	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-16	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-17	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-18	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-19	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-20	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-21	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-22	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-23	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-24	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-25	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-26	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-27	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-28	0.1	0.1	0.1	0.1	0.1	0.1	
1971-02-29	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-01	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-02	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-03	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-04	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-05	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-06	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-07	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-08	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-09	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-10	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-11	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-12	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-13	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-14	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-15	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-16	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-17	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-18	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-19	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-20	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-21	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-22	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-23	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-24	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-25	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-26	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-27	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-28	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-29	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-30	0.1	0.1	0.1	0.1	0.1	0.1	
1971-03-31	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-01	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-02	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-03	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-04	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-05	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-06	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-07	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-08	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-09	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-10	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-11	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-12	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-13	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-14	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-15	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-16	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-17	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-18	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-19	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-20	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-21	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-22	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-23	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-24	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-25	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-26	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-27	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-28	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-29	0.1	0.1	0.1	0.1	0.1	0.1	
1971-04-30	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-01	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-02	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-03	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-04	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-05	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-06	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-07	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-08	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-09	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-10	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-11	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-12	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-13	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-14	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-15	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-16	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-17	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-18	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-19	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-20	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-21	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-22	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-23	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-24	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-25	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-26	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-27	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-28	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-29	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-30	0.1	0.1	0.1	0.1	0.1	0.1	
1971-05-31	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-01	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-02	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-03	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-04	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-05	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-06	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-07	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-08	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-09	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-10	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-11	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-12	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-13	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-14	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-15	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-16	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-17	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-18	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-19	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-20	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-21	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-22	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-23	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-24	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-25	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-26	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-27	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-28	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-29	0.1	0.1	0.1	0.1	0.1	0.1	
1971-06-30	0.1	0.1	0.1	0.1	0.1	0.1	
1971-07-01	0.1	0.1	0.1	0.1	0.1	0.1	
1971-07-02	0.1	0.					

PLAT APPROVAL

THE PLAN WAS APPROVED BY THE KINAI PENINSULA THROUGH PLANNING COMMISSION AT ITS MEETING OF JULY 17, 2010.

DEBBIE P. HARRIS & MICHAEL J. ...

Author's address: *Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, USA*

KPB FILE No. 2006-149 Amended Chart

**Tulchinda Pointe
Estates - Phase 2**

[illegible]

Located within 100 ft. NW. 1/4, Rural Municipality District Rural Precinct
through Alameda.
Contains 24,600 acres.

Integrity Surveys

8108 Karel Spry Hov	Karel, Alaska 00011-0001
Summary	PLANNERS

DOI NO:	16018	ISSN:	01 August 2018
ORCID ID:	April 1984-2008	ICR:	1 st = 100
FIELD NO:	2008-1	DATE:	Indefinite Period

INTEGRITY SURVEYS

Tulchina Pointe Estates – Phase 2

AFFIDAVIT

The above referenced subdivision plat, as filed in the office of the District Recorder, Kenai Recording District, under Plat File No. 2006-63, has been amended by:

