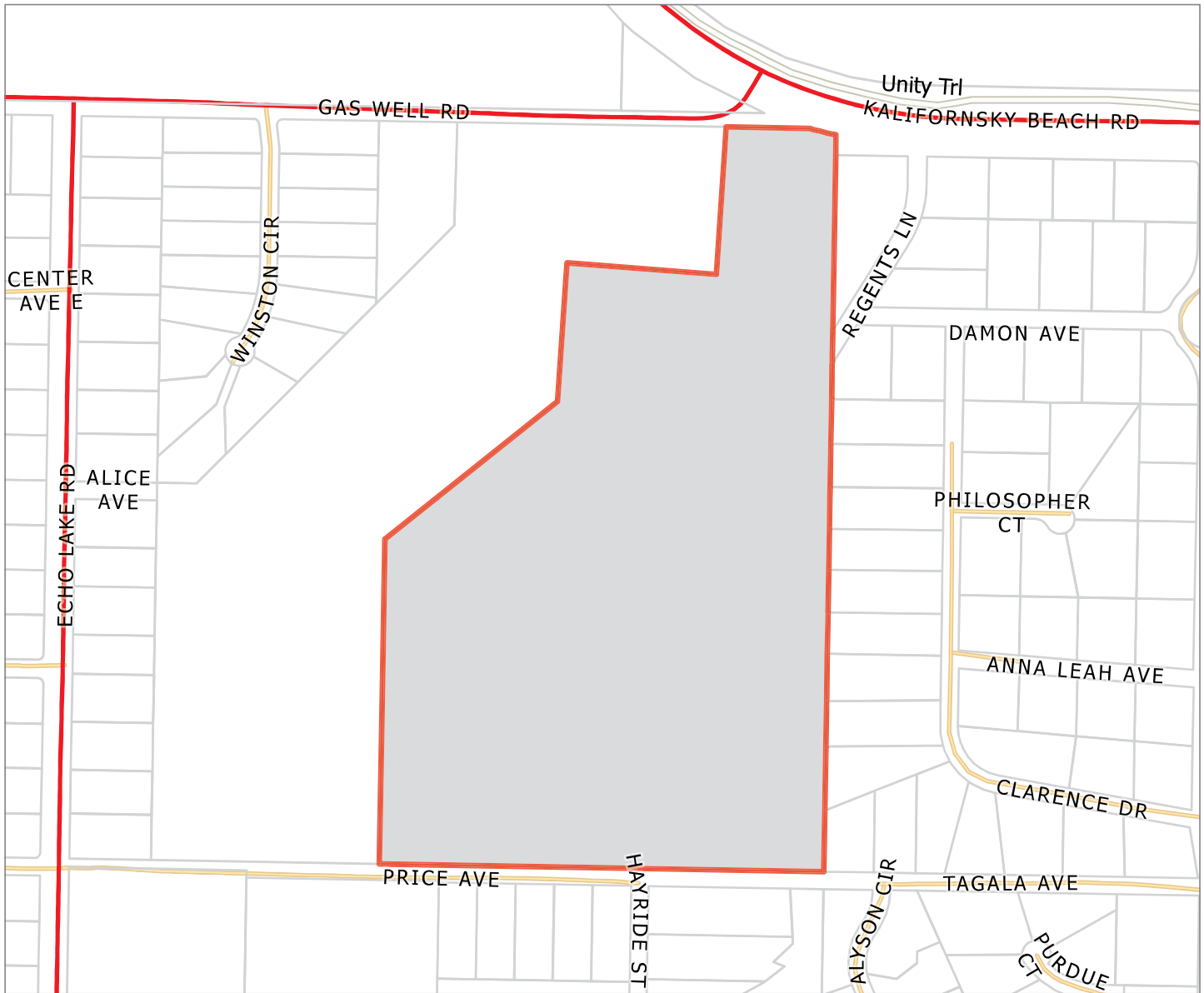


E. NEW BUSINESS

- 3. Mott's Subdivision 2022 Addition; KPB File 2022-059
Edge Survey & Design, LLC / Jackson Estate, Wortham Estate & Mott
Location: Gas Well Road & Kalifornsky Beach Road
Kalifornsky Area**



Vicinity Map

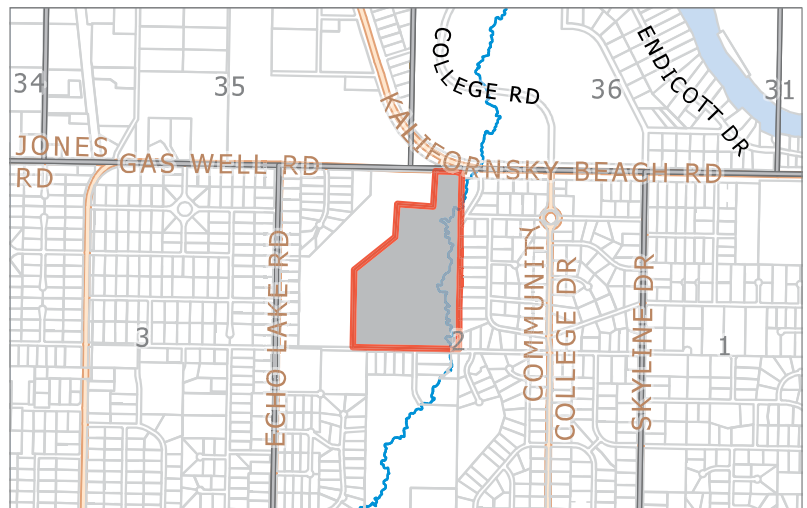
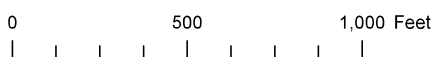


