

## **E. NEW BUSINESS**

- 8. Bailey Estates Karpik Rice Replat; KPB File 2022-038  
Segesser Surveys / Karpik & Rice  
Location: Lawton Drive  
City of Kenai**



Vicinity Map

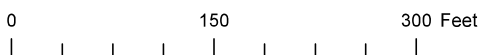


KPB File # 2022-038

S04-T05N-R11W

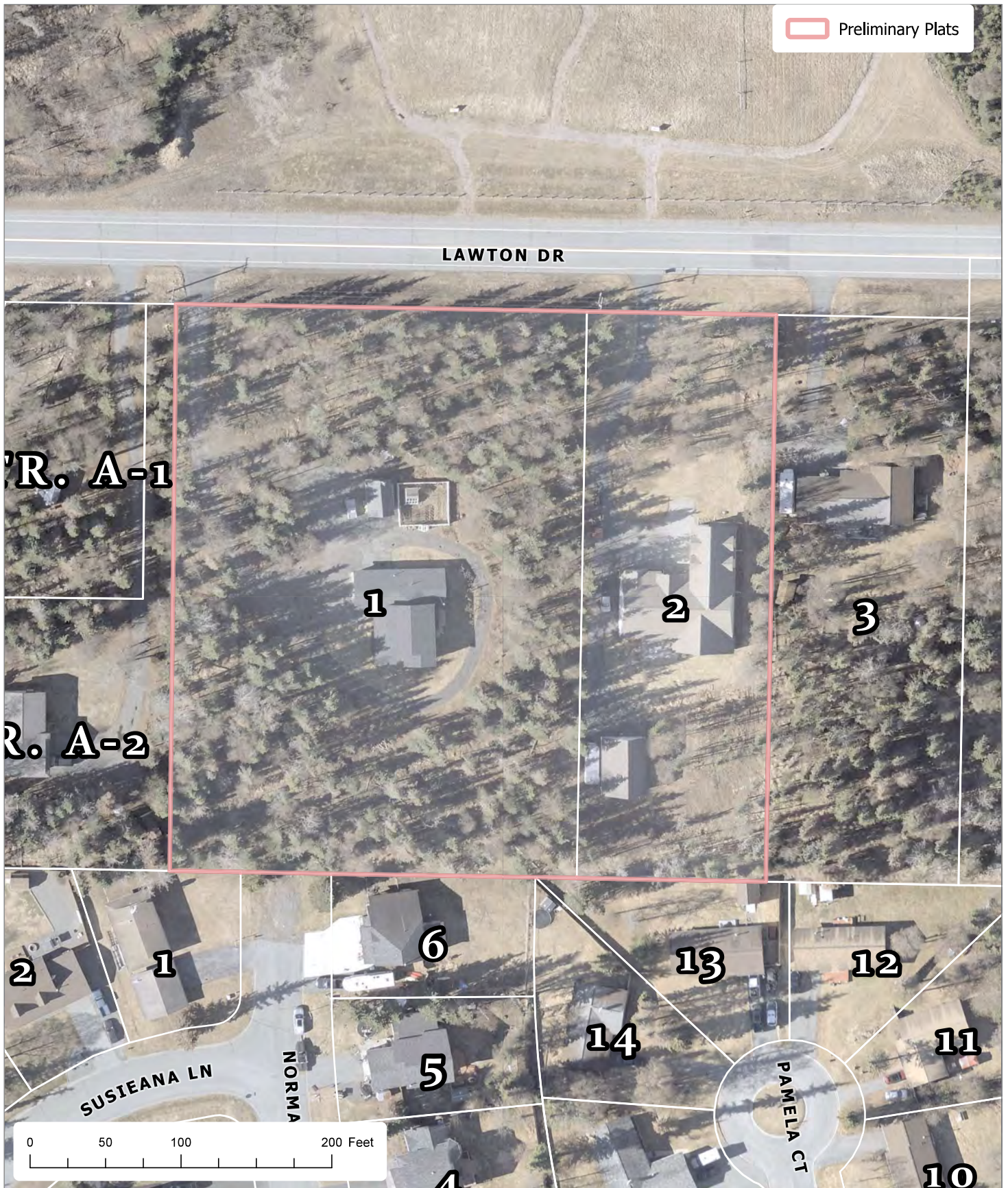
Kenai

3/30/2022





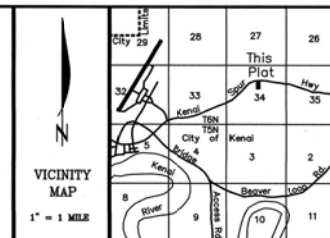
Aerial View





# LEGEND:

- 3 1/4" ALUM. CAP MON. 610-S 1996 FOUND
- 2 1/2" ALUM. CAP MON. ILLEGIBLE FOUND
- 5/8" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- RECORD DATUM PLAT 97-33 KRD



## 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 BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID C. KARPICK KATHLEEN J. RICE  
410 LAWTON DRIVE  
KENAI, ALASKA 99611

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

Bailey Estates  
Karpik Rice Replat

A resubdivision of Lots 2 and 3 Bailey Estates Amended, Plat 97-33, Kenai Recording District.  
