

DESK PACKET ITEMS

(Items received after the publishing of the meeting packet on 6/7/22)

E. NEW BUSINESS

- 11. East Oyster Cove Subdivision; KPB File 2022-047R1
Fixed Height LLC / Alaska Mental Health Trust Authority
Location: Oyster Cove REM SW
Remote Area**

Quinton, Madeleine

From: Planning Dept,
Sent: Friday, June 10, 2022 8:57 AM
To: Quinton, Madeleine; Hindman, Julie
Subject: FW: <EXTERNAL-SENDER>Oyster Cove Subdivision

Thank You,

Ann Shirnberg
Administrative Assistant
Planning Department
(907) 714-2215

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669



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From: tamara hopkins <taxito32@gmail.com>
Sent: Thursday, June 9, 2022 10:43 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Oyster Cove Subdivision

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KPB 2022-047R1

I am writing again to oppose this subdivision as replatted. I also would like to know how MHT will dispose of this property, auction I assume. I am fearful of what could happen to this Little Jakolof serenity if this is to happen. We have all been very protective of this quiet place. I am a newcomer to this cove, 2006 when I was introduced. It is a very special place, and that will change permanently if 15 lots are sold and developed. My concerns have been stated at the earlier hearing, and they still stand.

I walked to the back corner of our property, (Lot 4B of Bootlegger's Cove No.2 Subdivision) and looked at the proposed access for lots 13,14,15. It is right in the tidal estuary off a backwater portion of Little Tutka Bay which completely floods on any high tide greater than 15 feet or so. This platted access totally ignores the fact that this is wetlands as was pointed out to this body on the previous public hearing of May 9, 2022. It is inconceivable to me how this commission can approve this. Lots 13 and 14 are basically landlocked.

Quiet Cove like Little Jakolof Bay is just that, quiet and very small. And very tidal. I find it hard to see how it can support four lots as depicted on this plat i.e. lots 1 thru 4. Similarly lots 5 thru 12 fronting Little Jakolof Bay will ultimately create a very crowded waterfront. For these reasons, I would urge this commission to disapprove this plat.

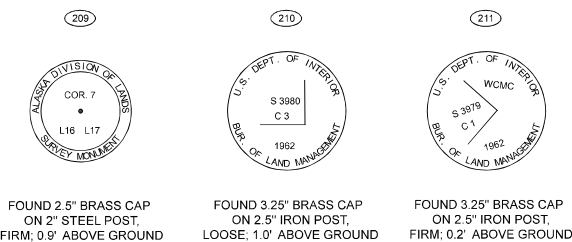
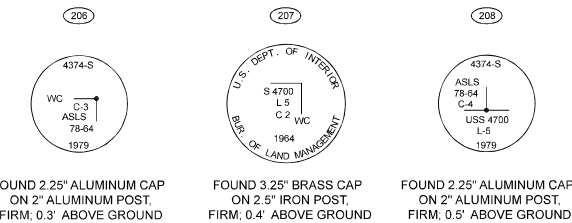
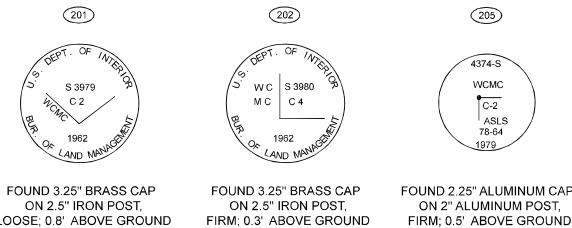
Thank you for your consideration on this matter,

Tamara Hopkins

WITNESS LINE TABLE				RECORD INFORMATION			
LINE	BEARING	DIST. (FT.)	REC.	BEARING	DIST. (FT.)		
WL1	N 00°17'30" E	11.09'	(R1)	S 00°01'06" E	11.22'		
WL2	S 89°57'31" E	15.00'	(R2)	EAST	15.00'		
WL3	S 89°57'31" E	72.83'	(R2)	EAST	19.15'		
WL4	S 58°23'13" W	57.40'	(R3)	N 59°59'00" E	53.46'		
WL5	N 58°23'13" E	38.54'	(R3)	N 59°59'00" E	56.20'		
WL6	N 85°52'08" W	28.57'	(R4)	N 89°31'48" W	44.60'		