KPB File # 2022-059

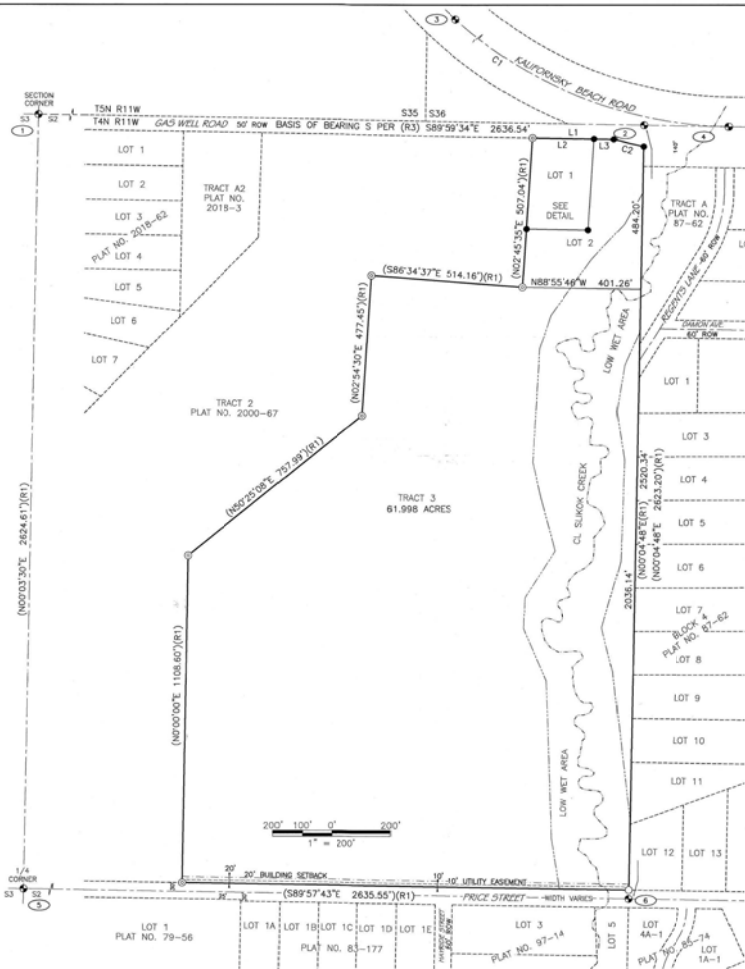
S02-T04N-R11W

Kalifornsky

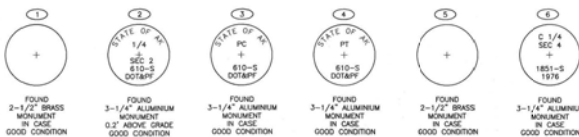
4/27/2022





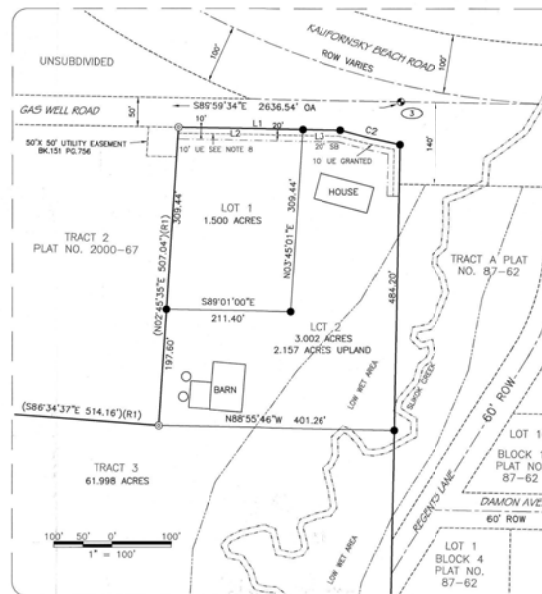


MONUMENT SUMMARY



REFERENCES

- (R1) MOTT'S FARM, PLAT 200-67, KENAI RECORDING DISTRICT
 (R2) DAMON PLAZA SUBDIVISION # 2, PLAT NO. 87-62, KENAI RECORDING DISTRICT
 (R3) MOTT'S FARM WINSTON ESTATES SUBDIVISION, PLAT 2018-62, KENAI RECORDING DISTRICT



LEGEND

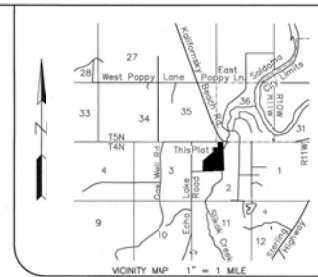
- FOUND PRIMARY MONUMENT AS REFERENCED
 - FOUND SECONDARY MONUMENT 1/2" REBAR
 - ⊙ FOUND SECONDARY MONUMENT 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED LS 5152
 - SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2022
- SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - SETBACK
 - CENTERLINE
 - LOW WET AREA
 - OVERALL
 - RECORD DATA, SEE REFERENCE
 - UTILITY EASEMENT
 - SETBACK
- OA
 (R#)
 UE
 SB

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R#)	1432.40'	1664.22'	71°34'00"		
C2	1532.40'	103.19'	3°51'30"	S76°12'54"E	103.17'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°01'00"E	276.81'
L2	S89°01'00"E	211.40'
L3	S89°01'00"E	65.51'



CERTIFICATE OF SURVEYOR

I, MARK ANONETTI 13021-5, 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.