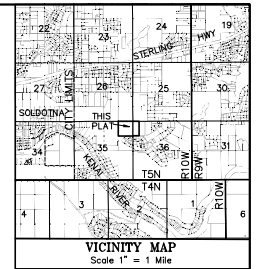
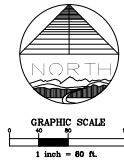
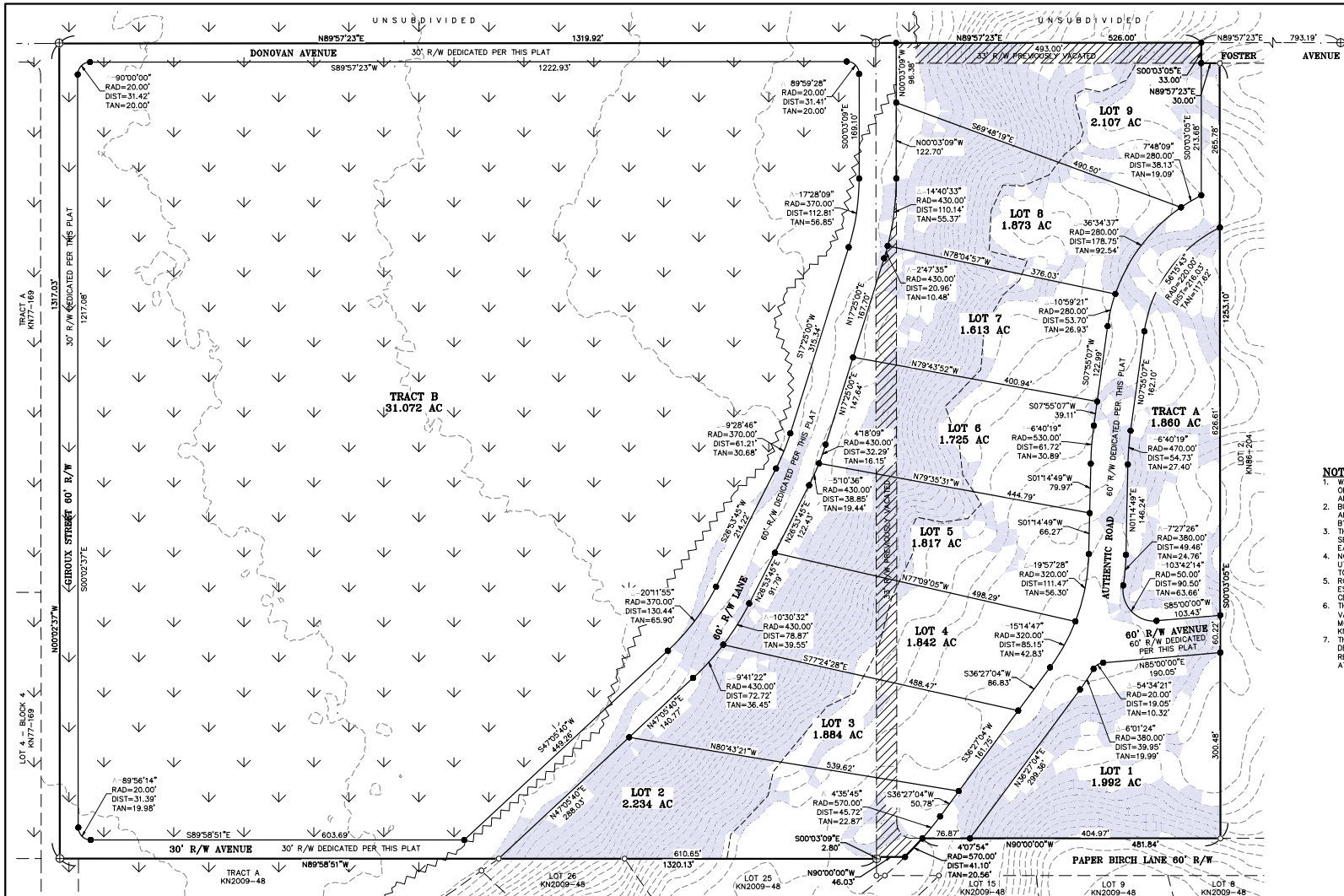
Correcting the correcting curves 64 & 66 and lines 21 & 22 within their respective tables. The old information has been lined out and corrective tables provided.

The above revision constitutes the sole change to the plat, aside from its notation thereon.

The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. We, therefore, are submitting this plat for refile as corrected

Date: 19 August, 2009





- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR UNLESS NOTED
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - ⚡ POWER POLE
 - OVERHEAD ELECTRIC
 - ▨ AREA SUBJECT TO INUNDATION
 - CONTOUR INTERVAL = 4'
 - ▨ 33' ROAD R/W PREVIOUSLY VACATED
 - ▨ SLOPES GREATER THAN 20%

- 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 SET BACK - A BUILDING SET BACK 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 ALSO 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.
 - THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF THE 33' ROAD R/W FOSTER AVENUE, 33' ROAD R/W MOUNTAIN ASH STREET AND PORTION OF PAPER BIRCH LANE CREATED BY KN86-204 AT THE MEETING OF ????
 - THE KENAI PENINSULA BOROUGH PLANNING COMMISSION, ALASKA DEPARTMENT OF TRANSPORTATION AND THE DEPARTMENT OF NATURAL RESOURCES APPROVED THE VACATION OF THE 50' SECTION LINE EASEMENT AT ???????????.

