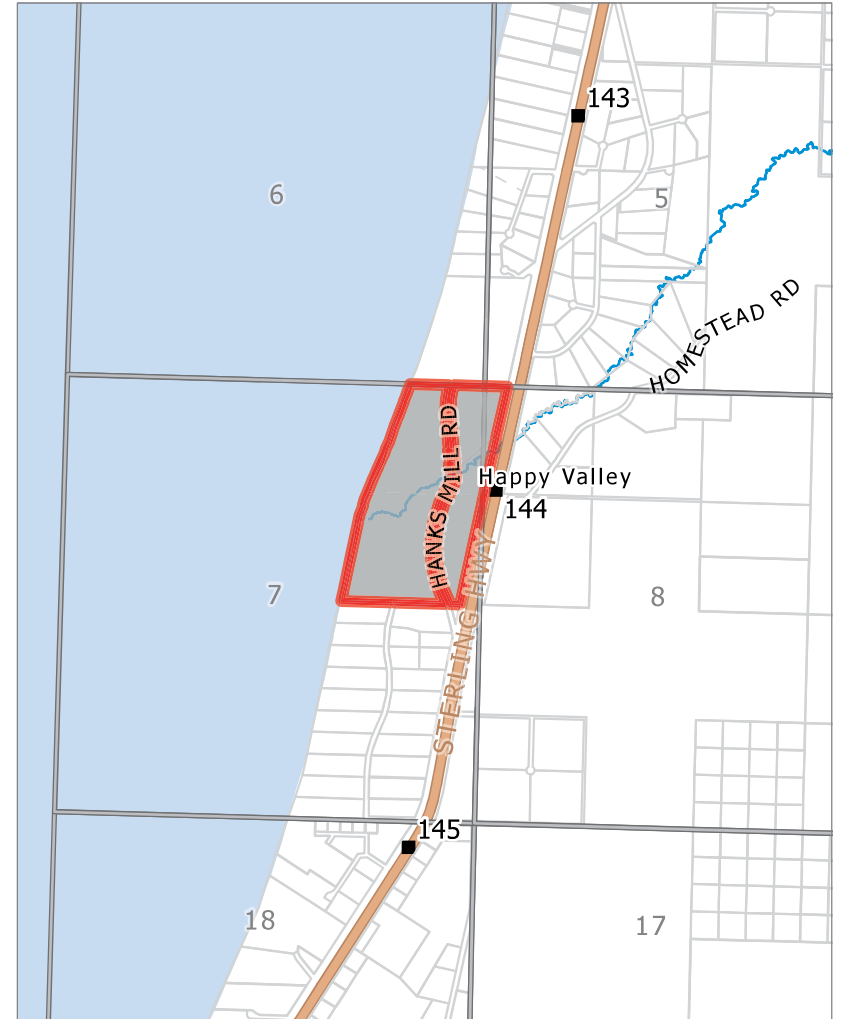


## **E. NEW BUSINESS**

**1. Happy Creek Replat; KPB File 2022-077**

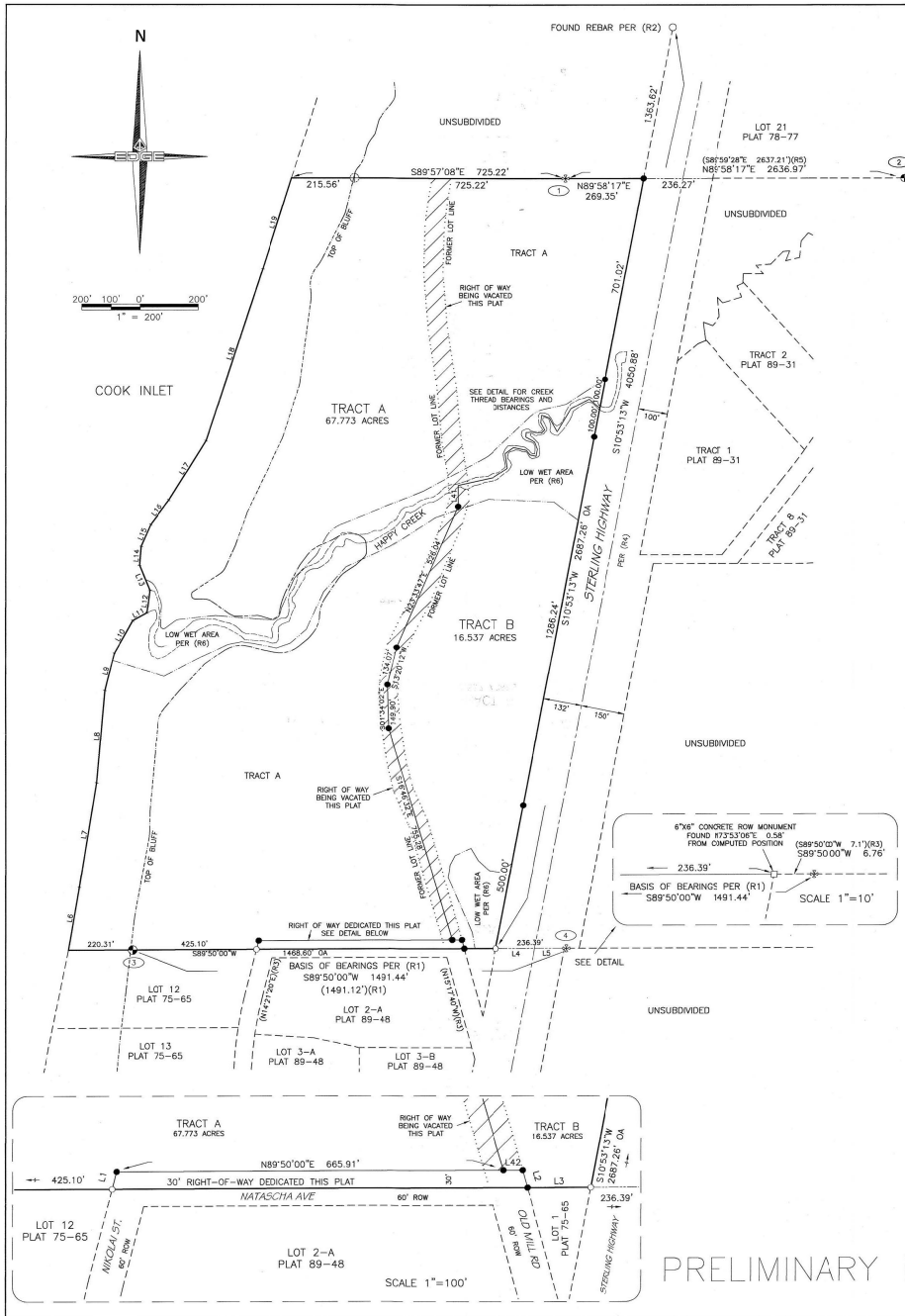


KPB File # 2022-077  
S07 & 08 T03S R14W  
Happy Valley









## LEGEND

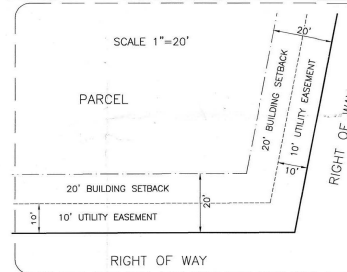
- FOUND BLM MONUMENT AS REFERENCED
- FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND 2" ALUMINUM CAP MARKINGS ILLEGIBLE
- FOUND 5/8" REBAR
- FOUND 6"X6" CONCRETE RIGHT OF WAY MONUMENT
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2022
- MONUMENT REFERENCE NUMBER
- RECORD DATA, SEE REFERENCE

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- 20 FOOT BUILDING SETBACK
- 10 FOOT UTILITY EASEMENT
- LOW WET AREA
- TOP OF BLUFF
- FORMER LOT LINE
- RIGHT OF WAY BEING VACATED THIS PLAT