KPB FILE No. 2022-xxx

MOTT'S SUBDIVISION 2022 ADDITION

A RESUBDIVISION OF THE REMAINDER PORTION OF THE MOTT'S FARM SUBDIVISION, PLAT NO. 2000-67 IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

OWNERS: ESTATE OF CHARLES WAYNE WORTHAM
 PERSONAL REPRESENTATIVE
 TRISTA RENAE CLARK
 33458 ALYSON CIRCLE
 SOLDOTNA, AK 99669

ESTATE OF SYLVIA ELAINE WORTHAM
 PERSONAL REPRESENTATIVE
 RAY LEWIS HENRICH
 PC BOX 2936
 SOLDOTNA, AK 99669

PRISCILLA YVONNE MOTT
 33640 ECHO LAKE ROAD
 SOLDOTNA, AK 99669

LOCATED WITHIN NET 1/4 SECTION 2,
 T4N, R1W, S1M, ALASKA
 KENAI PENINSULA BOROUGH
 KENAI RECORDING DISTRICT

CONTAINING 66.500 ACRES



12501 OLD SEWARD, 2 ANCHORAGE, AK 99515
 Phone (907) 344-0950 Fax (907) 344-7754

RECL# 1392

DRAWN BY: DATE: 04/21/2022 PROJECT: 21-576
 CHECKED BY: SCALE: AS SHOWN SHEET: 1 OF 2

KPB 2022-059

NOTES

1. NO PRIVATE ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. ANY PERSONS DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
3. EXCEPTION TO KPB 20.30.170 - BLOCK LENGTH AND 20.30.030 STREET LAYOUT WERE GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF MAY 23, 2022.
4. BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
5. FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. THIS SUBDIVISION IS SUBJECT TO A SUBSURFACE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN MINERAL PATENT RECORDED SEPTEMBER 27, 1982 IN BK.194 PG. 786, KENAI RECORDING DISTRICT.
7. THIS SUBDIVISION MAY BE AFFECTED BY A GENERAL ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON DECEMBER 7, 1959 IN BK.5 PG.72 KENAI RECORDING DISTRICT.
8. THIS SUBDIVISION AFFECTED BY A COMMUNICATION LINE EASEMENT GRANTED TO PTI COMMUNICATIONS ON FEBRUARY 26, 1996 IN BK. 479 PG. 436 KENAI RECORDING DISTRICT.
9. THIS SUBDIVISION AFFECTED BY A EASEMENT GRANTED TO ALASKA GAS AND SERVICE COMPANY ON NOVEMBER 12, 1981 IN BK.179 PG.739 AND ON DECEMBER 14, 1981 IN BK. 181 PG.217, KENAI RECORDING DISTRICT. EASEMENTS FALL ENTIRELY WITHIN GAS WELL ROAD RIGHT-OF-WAY.
10. THIS SUBDIVISION IS SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OF 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 1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665 DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER, KENAI RECORDING DISTRICT.
11. THIS SUBDIVISION MAY BE AFFECTED BY A STATE OF ALASKA PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER RECORDED DECEMBER 17, 1980 IN BK.165 PG.263, KENAI RECORDING DISTRICT.
12. WASTEWATER DISPOSAL: TRACT 3 IS AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
13. WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN LOTS 1 AND 2 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

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 23, 2022.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

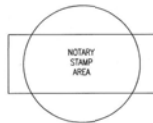
NOTARY ACKNOWLEDGEMENT

FOR: PRISCILLA YVONNE MOTT

ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC SIGNATURE



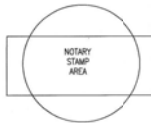
NOTARY ACKNOWLEDGEMENT

FOR: RAY LEWIS HENRICHS

ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC SIGNATURE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

TRISTA RENAE CLARK
PERSONAL REPRESENTATIVE
ESTATE OF CHARLES WAYNE JACKSON
33458 ALYSON CIRCLE
SOLDOTNA, AK 99669

RAY LEWIS HENRICHS
PERSONAL REPRESENTATIVE
ESTATE OF SYLVIA ELAINE WORTHAM
PO BOX 2936
SOLDOTNA, AK 99669

PRISCILLA YVONNE MOTT
33640 ECHO LAKE ROAD
SOLDOTNA, AK 99669

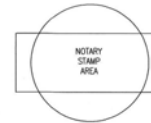
NOTARY ACKNOWLEDGEMENT

FOR: TRISTA RENAE CLARK

ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC SIGNATURE



KPB FILE No. 2022-xxx

MOTT'S SUBDIVISION 2022 ADDITION

A RESUBDIVISION OF THE REMAINDER PORTION OF THE
MOTT'S FARM SUBDIVISION, PLAT NO. 2000-67 IN THE
KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