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.

WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY APPROVE OF THE SECTION LINE EASEMENT VACATION AS SHOWN HEREON.

CODY R. McLANE
PO BOX 468
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: CODY R. McLANE

ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2019

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 _____, 2019.

AUTHORIZED OFFICIAL

Plat #	
Rec. Dist.	_____
Date	_____
Time	_____



FOREST HILLS LOOKOUT BOLDER HEIGHTS ADDITION

(A RESUBDIVISION OF LOT 1 AMENDED FOREST HILLS LOOKOUT SUBDIVISION KN86-204 AND UNSUBDIVIDED NE1/4 OF NE1/4 OF SECTION 35, T5N, R10W, 5M, AK)

CODY R. McLANE
PO BOX 468
SOLDOTNA, AK 99669

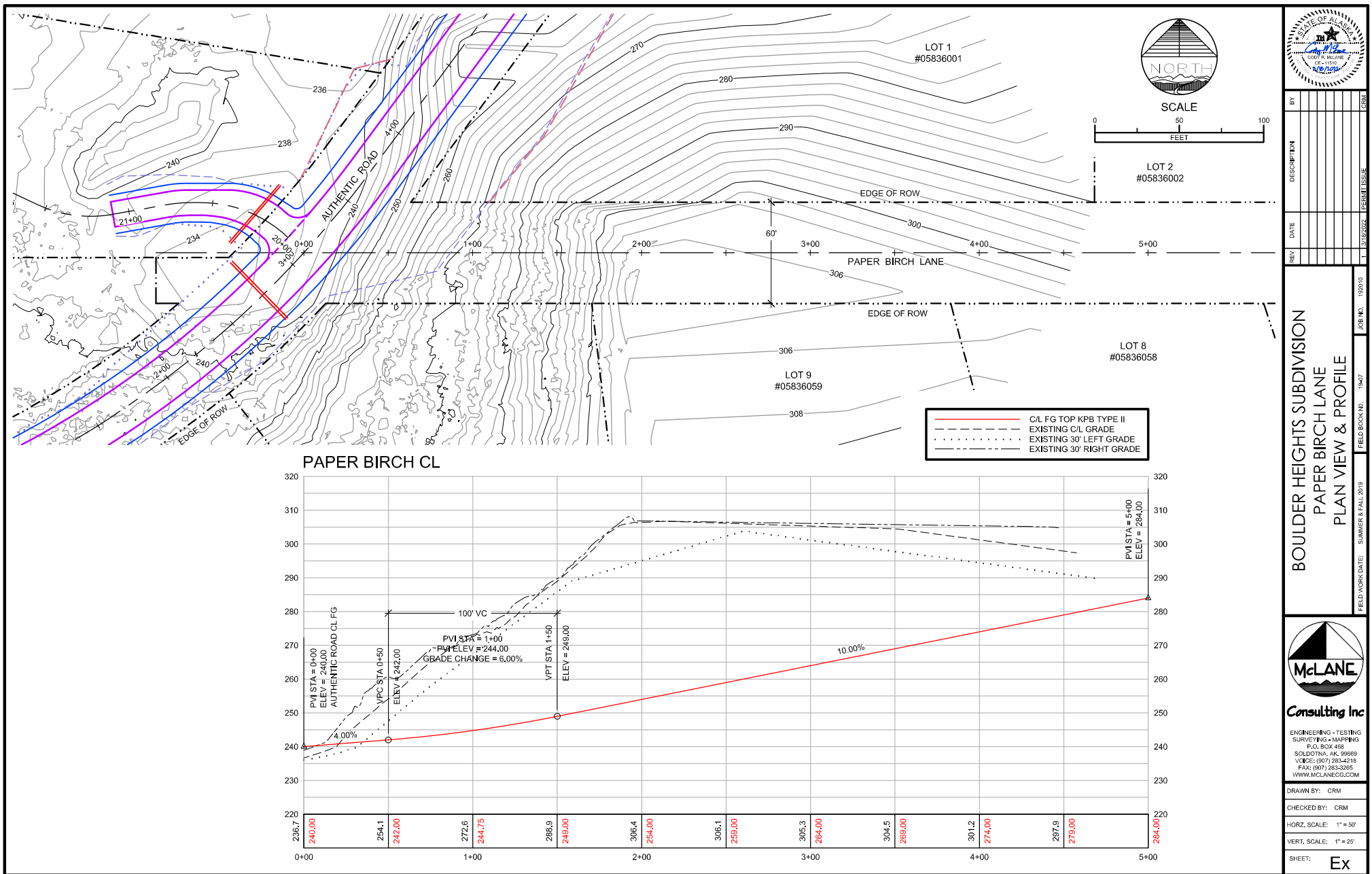
56.364 AC. M/L SITUATED IN THE NE1/4 SECTION 35 & W1/4 NW1/4 SECTION 35, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