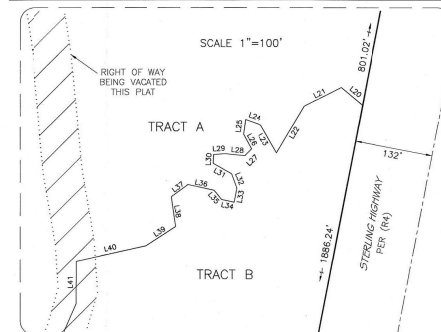
## REFERENCES

- (R1) PLAT NO. 89-48, HAPPY VALLEY VISTA TOO, HOMER RECORDING DISTRICT
- (R2) PLAT NO. 78-77, BIG VALLEY SUBDIVISION, HOMER RECORDING DISTRICT
- (R3) PLAT NO. 75-65, HAPPY VALLEY VISTA SUBDIVISION, HOMER RECORDING DISTRICT
- (R4) STATE OF ALASKA, RIGHT OF WAY PLAT, PROJECT NUMBER F-021-1(2) SERIAL NUMBER 63-423, HOMER RECORDING DISTRICT
- (R5) PLAT NO. 89-31, PERRY-VEATER TRACTS, HOMER RECORDING DISTRICT
- (R6) KENAI WATERSHED FORUM WETLANDS INVENTORY DATA

## UTILITY EASEMENT AND BUILDING SETBACK TYPICAL

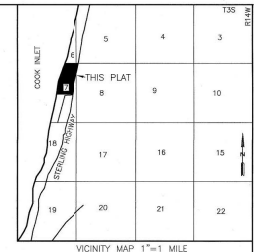


## HAPPY VALLEY CREEK THREAD BEARING AND DISTANCE DETAIL



## LINE TABLE

LINE	BEARING	DISTANCE
L1	N14°21'20"E	30.99'
L2	N15°17'40"W	31.08'
L3	N89°50'00"E	108.40'
L3(R3)	N89°50'00"E	108.40'
L4	N89°50'00"E	134.50'
L4(R3)	N89°50'00"E	134.50'
L5	N89°50'00"E	101.89'
L5(R3)	N89°50'00"E	101.9'
L6	S09°52'49"W	219.15'
L7	S09°21'35"W	360.78'
L8	S05°07'17"W	317.25'
L9	N13°48'07"E	133.12'
L10	S29°43'26"W	129.34'
L11	S61°19'32"W	55.82'
L12	S07°11'38"W	76.98'
L13	S22°25'33"E	92.37'
L14	S04°53'23"W	64.92'
L15	S23°18'18"W	81.47'
L16	S37°22'27"W	105.38'
L17	N32°03'10"E	238.53'
L18	S18°15'21"W	618.30'
L19	S17°41'03"W	328.86'
L20	N50°07'46"W	47.33'
L21	N62°39'38"E	70.15'
L22	N30°35'50"E	92.18'
L23	N29°39'08"W	54.74'
L24	S70°18'17"E	27.43'
L25	S07°53'14"W	25.28'
L26	N08°41'15"W	28.11'
L27	S45°01'07"W	16.35'
L28	N84°37'38"W	32.91'
L29	N06°38'11"E	19.69'
L30	N04°24'08"E	15.07'
L31	N60°25'31"W	35.90'
L32	S20°31'08"E	26.09'
L33	N10°58'48"E	24.15'
L34	N77°49'31"W	21.80'
L35	N39°12'44"W	20.30'
L36	S77°53'11"E	44.63'
L37	N54°02'19"E	34.94'
L38	N08°15'31"W	51.24'
L39	N56°53'52"E	58.28'
L40	N77°25'29"E	122.69'
L41	N00°29'07"E	71.92'
L42	S89°50'00"W	33.00'