Located within the NE1/4 NW1/4 Section 4, T5N, R11W, S4M, City of Kenai, Kenai Peninsula Borough, Alaska

Containing 3.429 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner David C. Karpik Kathleen J. Rice 410 Lawton Drive Kenai, Alaska 99611
JOB NO. 21379	DRAWN: 3-29-22
SURVEYED:	SCALE: 1"=50'
FIELD BOOK:	SHEET: 1 of 1

## NOTES:

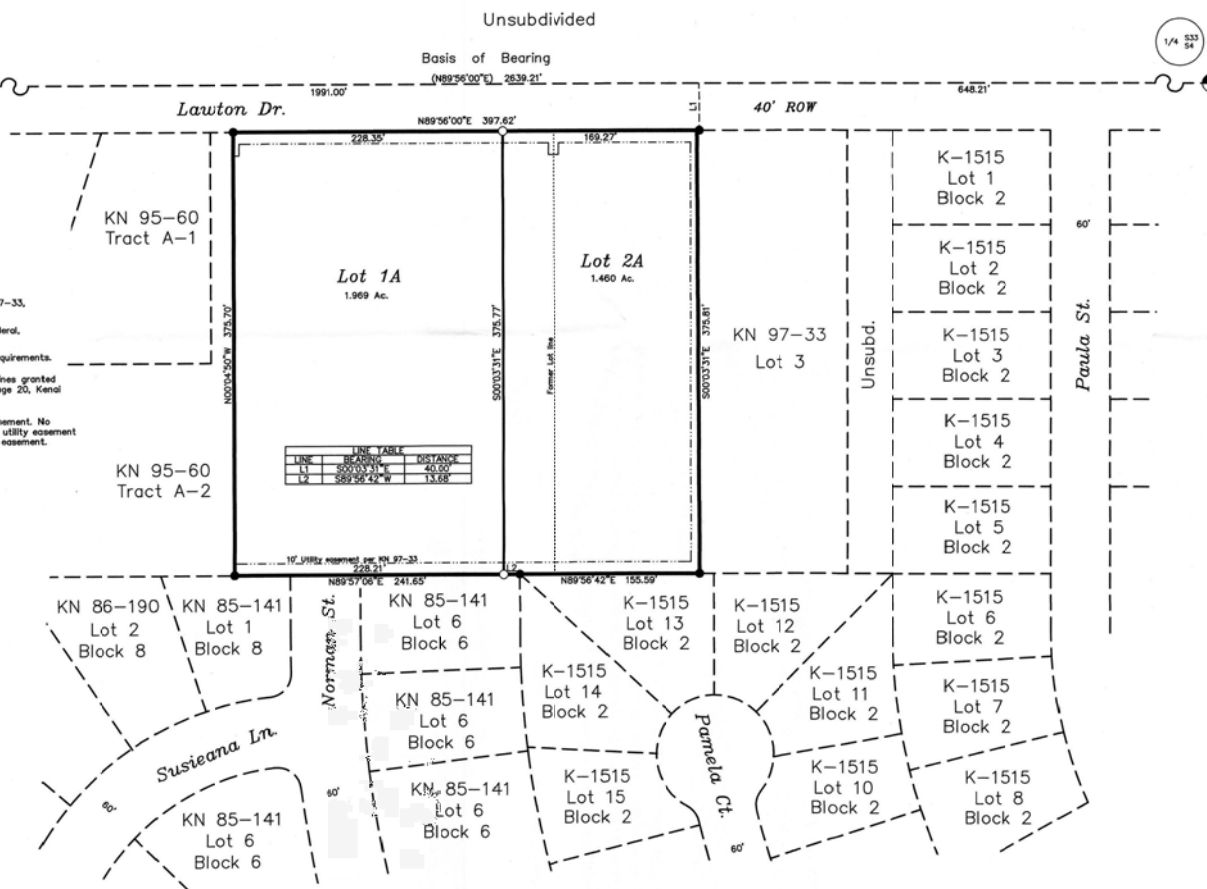
- 1) Basis of bearing taken from Bailey Estates Amended, Plat 97-33, Kenai Recording District.
- 2) Further development of the property shall conform to all federal, State of Alaska and local regulations.
- 3) Development must meet City of Kenai Chapter 14 Zoning Requirements.
- 4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Misc. Book 1 Page 20, Kenai Recording District. No definite location disclosed.
- 5) Front 15 feet 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.