KPB FILE NO. 2019-KXX

PROJECT NO. 19201D

SCALE: 1" = 80' DATE: SEP. 2019 BOOK NO.: 19-KXX DRAWN BY: JAH

CODY R. McLANE C.E. 11510 AK DATE



Approved R/W
around steep
terrain being
dedicated per KPB
File No. 2019-117

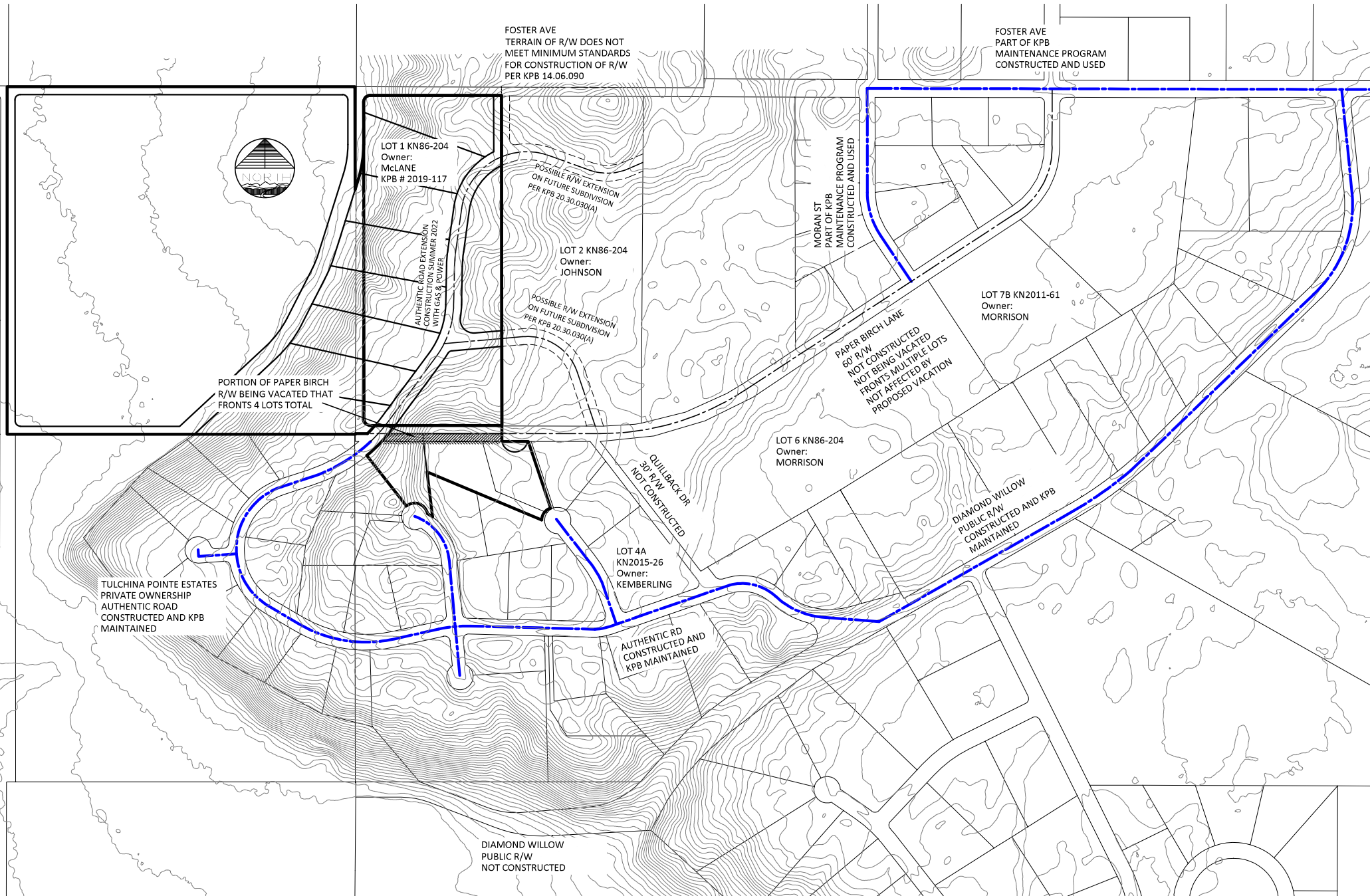
Current R/W





Approved R/W
around steep
terrain being
dedicated per KPB
File No. 2019-117

Current R/W



AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

15. Tulchina Pointe Estates Phase 2 Revised Preliminary
KPB 2006-149; Integrity/Pristine Properties

Staff Report reviewed by Patti Hartley

Plat Committee Meeting: 7/17/06

Location: South of Sterling Hwy in Soldotna
Proposed Use: Residential, Recreational, Commercial, Agricultural
Zoning: Unrestricted
Sewer/Water: On-site
Assessing Use: Residential, Vacant

Supporting Information:

The Plat Committee reviewed and granted conditional approval to the preliminary plat, which subdivided and reconfigured 84 acres into 47 lots, on April 10, 2006. The Committee granted exceptions to KPB 20.20.180 3:1 for Lot 28, KPB 20.20.160 Maximum Block Length, and KPB 20.20.090 Cul-de-sac Length.

Phase 1 was recorded in May of 2006. Four lots were finalized by this phase.

The final plat submitted for Phase 2 review contains substantial design changes to the rights-of-way and lots so the plat has been brought back to the Committee as a revised preliminary.

The revised preliminary creates 46 lots and a tract leaving an unsubdivided remainder of approximately 121 acres. **Staff recommends** the unsubdivided remainder be labeled with area. A soils report will be required, and an engineer will sign the plat. **Staff recommends** the appropriate wastewater disposal note for Tract A be added to the final plat.