# NOTES

1. 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.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS 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.
3. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF OLD STERLING HIGHWAY AT THE MEETING OF JUNE 27, 2022. THE VACATION RECEIVED CONSENT BY THE KENAI PENINSULA ASSEMBLY AUGUST 00, 2022.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROADS MAINTENANCE PROGRAM PER KPB 14.06.
6. NO PRIVATE ACCESS TO STATE MAINTAINED RIGHT OF WAYS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
7. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT, AND/OR ACTS AUTHORIZING THE ISSUANCE THEREOF.
8. THIS SUBDIVISION IS SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF COOK INLET AND ANY QUESTIONS OF RIGHTS OF ACCESS TO COOK INLET IN THE EVENT SAID LANDS DO NOT IN FACT ADJUT THE INLET.
9. THIS SUBDIVISION IS SUBJECT TO A GENERAL EASEMENT FOR WATER COURSE OVER THAT PORTION OF THE PREMISES WHICH LIES WITHIN THE LINES OF THE HEREIN NAMED CREEK (HAPPY VALLEY CREEK) AND TO ANY CHANGES IN THE BOUNDARY LINES OF SAID CREEK, AS IT NOW EXISTS, BY NATURAL CAUSES.
10. THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 30, 1959 IN BOOK 17 PAGE 27, HOMER RECORDING DISTRICT.
11. SECTION LINE EASEMENTS AFFECTING THIS SUBDIVISION HAVE BEEN VACATED BY PLAT 88-55, HOMER RECORDING DISTRICT.
12. WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR AN ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 27, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

PRELIMINARY PLAT

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KGA FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF CLIFFORD AND JANA JOHNSON INVESTMENTS, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CLIFFORD AND JANA JOHNSON INVESTMENTS, LLC  
CLIFFORD JOHNSON, CO-MANAGER  
1564 N. ALMA SCHOOL ROAD  
MESA, ARIZONA 85201

## NOTARY ACKNOWLEDGEMENT

FOR: CLIFFORD JOHNSON  
ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

NOTARY PUBLIC SIGNATURE

NOTARY  
STAMP  
AREA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ROSEMARY H. JOHNSON  
PO BOX 114  
ANCHOR POINT, ALASKA 99556

## NOTARY ACKNOWLEDGEMENT

FOR: ROSEMARY H. JOHNSON  
ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

NOTARY PUBLIC SIGNATURE

NOTARY  
STAMP  
AREA

KPB FILE NUMBER 2022-000

## HAPPY CREEK REPLAT

A REPLAT OF  
GOVERNMENT LOTS 1 AND 2  
LYING WEST OF THE OLD STERLING HIGHWAY,  
PORTION OF GOVERNMENT LOT 1 LYING EAST OF THE OLD STERLING HIGHWAY  
& PORTION OF NW 1/4 NW 1/4 IN SECTION 6,  
PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 7  
& NW 1/4 NW 1/4 IN SECTION 8  
AND THE VACATION OF A PORTION OF OLD STERLING HIGHWAY

OWNERS:

CLIFFORD AND JANA INVESTMENTS, LLC  
1564 N. ALMA SCHOOL ROAD  
MESA, ARIZONA 85201

AND

ROSEMARY H. JOHNSON  
PO BOX 114  
ANCHOR POINT, ALASKA 99556

LOCATED WITHIN THE NE 1/4 SECTION 7 AND NW 1/4 SECTION 8  
T3S R14W, SEWARD MERIDIAN, ALASKA  
KENAI PENINSULA BOROUGH  
HOMER RECORDING DISTRICT  
CONTAINING 84.797 ACRES



12501 OLD SEWARD RD. ANCHORAGE, AK 99515  
Phone (907) 344-5990 Fax (907) 344-7794

APPROVAL RECOMMENDED

STATEWIDE PLATTING SUPERVISOR		DATE	
DRAWN BY:	SURVEY DATE:	SCALE:	PROJECT NUMBER:
JY	5-20-22	AS SHOWN	21-643
CHECKED BY:	DRAWN DATE:	DNR FILE No:	
MA	06-01-2022	EV-000000	PAGE 2 OF 2