MEANDER LINE TABLE		
LINE	BEARING	DIST. (FT.)
ML1	N 56°25'06" E	150.12'
ML2	S 16°41'56" W	62.21'
ML3	N 50°15'46" W	117.53'
ML4	S 88°20'33" E	134.84'
ML5	N 77°32'58" E	113.05'
ML6	N 43°29'33" W	91.55'
ML7	N 14°39'54" W	73.39'
ML8	N 38°06'40" E	59.73'
ML9	S 50°45'56" E	115.23'
ML10	N 85°15'55" E	202.62'
ML11	N 73°23'22" E	92.15'
ML12	N 09°45'41" W	117.85'
ML13	S 64°54'56" E	131.68'
ML14	N 14°46'21" W	96.33'
ML15	S 50°13'38" E	126.39'
ML16	S 50°13'38" E	110.07'
ML17	S 86°53'15" E	163.08'
ML18	N 35°34'20" W	27.23'
ML19	S 39°54'41" W	143.66'
ML20	S 10°47'30" W	135.49'
ML21	S 59°00'57" E	15.54'
ML22	N 64°46'03" W	16.45'
ML23	S 73°01'50" W	143.07'
ML24	S 73°01'50" W	76.22'
ML25	S 54°31'04" W	129.38'
ML26	S 64°31'04" W	87.81'
ML27	N 44°22'10" E	187.72'
ML28	S 13°30'22" E	130.52'