Four cul-de-sacs, a 30-foot half dedication, a 10-foot dedication for Diamond Willow Lane, and a portion of Mountain Ash Street are being provided by the subject plat. Names have not been selected for two cul-de-sacs and the half right-of-way off Authentic Road. **Staff recommends** the surveyor work with Planning Staff to select names in compliance with KPB 14.10.

The vacations of the Mountain Ash Street and the section line easement were conditional upon alternate dedications being provided. **Staff recommends** all alternate dedications be provided on Phase 2, including the looped extension to Walker Street/Mountain Ash Street and the extension of Anthony Avenue along the south boundary, curving at the east end to access both lots to the south and encompass the existing travel way.

Staff recommends the intersection with Mountain Ash Street meet Borough design code requirements.

Staff recommends that no phases leave unsubdivided remainders of previously subdivided lots.

The lot east of the 30-foot half dedication contains 15 acres. It is reasonable to expect a matching dedication in the future.

Local Option Zoning review was not available when the staff report was prepared. The submittal states the proposed subdivision is affected by a Rural Residential Local Option Zone adopted on September 7, 2004. Neither KPB Code 21.18 nor the September 7, 2004 meeting summary for the Assembly indicate a local option zone affects the property. **Staff recommends** Plat Note 1 be verified.

Sizes for the flag lots range from 1 acre to 1.7 acres. Further subdivision is not possible unless the lots are served by public water and sewer. Panhandle widths are not noted on the plat. **Staff recommends** the surveyor confirm the panhandles are sufficient for driveway access.