KPB 2022-077

AGENDA ITEM E. NEW BUSINESS

ITEM 1 – HAPPY CREEK REPLAT

<b>KPB File No.</b>	2022-077
<b>Plat Committee Meeting:</b>	June 27, 2022
<b>Applicant / Owner:</b>	Clifford and Jana Johnson Investments, LLC of Mesa, Arizona and Rosemary Johnson of Anchor Point, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design LLC
<b>General Location:</b>	Hanks Mill Road, Sterling Highway / Happy Valley / Anchor Point APC

<b>Parent Parcel No.:</b>	159-112-01, 159-112-02, and 159-112-03
<b>Legal Description:</b>	Government Lots 1 and 2 lying west of the Old Sterling Highway, Portion of Government Lot 1 lying east of the Old Sterling Highway and Portion of NW1/4 NW1/4 in Section 8, portions of Government Lots 1 and 2 in section 7 and NW1/4 NW1/4 in Section 8.
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

---

STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure multiple government lots and portions of aliquot portions into two tracts. The plat is also proposing to finalize a right-of-way vacation and dedicate a 30 foot wide matching dedication for an adjacent right-of-way. The new tracts are proposed to be 67.773 acres and 16.537 acres.

**Location and Legal Access (existing and proposed):** The subdivision is located near mile 144 of the Sterling Highway. The eastern lots front along the Sterling Highway while the existing western lots are located on Hanks Mill Road. The new configuration will both lots to have access via the Sterling Highway with Alaska DOT approval. The tracts will also have access to Natascha Avenue and the remaining portion of Hanks Mill Road.

The proposal is to vacate Hanks Mill Road, formerly Old Sterling Highway that runs between the current pieces of property. A portion of Hanks Mill Road will remain that provides access from the Sterling Highway to Natascha Avenue. This plat proposes to dedicate 30 foot width to Natascha Avenue to bring it into compliance. The portion of Hanks Mill Road to Natascha Avenue is maintained by the borough as is Natascha Avenue and Nikolai Street. ***Staff recommends update the label for the remaining portion of Hanks Mill Road within the detail.***

The section line easements within the bounds of this subdivision as well as within the lot to the north were vacated by Section Line Easement Vacation Plat, HM 88-55.

The block is not compliant. The property is along the Cook Inlet and without the section line easement the block is not closed. The status of the Old Sterling Highway north of this property is currently not known by staff. If an easement still exists in that location it could provide a looped access. At this time that property is a 41 acre parcel with what appears to be remains of the old highway. ***Staff recommends the plat committee concur that an exception is not required for block length as dedications may be granted by large acreage tracts in the future.***

Per the submittal for the right-of-way vacation, there have been issues with the public using the Hanks Mill Road to access the beach by traveling and parking within the right-of-way and then crossing through private property to reach the beach. Due to the years of neglect the right-of-way is not safe with culverts having washed out and steep terrain present specifically near Happy Valley Creek.

The right-of-way vacation is scheduled for hearing at the June 27, 2022 Planning Commission meeting. If approval is granted it will be subject to consent by the KPB Assembly. Based on comments from DOT, the approval will also be subject to any requirements set forth by State of Alaska DOT.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	The ROW for Sterling Highway appears to be shown correctly. However, the vacation area appears to be a portion of the Old Sterling Highway that has not been previously relinquished or vacated by DOT. I have a query into our Property Management group about how they would like to proceed with the action proposed, and what steps would be necessary to vacate the State DOT interest.

**Site Investigation:** Happy Creek runs through the property. This is not an anadromous stream. There are wetlands present surrounding the creek and are depicted on the plat. The contours vary throughout the property. The top of the bluff along Cook Inlet is depicted and labeled. Additional steep slopes are present within the wetland area near Happy Creek. Some additional areas of terrain areas are present. Based on the sizes of the tracts the depiction of steep slopes throughout are not required. **Staff recommends the wetlands and the top of the bluff remain in the final plat.**

The property fronts along Cook Inlet and mean high water should be labeled. **Staff recommends a mean high water note be added, the boundary be labeled a mean high water, and source of mean high water be provided or note how computed.**

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area Comments: Flood Zone: VE,D Map Panel: 02122C-1830E In Floodway: False Floodway Panel:</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 objections. The proposed actions will not affect fish, wildlife, habitat, or public access to public lands and waters.