## SURVEYOR'S CERTIFICATE

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

Date \_\_\_\_\_



KPB 2022-038

AGENDA ITEM E. NEW BUSINESS

ITEM 8 - BAILEY ESTATES KARPIK RICE REPLAT

<b>KPB File No.</b>	2022-038
<b>Plat Committee Meeting:</b>	May 23, 2022
<b>Applicant / Owner:</b>	David Karpik and Kathleen Rice all of Kenai, AK
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Lawton Drive, City of Kenai

<b>Parent Parcel No.:</b>	049-160-68 and 049-160-69
<b>Legal Description:</b>	Lots 1 and 2 Bailey Estates Amended, Plat KN 97-33
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Suburban Residential 2
<b>Water / Wastewater</b>	Not disclosed

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure a lot line between two lots. Lot 1 will decrease from 2.35 acres to 1.97 acres. Lot 2 will increase from 1.08 acres to 1.46 acres.

**Location and Legal Access (existing and proposed):** The lots are located on City of Kenai managed right-of-way Lawton Drive. This is located south of the wildflower field that is located between the Kenai Spur Highway and Lawton Drive.

Both lots currently have existing access from Lawton Drive. Norman Street is a 60 foot wide dedication that is located south of Lot 1 but does not appear to be fully constructed to the lot.

Lawton Drive is dedicated as a 40 foot wide right-of-way. The dedication is for the southern half of the right-of-way and coincides with a section line easement. The property to the north of Lawton Drive is owned by the City of Kenai and has not been subdivided. KPB records indicate a 33 foot section line easement is present north of the dedication.

**Staff recommends the section line easement be depicted and labeled and that additional dedications for width are not required as the section line easements fulfill the width requirements.**

The block does not close. The area has an unnamed stream that is within the anadromous catalog. This stream is within lots owned by the City of Kenai. The creation of those lots and the location of the stream make it difficult to obtain dedications to bring the block into compliance. The rights-of-way south of this subdivision are looped or cul-de-sacs to avoid the stream location. A continuation of Norman Street could result in a compliant block but due to locations of structures and the offset nature of the lot to the existing right-of-way would make a dedication not possible at this time. **Staff recommends that the plat committee concur that exceptions to 20.30.030 – proposed street layout requirements for continuing Norman Street and to 20.30.170 block length requirements are not required as this plat cannot dedicate any rights-of-way at this time to improve or comply.**

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments

**Site Investigation:** The proposed plat does not contain any low wet areas. There are no steep slopes present within this subdivision.