OWNERS: ESTATE OF CHARLES WAYNE JACKSON
PERSONAL REPRESENTATIVE
TRISTA RENAE CLARK
33458 ALYSON CIRCLE
SOLDOTNA, AK 99669
ESTATE OF SYLVIA ELAINE WORTHAM
PERSONAL REPRESENTATIVE
RAY LEWIS HENRICHS
PO BOX 2936
SOLDOTNA, AK 99669
PRISCILLA YVONNE MOTT
33640 ECHO LAKE ROAD
SOLDOTNA, AK 99669

LOCATED WITHIN NE1/4 SECTION 2,
T4N, R1W, S1M, ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

CONTAINING 66.500 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
ACEL# 1392

DRAWN BY:	DATE:	PROJECT:
JY	04/21/2022	21-576
CHECKED BY:	SCALE:	SHEET:
MA	AS SHOWN	2 OF 2

KPB 2022-059

AGENDA ITEM E. NEW BUSINESS

ITEM 3 - MOTT'S SUBDIVISION 2022 ADDITION

KPB File No.	2022-059
Plat Committee Meeting:	May 23, 2022
Applicant / Owner:	Jackson Estate, Wortham Estate, and Priscilla Mott all of Soldotna, AK
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design
General Location:	Kalifornsky Beach Road, Gas Well Road, Price Avenue, Kalifornsky area / Kalifornsky APC

Parent Parcel No.:	131-220-20
Legal Description:	Unsubdivided remainder of Mott's Farm Subdivision Plat No KN 2000-67
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 66.5 acre parcel into two lots that will be 1.5 acres and 3.002 acres and a 61.99 acre tract.

Location and Legal Access (existing and proposed): The subdivision is located at the intersection of Gas Well Road and Kalifornsky Beach Road, both are state maintained rights-of-way. Gas Well Road is near mile 20 of Kalifornsky Beach Road. It is dedicated as a 50 foot wide right-of-way in this location. A 33 foot section line easement coincides with the dedication. The northern half of Gas Well Road has not be dedicated but contains 33 foot and 50 foot section line easements. **Staff recommends the section line easements be depicted and labeled for those portions lacking a right-of-way dedication.**

The southern portion of the subdivision is located on Price Avenue. This is a varying width right-of-way that is partially constructed and maintained by the borough. Price Avenue is located off Echo Lake Road, a state maintained right-of-way that intersects Gas Well Road.

The proposed lots will have access from Gas Well Road or Kalifornsky Beach Road. There are existing structures with an existing drive. Gas Well Road intersects Kalifornsky Beach Road at a curve. It appears that there is or has been access directly to Kalifornsky Beach Road as well as access to Gas Well Road. Both rights-of-way are managed by the State and any existing or future driveways must be approved and permitted by Alaska DOT. The large acreage tract will have access from Price Avenue.

The block is not compliant and an exception has been requested as well as an exception to street layout.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	The ROW for Gaswell Road is as shown on previous plats 2000-67 and 2018-62, and appears to be shown correctly.

Site Investigation: The land within the preliminary plat boundary is relatively flat. Slikok Creek, an anadromous stream, is within the eastern portion of the plat with low wet areas surrounding it. The correct wetland determination plat note is present.

Multiple structures are on the property. The plat shows the location of several and there does not appear to be any encroachment issues. Per KPB GIS imagery, there may be some possible improvements on proposed Lot 1. Some

of the items showing up are vehicles that but there are a few structures in place. They do not appear to create an encroachment issue. Proposed Tract 3 has what appears to be some internal travel ways. There appears to be multiple vehicles on the property but staff did not detect any permanent structures or encroachment issues.

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 totally or partially within HPD Comments: KPB\maldrige</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

Staff Analysis The preliminary plat is located in the Kalifornsky area and is south of the City of Soldotna's limits. Kalifornsky Beach Road is the boundary for the City of Soldotna in this area and the limits run within Gas Well Road just west of the proposed plat.

This is a subdivision of a remainder parcel. This was originally an aliquot parcel of land that several subdivisions have been created from. This will now create two more lots and create a tract for the larger remaining portion.

A soils report will be required for the lots and an engineer will sign the final plat. The correct wastewater disposal notes are on the 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.

Kalifornsky Advisory Planning Commission is inactive at this time.

Utility Easements Several utility easements have been granted by recorded document and are noted on the plat. One of the easements gave a location and is depicted. That easement is located along Gas Well Road within the proposed lots. As this property has not been included in a plat, this plat will be granting 10 foot utility easements adjacent to the dedicated rights-of-way. ***Staff recommends the easement note along Price Avenue state "granted by this plat".***

The utility easement depiction located within Tract 2 of Plat KN 2000-67, may be removed as it is not within the bounds of this plat unless it is for the benefit of the lots within this subdivision.

HEA is requesting the power lines be located that provides the connection to the house proposed to be on Lot 2. If the lines are entirely contained within the bounds of Lot 2, an easement is not required. If any part of the lines is located on Lot 1, a 20 foot utility easement centered on the lines within Lot 1 will need to be granted.