Staff requests the following note be placed on the plat: *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).

A company owns the property. If the ownership shown on the final Certificate to Plat is in a company or corporation, **staff recommends** a corporate resolution be provided to the Planning Department to confirm who is authorized to sign the plat (KPB 20.16.155).

Per Planning Commission Resolution 2000-25, if the Certificate to Plat indicates any beneficial interests affect this property, they will be notified and given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

If the Certificate to Plat shows the property is affected by private covenants, **staff recommends** the recording information of the private covenants and restrictions of record in effect at the time the final plat is approved be noted on the plat (KPB 20.16.140).

The property is not within an advisory planning commission.

No exceptions have been requested.

STAFF RECOMMENDATIONS: Grant approval of the revised preliminary plat subject to any above recommendations, appropriate approved recommendations in the April 10, 2006 staff report, and the following conditions:

REVISE OR ADD TO THE PRELIMINARY PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN KPB 20.12 AS FOLLOWS:

1. Confirm the name and/or address of the owners (KPB 20.12.060).

ADDITIONAL REQUIREMENTS FOR ADMINISTRATIVE APPROVAL OF THE FINAL PLAT IN ACCORDANCE WITH TITLE 20 INCLUDE:

2. Correct the date in Plat Note 2 to April 10, 2006.
3. Survey and monumentation must meet the ordinance requirements (KPB 20.16.160).
4. Conform to conditions of KPB Planning Commission Resolution 78-6.
5. Comply with Chapter 20.16.155 D and 20.14 Wastewater Disposal regulations.
6. Compliance with Ordinance 90-38 (Substitute) - Ownership.
7. Compliance with Ordinance 93-59 - Payment of all taxes due prior to final approval. If final approval and filing of plat is sought between January 1 and the tax due date, the full amount of the estimated taxes will be on deposit with the Finance Department.

NOTE: A NOTICE OF RECONSIDERATION MAY BE TAKEN FROM THE DECISION OF THE PLAT COMMITTEE TO THE PLANNING COMMISSION ACTING AS PLATTING BOARD BY FILING WRITTEN NOTICE THEREOF WITH THE BOROUGH PLANNING DIRECTOR ON A FORM PROVIDED BY THE BOROUGH WITHIN 10 DAYS AFTER NOTIFICATION OF THE DECISION OF THE PLAT COMMITTEE BY PERSONAL SERVICE, SERVICE BY MAIL, OR PUBLICATION 2.40.080 BOROUGH CODE OF ORDINANCES).

THE NOTICE OF RECONSIDERATION SHALL BRIEFLY STATE THE REASON RECONSIDERATION IS REQUESTED AND THE APPLICABLE PROVISIONS OF THE BOROUGH CODE OR OTHER LAW UPON WHICH RECONSIDERATION IS BASED.

END OF STAFF REPORT

Chairman Bryson opened the meeting for public comment.

1. Cliff Baker, Integrity Surveys
Mr. Baker addressed the vacation of Mountain Street and the extension of Anthony Avenue which is

along the south of the 40 acres on the west side. Anthony Avenue comes in from the west and is pretty much wet from where Anthony Avenue currently stops until they get over to the south end of this project and is tied into Diamond Willow. The owner is leaving a large unsubdivided remainder plus he owns the 80 acres that would be south of the extension of Anthony Avenue. Mr. Baker commented that in the future they would like to plan something around the wetlands. He wants to plan something that won't need to be vacated later. Mr. Baker didn't want to push something through just because it had to be extended across a large unsubdivided acreage that could be further developed to be aesthetic.

Mr. Baker brought a proposed intersection layout for Mountain Ash and Walker Street, which would provide dedicated access to the northwest. Walker would be vacated at the top of the knob and Authentic Road would connect to Foster Avenue. He stated what they are trying to do is to follow the terrain. His proposal at this time shows that the dedication will remain for the extension of Walker over to the 40 acres that is to the northwest and is shown as a driveway stub out. Mr. Baker also stated they are proposing to vacate the right of way for Mountain Ash Street going down the hill to the swamp. The easement will be left at this time. He also proposed to vacate the portion of Walker between the intersections at the top of the knob and install a cul-de-sac because the road can't be built over that terrain. A lot of the area can't be built and they are trying to work with the terrain as much as possible.