There are single family dwelling present on each of the existing lots. There does not appear to be any existing encroachment issues. The shifting of the lot line to the west by approximate 45 feet does not appear to create any

encroachment issues and will give more usable space to Lot 2A.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Within City of Soldotna/Kenai 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>
State of Alaska Fish and Game	No comments

**Staff Analysis** This is a replat of two lots created by Bailey Estates, Plat KN 95-72. That was a replat of a portion of a Government Lot. The plat was amended by Bailey Estates Amended, Plat KN 97-33. The amendment corrected some borders and the area within the title block.

The proposed plat will shift the lot line between the two lots by approximately 45 feet.

It was not disclosed the status of the water and wastewater for the lots. Per the City of Kenai staff report, services are available along Lawton Drive but it was not disclosed if they were currently connected. Staff will require documentation from the City of Kenai that discloses if an installation agreement is required. The parent plat was signed by Alaska Department of Environmental Conservation approving the plat. Per KPB 20.40.020, if the lot line was being removed, moving less than 10 feet, or moving the lot line and maintaining a minimum of 20,000 square feet of contiguous area, then a soils analysis report would not be required. As services are available along Lawton Drive, Lot 2A is increasing in size, and Lot 1A is almost 2 acres in size **staff recommends that a soils analysis report not be required.**

**Staff recommends the sewer and water be determined if city services or on-site and the appropriate plat notes be added to comply with 20.40.**

Notice of the proposed plat was mailed to the beneficial interest holder on April 27, 2022. The beneficial interest holder will be 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.

The City of Kenai Planning and Zoning Commission heard the preliminary plat at their February 23, 2022 meeting. They adopted Planning and Zoning Commission Resolution 2022-04, which recommended approval subject to "Further development of the property shall conform to all federal, State of Alaska, and local regulations." This is addressed in plat note 2.

**Utility Easements** An easement was granted by recorded document and is noted within plat note 4. The Certificate to Plat indicates some additional information regarding the easement and **staff recommends the plat note be updated to include all information.**

Bailey Estates Amended, Plat KN 97-33, granted a 15 foot utility easement shared on the common lot line between Lot 2 and Lot 3. The easement is depicted but should include the label, "7.5' Utility easement granted by KN 97-33." The plat also granted a 10 foot utility easement along the southern boundary and is depicted and noted correctly. Bailey Estates Amended, also granted 10 foot utility easements along Lawton Drive that increased to 20

Page 2 of 6

feet within 5 feet of the side lot lines. This is also depicted but an additional label should be included. Per plat note 5, this plat will be granting an additional 5 feet adjacent to the rights-of-way for 15 feet utility easements. Per the wording selected this would include the portion adjacent to Norman Street. Unless requested by the utility providers **staff recommends** depict the easements granted by previous plats with width and creation labels, revise the depiction along Lawton Drive to show the easement granted by the parent plat, include a depiction and label for an additional 5 feet granted by this plat. In addition, update plat note 5, "Previously utility easements are depicted and noted on the plat. This plat will be granting an additional 5 feet of utility easements along Lawton Drive to provide a 15 foot utility easement."

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	Provide a width for this utility easement, per KN 97-33it is 7.5 feet in width.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Haws, Derek  Affected Addresses:  406 LAWTON DR  410 LAWTON DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  LAWTON DR  PAULA ST  NORMAN ST  SUSIEANA LN  PAMELA CT</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:  The city of Kenai will advise on affected addresses.</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.  Review Not Required</p>
Assessing	Reviewer: Wilcox, Adeena

	Comments: No comment
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The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

#### **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.*

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:** *Correct the lots being replatted to Lots 1 and 2. Correct "MW1/4" to "NW1/4". Correct the owner's name to "Kathleen".*
- 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:** *Lawton Drive coincides with section line easements. Only the southern half has been dedicated. Depict and label the section line easement north of the dedication.*
- 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:** *The plat depiction is within the incorrect section. Update to show the correct location.*
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
- Staff recommendation:** *Some of the listed corrections are beyond the required 100 feet. Anything beyond 100 feet may be removed but if shown please make all corrections.*
- Update the width labels for Pamela Court and Paula Street to 50 feet.
  - Correct the plat number from 85-141 to 85-228 for Lots 1 Block 8, and Lots 4, 5, 6 Block 6.
  - Update the Lot depiction from Lot 6 Block 6 to Lot 5 and Lot 4.
  - Update the lot south of Susieana Lane to Plat 85-228 and Lot 1 Block 7.
  - Correct the depiction of Lot 15 Block 2 and the label to Plat 2004-036, Lot 15A Block 2.
- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;
- Staff recommendation:** *Per City of Kenai staff report, available along Lawton Drive.*



**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).

**Staff recommendation:** The City of Kenai does not meet the specified requirements for the application and consideration of different standards.