MONUMENT DETAILS

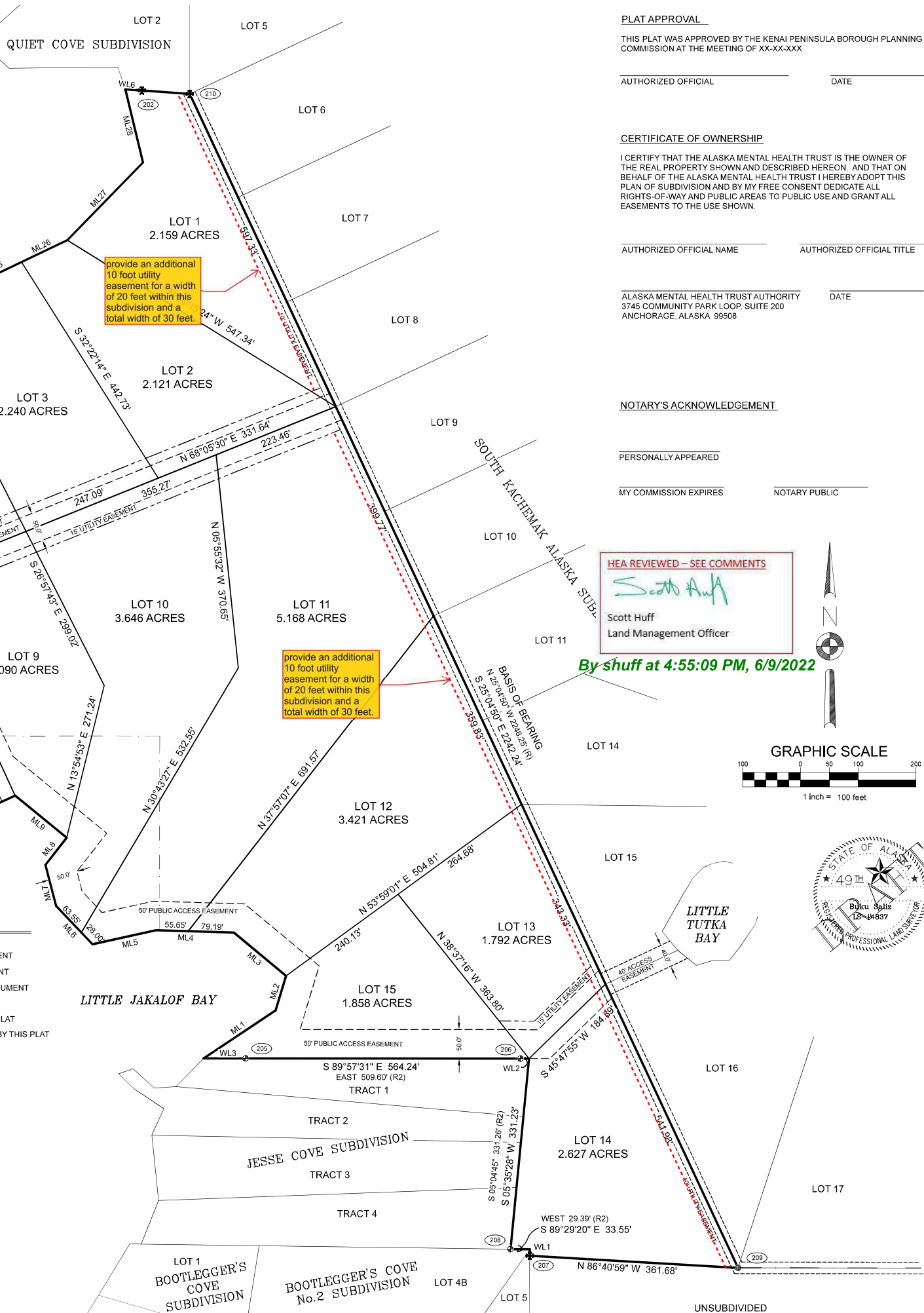


LEGEND

- FOUND 3.25" DIAMETER BRASS MONUMENT
- FOUND 2.5" DIAMETER BRASS MONUMENT
- FOUND 2.25" DIAMETER ALUMINUM MONUMENT
- LOT LINE TO BE VACATED BY THIS PLAT
- UTILITY EASEMENT GRANTED BY THIS PLAT
- PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT
- EXISTING UTILITY EASEMENT
- (R) RECORD MEASUREMENT - PLAT 67-85
- (R1) RECORD MEASUREMENT - PLAT 75-263
- (R2) RECORD MEASUREMENT - PLAT 83-06
- (R3) RECORD MEASUREMENT - USS 3979
- (R4) RECORD MEASUREMENT - PLAT 87-9

TYPICAL CAP SET

KPB 2022-047R1



PLAT APPROVAL

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

AUTHORIZED OFFICIAL DATE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT THE ALASKA MENTAL HEALTH TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT ON BEHALF OF THE ALASKA MENTAL HEALTH TRUST 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.

AUTHORIZED OFFICIAL NAME AUTHORIZED OFFICIAL TITLE

ALASKA MENTAL HEALTH TRUST AUTHORITY
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 99508

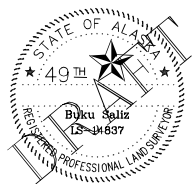
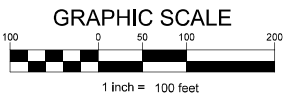
NOTARY'S ACKNOWLEDGEMENT

PERSONALLY APPEARED

MY COMMISSION EXPIRES NOTARY PUBLIC

HEA REVIEWED - SEE COMMENTS
Scott Huff
Land Management Officer

By shuff at 4:55:09 PM, 6/9/2022



SURVEYOR'S CERTIFICATE

I 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 AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837
REGISTERED LAND SURVEYOR DATE

A PLAT OF	
EAST OYSTER COVE SUBDIVISION	
A SUBDIVISION OF	
A PORTION OF THE NORTH 1/2 OF SECTION 21 AND LOT 4 OF U.S. SURVEY No. 4700 EXCLUDING U.S. SURVEY No's. 3903, 3979, 3981, 4700 (LOTS 2 & 3), AND 4747 (LOT 3); SOUTH KACHEMAK ALASKA SUBDIVISION (67-85); JESSE COVE SUBDIVISION (83-6); QUIET COVE SUBDIVISION (87-9); AND THOSE UPLANDS LYING NORTH OF U.S. SURVEY No's. 3903 AND 3979 CONTAINING 36.616 ACRES	
LOCATED WITHIN PROTRACTED SECTION 21, TOWNSHIP 8 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA SELDOVIA RECORDING DISTRICT	
OWNER: MENTAL HEALTH TRUST ; 2800 CORDOVA STREET ; ANCHORAGE, AK 99503	
KPB FILE NO.: XXXX-XX	DRAWN BY/DATE: AK / 1-1-2022
PROJECT NO.: 21083	CHECKED BY: BS
SURVEY DATE: SEPTEMBER 7-9, 2021	SCALE: 1" = 100'
FIELD BOOK: 21-01	SHEET: 1 OF 1