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	Locate the existing service connect overhead line. If the line crosses the new lot boundary provide a 20 foot wide electric easement centered on the existing overhead utility line within Lot 1. An easement is not needed within Lot 2 as the service is being provided to the house on Lot 2.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 45026 KALIFORNSKY BEACH RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: KALIFORNSKY BEACH RD GAS WELL RD DAMON AVE REGENTS LN HAYRIDE ST</p> <p>Existing Street Name Corrections Needed: PRICE ST should be changed to PRICE AVE.</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: PRICE ST should be changed to PRICE AVE. 45026 KALIFORNSKY BEACH RD will remain with Lot 2</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: Wilcox, Adeena Comments: No comment</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Staff would like to note the dimension along the southern boundary of the subdivision is currently missing and will be required for the final.

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: Update Price Street to Price Avenue. The city limits for Soldotna is along Kalifornsky Beach Road and north of Gas Well Road adjacent to this subdivision. Provide a line depiction of the city limits and label. Note the section line easements located north of Gas Well Road.
- 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: Some section line labels are missing.

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: Soils report will be required for the two lots. Wastewater notes are present.

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.

- **ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:**

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

It is recommended on easements with no location given to include in the plat note “no definite location given”.

EXCEPTIONS REQUESTED:

KPB 20.30.030 – Proposed street layout-requirements and KPB 20.30.170 – Block-length requirements

Surveyor's Discussion: 20.30.030 Street layout – Petitioner asking for exception to not dedicate a cul-de-sac at the end of Regents Lane. Regents Lane not constructed and likely never will be. Regents Lane currently dead ends at the low wet area adjacent to Slikok Creek and is not a practical location for the construction of a cul-de-sac. Damon Avenue intersects Regents Lane and provides for traffic flow in the areas.

20.30.170 block length- Petitioner asking for exception to not dedicate right-of-way from Gas Well Road to Price Avenue to accommodate block length. There is not adequate space in proposed Lots 1 and 2 to accommodate right-of-way dedication. Per Code 20.30.040 no right-of-way shall be dedicated within 100 feet of water body, Slikok Creek and adjacent wetlands limit the available space for ROW. Current house and barns also limit the space available, as shown on preliminary plat. Price Avenue dead ends at Slikok Creek, there is no bridge, with the access to Price Avenue from Echo Lake Road. Proposed Tract 3 will be further subdivided in the near future, the preliminary layout is for ROW dedication north from Price Avenue. When Tract 2, Plat 2000-67, is further subdivided block length requirements can be satisfied.

Staff Discussion: Staff grouped the exception requests together. If the plat committee wishes to hear these requests separately they may make two motions and take separate action on the requests.

KPB Code 20.30.040, does allow for streets within 100 feet of waterbodies but only if necessary. There are other access points to Slikok Creek by the public, including the mentioned Regents Lane. A turnaround area for Regents Lane does not appear to be needed at this time. When future subdivisions of Tract 3 occur it would be advised to take the location of Regents Lane into consideration and to possibly provide dedications that would align so if a bridge or connection was later needed it would be possible. In regards to the block length, due to the location of structures and Slikok Creek, the dedication would need to occur on the western area of the subdivision. At this time that dedication would only provide access to Tract 3, which has access from Price Avenue.

Findings:

1. The northern portion of the subdivision is only 400 feet wide.
2. Both lots will have access from Gas Well Road.
3. Tract 3 will have access from Price Avenue.
4. Slikok Creek runs the length of the eastern subdivision boundary.
5. Low wet areas are present along Slikok Creek.
6. Slikok Creek is an anadromous stream and subject to habitat protection regulations.
7. All surrounding lots have access.
8. Tract 3 will be 62 acres and can be further subdivided.
9. Gas Well Road, Echo Lake Road, Price Avenue, Tagala Avenue, and Community College Drive define the block.
10. The block is split by Slikok Creek and is the divider between Price Avenue and Tagala Avenue.
11. The block along Echo Lake Road exceeds allowable limits.
12. Alice Avenue has a portion dedicated to improve the block with future subdivisions.
13. The block along Price Avenue to Slikok Creek is approximately 2,500 feet.
14. Future dedications that provide access and improve the block can be given in the future.

Denial of the exceptions will require a turnaround dedication at the end of Regents Lane and a dedication from Gas Well Road to Price Avenue.

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 1-8, 12, and 14 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 1-8, 12, and 14 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 1-8, 12, and 14 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:

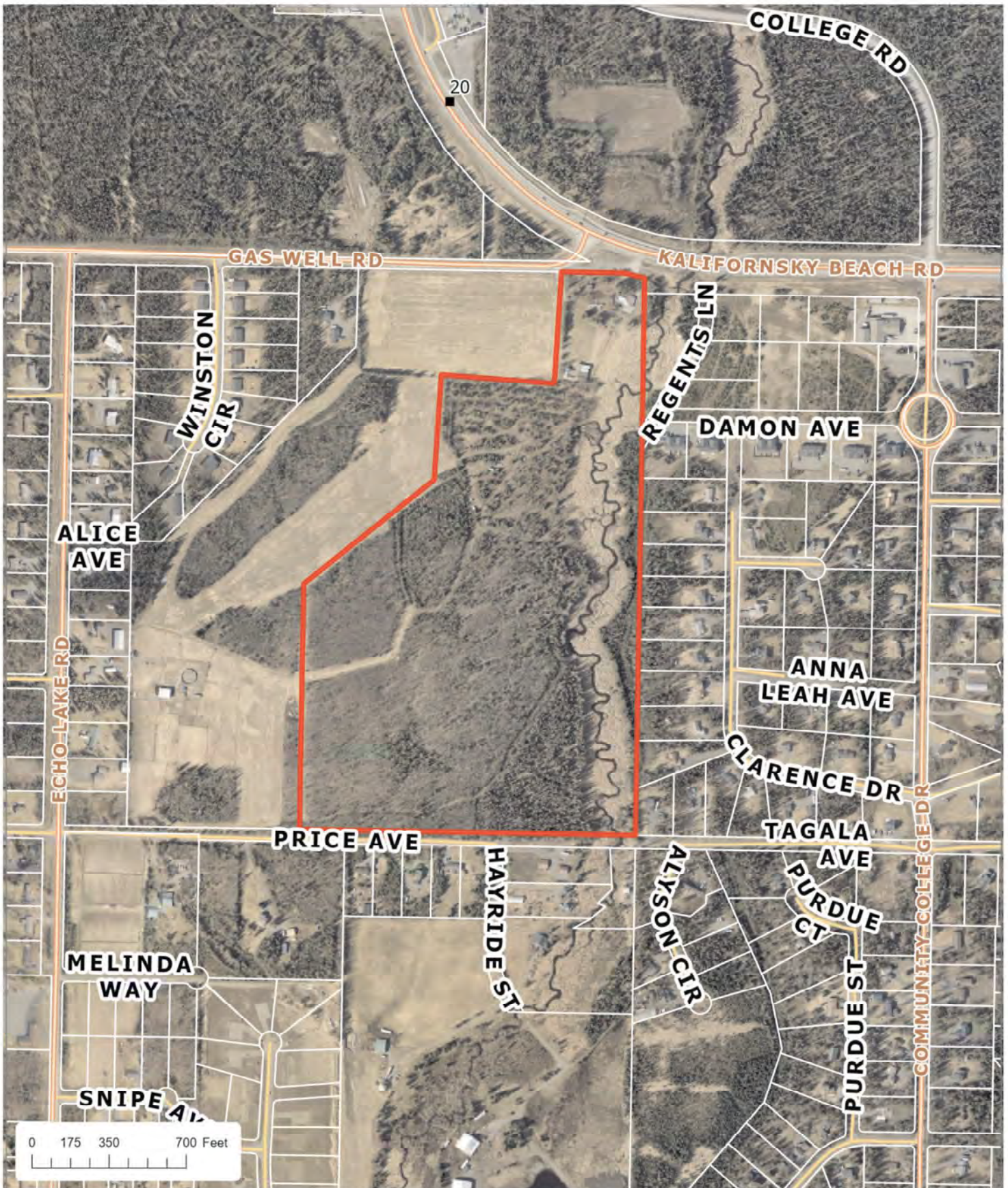
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

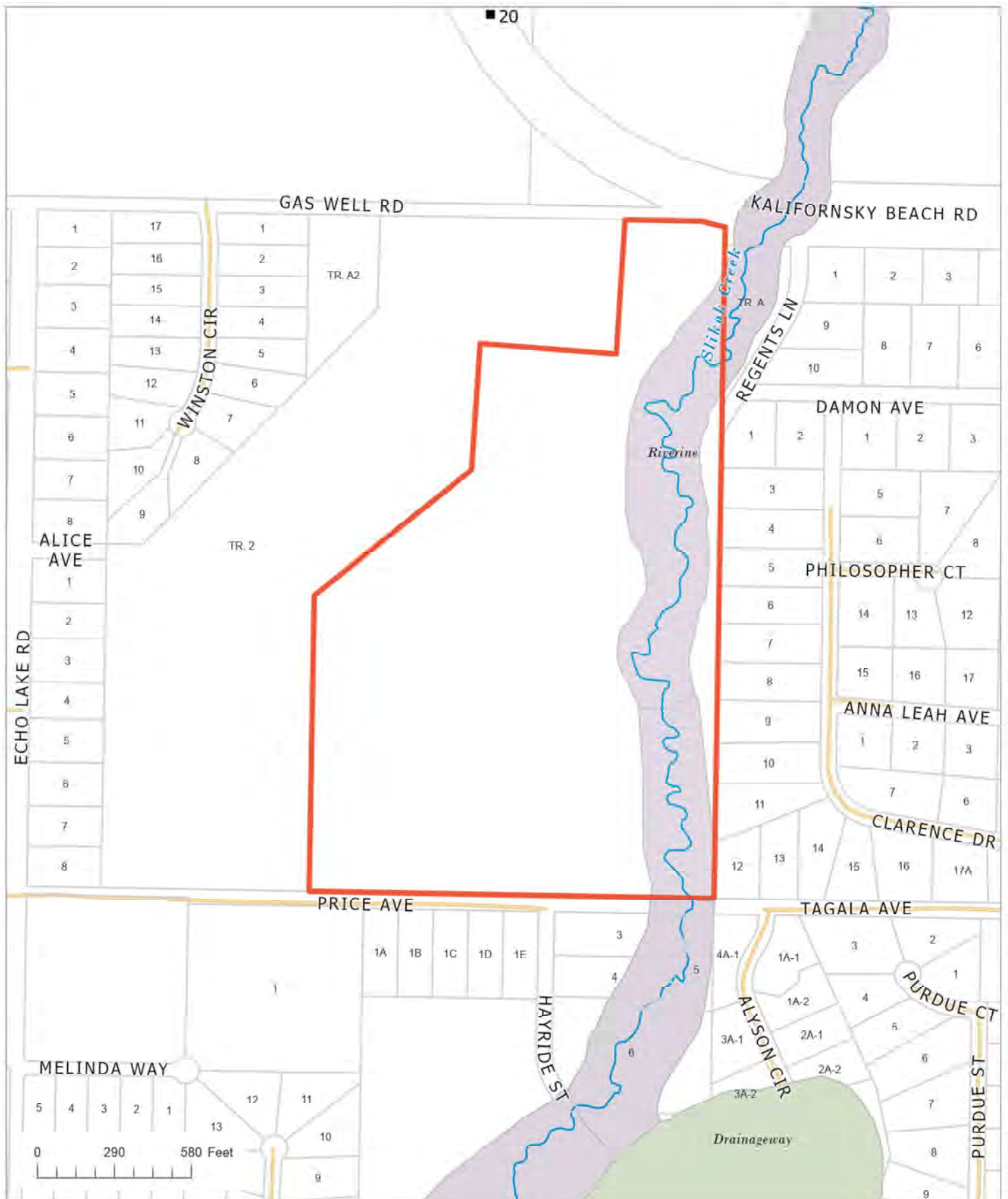
NOTE: 20.25.120. - REVIEW AND APPEAL.