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#### **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.

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#### **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.

20.60.080. Improvements-Installation agreement required. A final plat of a subdivision located within city limits shall not be recorded with the district recorder prior to compliance with any city ordinances concerning the installation of improvements. Evidence of compliance shall be provided by the subdivider in the form of a written statement from the appropriate city official that improvements required by city ordinance are or will be installed. Evidence of compliance shall be a part of the final plat submission and the time for action required by KPB 20.60.210 shall not commence until evidence of compliance is submitted.

**Staff recommendation:** It was not stated if the improvements are connected at this time. An installation agreement or documentation that one is not required should be provided by the City of Kenai.

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.

*If not connected to city water or sewer "WASTEWATER DISPOSAL: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation."*

*If connected to city services, "WASTEWATER DISPOSAL: Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation." and "Lots are served by City of Kenai water and wastewater disposal systems."*

*Revise plat note 4. The easement was granted to Kenai Power Corporation and was assigned to the City of Kenai by document recorded on December 31, 1963 in Misc. Book 11 Page 188, KRD.*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** Add lot designations for which former lots each owner is signing on behalf of. Comply with 20.60.190.

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**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.



# NOTES

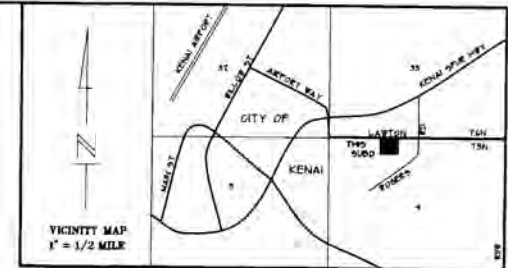
The front 10 feet of the building setback and the entire setback within 5 feet of the side lot lines is reserved as utility easement.

No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.



## LEGEND

- MONUMENT RECOVERED
- 1/2" REBAR RECOVERED
- 5/8" REBAR/PLASTIC CAP SET THIS SURVEY
- ( ) RECORD DATA ( 85-89, KRD )



3 1/4" ALUM MON

4928-S  
W 1/16  
S 33  
S 4  
1985

TR. A INLET VIEW SUBD.  
SECOND ADDITION

## LINE DATA

LI S 89°56'42"W 30.53'

Amendments to this plat:  
revised border to exclude Lawton Drive  
revised distances along East & West borders to  
reflect border changes  
added distance to North boundary of subd.  
revised total area in title box

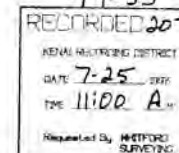
The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not alter lot areas and does not affect, or influence any change of ownership, drainage features, right-of-ways, or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for refiling as corrected.

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 4/7/1995

KENAI PENINSULA BOROUGH

By: *[Signature]*  
Authorized Official



## 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 by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

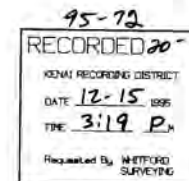
We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiary.

*[Signature]* Marvin F. Bailey  
215 Fidalgo #210 Kenai, AK 99611

NOTARY'S ACKNOWLEDGEMENT  
Subscribed and sworn before me this 10 day of December, 1995.

For *[Signature]* Marvin F. Bailey and *[Signature]* Sonya G. Bailey

*[Signature]* Sharon G. Whitted  
Notary Public for Alaska  
My Commission Expires 1/14/98



**WASTEWATER DISPOSAL:** The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for plotting.

Signature: *[Signature]* Title: EEA Date: 12-9-95

## BAILEY ESTATES AMENDED

A subdivision of a portion of Lot 3,  
Located within the NE 1/4 NW 1/4 Sec. 4, T5N, R11W, SM, AK  
and the City of Kenai, AK.  
4.510 Ac.