Chairman Bryson asked if there were questions for Mr. Baker.

Commissioner Heimbuch asked if it was Mr. Baker's long-term plan for Anthony to go down and hit Keystone. Mr. Baker replied no, Anthony already comes off of Keystone on the west. The long-term plan is that they will have to provide a connection there. Diamond Willow comes through Grandview Subdivision and connects to the end of what is being vacated. Mr. Baker has an overall plan that ties into Keystone, which is what Grandiosa is all about.

Seeing and hearing no one else wishing to comment, Chairman Bryson closed the public hearing and opened discussion among the Committee.

MOTION: Commissioner Foster moved, seconded by Commissioner Gross to grant approval of the revised preliminary with the staff recommendations, comments and conditions from this meeting and the April 10th meeting with the exception of the alternate dedication that is to be replaced that the client is working with staff and the Army Corp of Engineers to design appropriate dedications that take into account the terrain and wetlands.

Mr. Baker clarified that Anthony Drive needed to be included in the motion. Mr. Best stated that staff felt this is a good design and use of the property with the terrain involved.

FRIENDLY AMENDMENT: Commissioner Foster added to the motion that they would refer to the topographical lay down and put it in the record regarding Anthony Drive. Commissioner Gross concurred with the amendment.

VOTE: The motion passed by unanimous consent.

BRYSON YES	FOSTER YES	GROSS YES	HEIMBUCH YES	4 YES
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AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

17. South Slope Subdivision Wilbanks Addition #2
KPB File 2006-168; Johnson/Wilbanks

Staff Report reviewed by Patti Hartley

Plat Committee Meeting: 7/17/06

Location: east of Soldotna, off Tischer Avenue
Proposed Use: Residential

7 April 2022

TULCHINA POINTE ESTATES 2022 REPLAT & ASSOCIATED R/W VACATION

LEGAL DESCRIPTION:

RESUBDIVISION OF LOTS 8, 9 & 15 TULCHINA POINTE ESTATES SUBDIVISION PHASE 2 AMENDED (KN2009-48) w/ RIGHT-OF-WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS FOR A PORTION OF PAPER BIRCH LANE LOCATED WITHIN SECTION 36, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA.

RIGHT-OF-WAY VACATION:

SOUTHERN 30' R/W OF PAPER BIRCH LANE FROM AUTHENTIC ROAD TO THE EASTERLY PROPERTY LINE OF LOT 1 (KN86-204).

CURRENT RIGHT-OF-WAY WIDTH IS 60 FEET OVER VERY DIFFICULT TERRAIN WITH STEEP SLOPES. THE REMAINING 30 FOOT R/W MAINTAINS PUBLIC ACCESS TO AUTHENTIC ROAD.

PROPOSED VACATION IS APPROXIMATELY 0.304 ACRES DIVIDED AMONGST 3 PARCELS PER KPB CODE 20.65.060.

ADJOINING PROPERTIES:

ALL SURROUNDING PARCELS REMAIN WITH LEGAL ACCESS.

ALTERNATE ACCESS RIGHT-OF-WAY:

AUTHENTIC ROAD IS BEING EXTENDED THROUGH LOT 1 (KN86-204). PRELIMINARY APPROVAL BY THE KENAI PENINSULA BOROUGH ON 11/12/2019 WITH VACATION APPROVAL OF MOUNTAIN ASH STREET AND SECTION LINE EASEMENTS ON 10/28/2019 UNDER KPB FILE NO. 2019-117.

LOT 2 (KN86-204) REMAINS WITH LEGAL ACCESS FROM PAPER BIRCH LANE, FOSTER AVENUE, AUTHENTIC ROAD EXTENSION w/ EAST EXTENSION AND QUILLBACK DRIVE.

ALTERNATE ROUTE IS 2.075 ACRES THAT IS BEING CONSTRUCTED IN SUMMER 2022 WITH POWER AND GAS UTILITIES BEING INSTALLED. THIS PROVIDES ACCESS POINTS FOR FUTURE DEVELOPMENT.