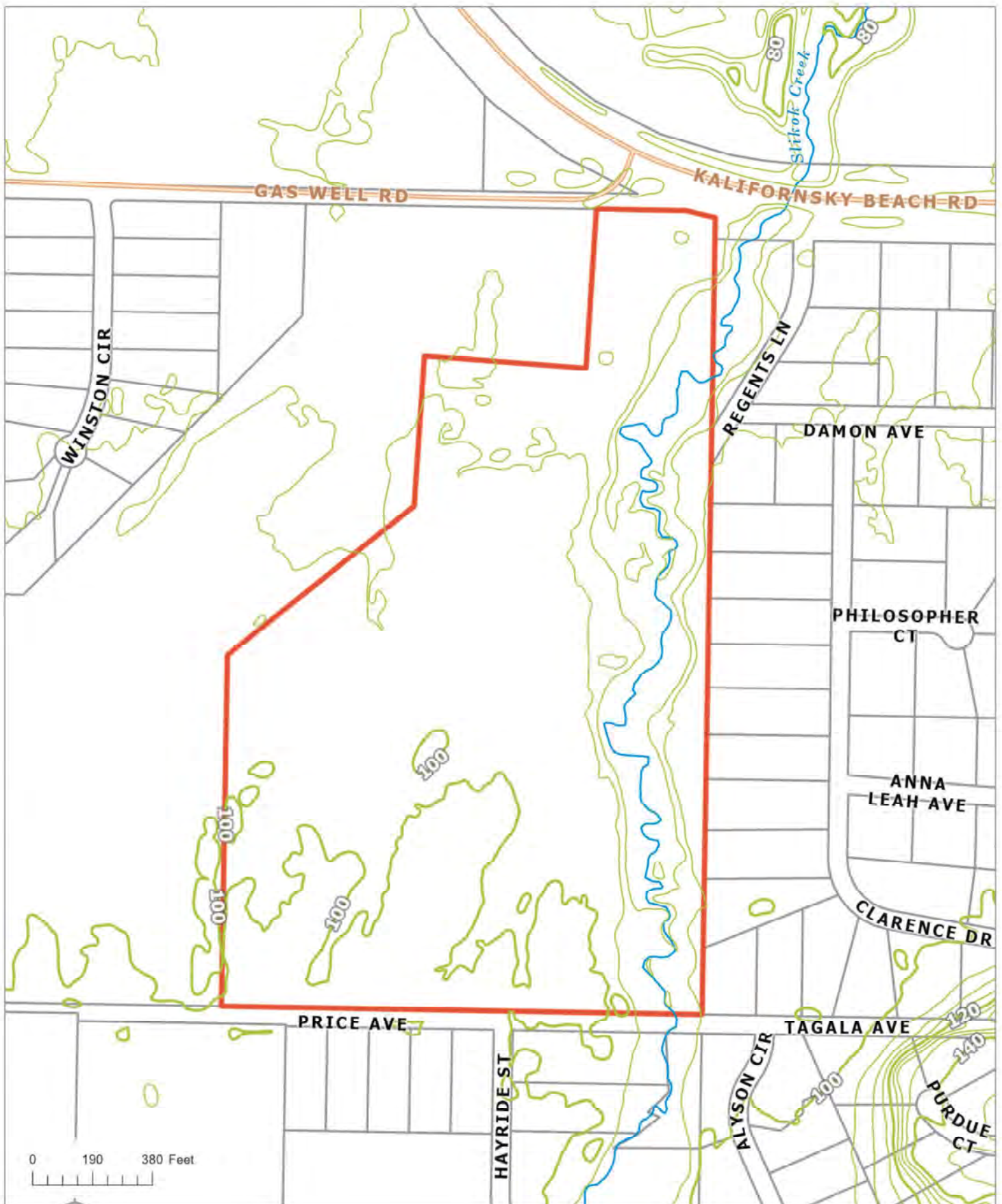
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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







LEGEND:

- Monument (found this survey)
- Monument (set this survey)
- 5/8" Rebar (found this survey)
- 5/8" Rebar (set this survey)
- Record Datum - E. L. Jackson Subdivision
Plat # K-1504
- Record Datum - Betty Goodrich Subd.
Plat # 79-56
- Record Datum - Damon Plaza Subd. #2
Plat # 87-82

NOTES:

- Proposed land use are recreational, residential, agricultural, and commercial.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- Front 10 ft. of the building setback adjacent to rights-of-way 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.
- WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 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.