WHITFORD SURVEYING  
1902 WYATT WAY - KENAI, AK 99611  
(907) 283-4928

SURVEYED: 10/95 SCALE: 1" = 100'  
KPS FILE NO: 95-187 DWG. FILE: BAILEY.GCD



**B. APPROVAL OF MINUTES**

1. \*Regular Meeting of February 9, 2022

Approved by the consent agenda.

**C. SCHEDULED PUBLIC COMMENT – None.**

**D. UNSCHEDULED PUBLIC COMMENT – None.**

**E. CONSIDERATION OF PLATS**

1. **Resolution PZ2022-04** - Preliminary Subdivision Plat of Bailey Estates Karpik Rice Replat, submitted by Segesser Surveys, Inc., 30485 Rosland St, Soldotna, AK 99669, on behalf of David C. Karpik and Kathleen J. Rice, 410 Lawton Drive, Kenai, AK 99611

**MOTION:**

Commissioner Halstead **MOVED** to approve Resolution PZ2022-04. Commissioner Woodard **SECONDED** the motion.

Director Foster provided a summary description of the property noting that the proposed lot line move will provide a larger lot for the parcel located at 410 Lawton Drive; the preliminary plat met the requirements of KMC Subdivision design standards; and conditions would be applied requiring further development of the property shall conform to all federal, State of Alaska and local regulations.

There was discussion related to the benefits to the smaller lot.

**VOTE:**

YEA: Fikes, Halstead, Askin, Woodard, Douthit

NAY: None

**MOTION PASSED UNANIMOUSLY.**

2. **Resolution PZ2022-05** - Preliminary Subdivision Plat of Kenai Meadows Addition No. 1, submitted by Segesser Surveys, Inc., 30485 Rosland St, Soldotna, AK 99669, on behalf of City of Kenai, 210 Fidalgo Avenue, Kenai, AK 99611

**MOTION:**

Commissioner Halstead **MOVED** to approve Resolution PZ2022-05. Commissioner Fikes **SECONDED** the motion.

Director Foster provided a summary description of the property noting that the proposed plat will create two additional lots intended for development of senior and income restricted housing, per a conditional use donation by the City of Kenai; the preliminary plat met the requirements of KMC Subdivision design standards; and conditions would be applied requiring further development of the property shall conform to all federal, State of Alaska and local regulations.



**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2022-04**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT BAILEY ESTATES KARPIK RICE REPLAT ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys and,

WHEREAS, the plat meets Municipal Code requirements of the Suburban Residential 2 (RS2); and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access is provided via Lawton Drive, which is a paved, City maintained road; and

WHEREAS, City water and sewer lines are located along Lawton Drive; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the preliminary plat meets standards for water and wastewater.
2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed lots meets City standards for minimum lot sizes.
3. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the proposed lots meet City standards for minimum lot width, maximum lot coverage, maximum height, and setbacks.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

**Section 1.** That the preliminary plat of Bailey Estates Karpik Rice Replat be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 23rd day of February, 2022.

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JEFF TWAIT, CHAIRPERSON

ATTEST:

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Michelle M. Saner, MMC, City Clerk

## STAFF REPORT

**TO:** Planning and Zoning Commission  
**FROM:** Ryan Foster, Planning Director  
**DATE:** February 15, 2022  
**SUBJECT:** PZ2022-04 – Preliminary Plat – Bailey Estates Karpik Rice Replat

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**Applicant:** David C. Karpik and Kathleen J. Rice  
410 Lawton Drive  
Kenai, AK 99611

**Submitted By:** Segesser Surveys  
30485 Rosland St  
Soldotna, AK 99669

**Requested Action:** Preliminary Subdivision Plat – Bailey Estates Karpik Rice Replat

**Legal Description:** Lot 1 & Lot 2, Bailey Estates Amended

**Property Address:** 406 and 410 Lawton Drive

**KPB Parcel No:** 04916068 and 04916069

**Lot Size:** Approximately 2.35 acres and 1.08 acres

**Existing Zoning:** Suburban Residential 2

**Current Land Use:** Single Family Dwelling

**Land Use Plan:** Suburban Residential

### GENERAL INFORMATION

Segesser Surveys submitted a preliminary plat on behalf of the property owners, David C. Karpik and Kathleen J. Rice. The plat affects the parcels with KPB Parcel No: 04916068 and 04916069.