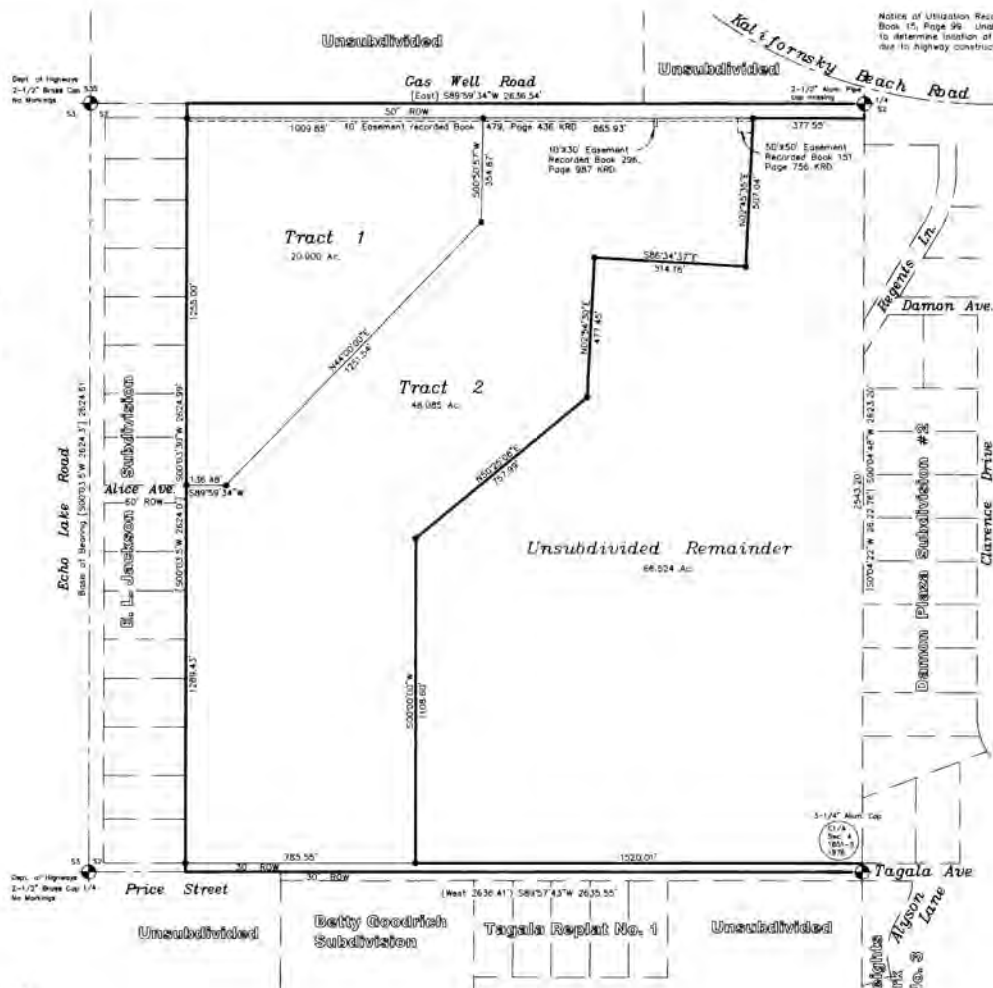


CERTIFICATE OF SURVEYOR

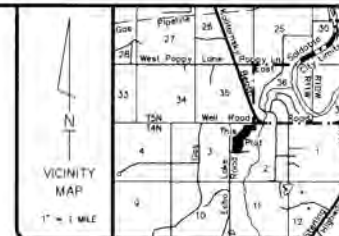
I hereby certify that, I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the measurements shown herein actually exist as described, and all dimensions and other details are correct, to the highest standards of practice of land surveyors in the State of Alaska.

155152
REGISTRATION NO. DATE 26 OCTOBER 2000

Chad Baker
REGISTERED LAND SURVEYOR



Notice of Utilization Recorded Book 15, Page 96. Unable to determine location of ROW due to highway construction.



CERTIFICATE OF OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ASSURE THIS PLAT 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.

Edgar Lewis Jackson
Esq. L.A. 20780
47765 Gas Well Road
Soldotna, Alaska 99668

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY of October, 2000 FOR Edgar Lewis Jackson

Kenneth Schepker
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 09/24/2003



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 28, 2000

KENAI PENINSULA BOROUGH

Markus Bud
APPROVED

KPB FILE No. 2000-148

Mott's Farm

A subdivision of portions of Government Lots 3 & 4 and the S1/2 NW1/4, all of which are located within the NW1/4 of Section 2, T4N, R11W, S4E, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 73,377 Acres.

Integrity Surveys

605 Swire Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE: (907) 283-9041 FAX: (907) 283-9071 PLANNERS

JOB NO: 20059 DRAWN: 4 September, 2000 CB
SURVEYED: June - August, 2000 SCALE: 1" = 200'
FIELD BY: 2000-4, Pg. 126-147 DSK: Mott's