The proposed Bailey Estates Karpik Rice Replat will move the lot line between 406 and 410 Lawton Drive, creating a larger lot for 410 Lawton Drive. The proposed Lot 1A is approximately 2.029 acres and proposed Lot 2A is approximately 1.4 acres.

#### Application, Public Notice, Public Comment

*KMC 14.10.010 General* under *Chapter 14.10 Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review prior to the submittal of the plat to the Kenai Peninsula Borough Planning Department. Kenai Municipal Code (*KMC*) *14.10.060* describes the process in more detail. The plat will be reviewed first by the City of Kenai Planning and Zoning Commission and then by the Kenai Peninsula Borough's Plat Committee and Planning Commission.

The property owners completed the City of Kenai preliminary plat submittal form. The City of Kenai follows *Kenai Peninsula Borough Code 20.25.070* and *20.25.080* for preliminary plat submittal requirements. City staff published notice of the consideration of the plat as part of the agenda for the City of Kenai Planning and Zoning Commission in the *Peninsula Clarion*. No public comments have been received as of February 17, 2022.

#### ANALYSIS

Access to the proposed Bailey Estates Karpik Rice Replat is provided via Lawton Drive, which is a paved, City maintained road. City water and sewer lines are adjacent along Lawton Drive.

The preliminary plat meets requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required* under *Chapter 14.10 Subdivision Regulations*.

#### RECOMMENDATIONS


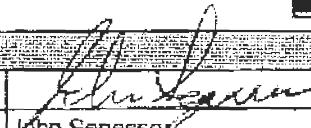
City staff recommends approval of the preliminary plat of Bailey Estates Karpik Rice Replat subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

#### ATTACHMENTS

1. Application
2. Preliminary Plat
3. Aerial Map



		<b>Preliminary Plat Submittal Form</b>		City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (907) 283-8200 planning@kenai.city www.kenai.city/planning	
<b>PREPARED BY SURVEYOR</b>					
Name:	Segesser Surveys Inc				
Mailing Address:	30485 Rosland St	City:	Soldotna	State:	AK Zip Code: 99669
Phone Number(s):	907-262-3909, 907-252-3421				
Email:	seggy@ptialaska.net				
<b>PREPARED BY HOMEOWNER</b>					
Name:	David C. Karpik and Kathleen J. Rice				
Mailing Address:	410 Lawton Dr.	City:	Kenai	State:	AK Zip Code: 99611
Phone Number(s):					
Email:					
<b>PROPERTY INFORMATION</b>					
Property Owner Name:	David C. Karpik and Kathleen J. Rice				
Current City Zoning:					
Use:	<input type="checkbox"/> Residential <input type="checkbox"/> Recreational <input type="checkbox"/> Commercial <input type="checkbox"/> Other:				
Water:	<input type="checkbox"/> On Site <input type="checkbox"/> City <input type="checkbox"/> Community				
Sewer:	<input type="checkbox"/> On Site <input type="checkbox"/> City <input type="checkbox"/> Community				
<b>PLAT INFORMATION</b>					
Preliminary Plat Name:	Bailey Estates Karpik-Rice Replat				
Revised Preliminary Plat Name:					
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Street Name (if vacating ROW):					
Exceptions Required and Requested:					
<div style="border: 1px solid black; height: 80px;"></div>					
Comments:					
<div style="border: 1px solid black; height: 80px;"></div>					
<b>REQUIRED DOCUMENTS</b>					
<input checked="" type="checkbox"/> Certificate to Plat <input type="checkbox"/> (1) 24" x 36" Plat <input type="checkbox"/> (2) 11" x 17" Plats					
<b>SIGNATURE</b>					
Signature:					
Print Name:	John Segesser	Title/Business:	Segesser Surveys Inc		

RECEIVED  
 CITY OF KENAI  
 DATE 2-3-22  
 PLANNING DEPARTMENT