**Staff Analysis** The proposed plat is to reconfigure multiple pieces of land and to finalize a vacation. There are no platted streets, utility easements, or building setbacks for the parent parcels. The plat will be dedicating a portion of Natascha Avenue.

The plat will be combining several lots into one as well as adjoining the vacated portions of the right-of-way back to the creation of two lots.

The submittal for the right-of-way vacation indicated that the former Old Sterling Highway, which was renamed to Hanks Mill Road, as fallen into disrepair. Due to the lack of maintenance the culverts in place have washed out

and there are areas of steep terrain that make the usage of the right-of-way a safety hazard. The owners also noted that the right-of-way is being used to provide access to pedestrian traffic through their property to the bluff.

A soils report will not be required due to the size of the tracts.

Notice of the proposed plat was mailed to the beneficial interest holder on June 8, 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.

Anchor Point Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

**Utility Easements** The plat is proposing to grant 10 foot utility easements adjacent to the rights-of-way. This will be along the Sterling Highway and the portions adjacent to the remaining portion of Hanks Mill Road and Natascha Avenue. A typical design of setbacks and utility easements and the correct plat notes are present.

A recorded easement is noted on the plat. The easement does not have a defined location.

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	No comments
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Haws, Derek</p> <p>Affected Addresses:</p> <p>23215 HANKS MILL RD</p> <p>23015 STERLING HWY</p> <p>23145 STERLING HWY</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:</p> <p>STERLING HWY</p> <p>NIKOLAI ST</p> <p>NATASCHA AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>OLD MILL RD should be HANKS MILL RD per SN2010-01.</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:</p>
------------	--



	23215 HANKS MILL RD will be deleted. 23015 STERLING HWY will remain on tract A. 23145 STERLING HWY will remain on tract B. Approximately 520ft of HANKS MILL RD remains connecting STERLING HWY to NATASCHA AVE.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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.
Assessing	Reviewer: Wilcox, Adeena Comments: No comment

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:** A new subdivision name will be required. There already exists a Happy Creek Subdivision (ASLS 2009-11), and Happy Creek Homesites. While the legal descriptions do refer to the Old Sterling Highway, staff recommends the description be revised to "...and the vacation of a portion of Hanks Mill Road, formerly known as Old Sterling Highway". Within the ownership, include "Johnson" for the LLC.

##### **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 analysis report will not be required. Correct plat 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.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

**Staff recommendation:** An acceptance for the dedication of Natascha Ave will be required.

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:**

Revise plat note 3 to read, "...a portion of Hanks Mill Road, formerly Old Sterling Highway, at the meeting..." and update the meeting date for the Assembly accordingly.

Add the following plat notes:

- The thread for the creek, as shown, is the boundary between Tract A and Tract B.
- The natural meanders of mean high water line is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- Additional notes may be required by the State of Alaska for the vacation of the right-of-way.
- FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. Map panel 02122C-1830E

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** Documentation will be required that shows Clifford Johnson may sign solely as a co-manager of the LLC. The other option is to require signature for each of the managers. The Certificate of Ownership makes reference to KOA Family Trust in the first line and should be updated. Designation of which property each is signing on behalf of should be included. The legal descriptions are lengthy but "portions west of former ROW and north of creek" and "portions east of former ROW and south of creek" should be sufficient. Comply with 20.60.190.

KPB 20.70 – Vacation Requirements

**Staff recommendation.** Must be recorded within one year of consent. Additional requirements may need to be met based on the State of Alaska DOT research.

---

#### **RECOMMENDATION:**

#### **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.**

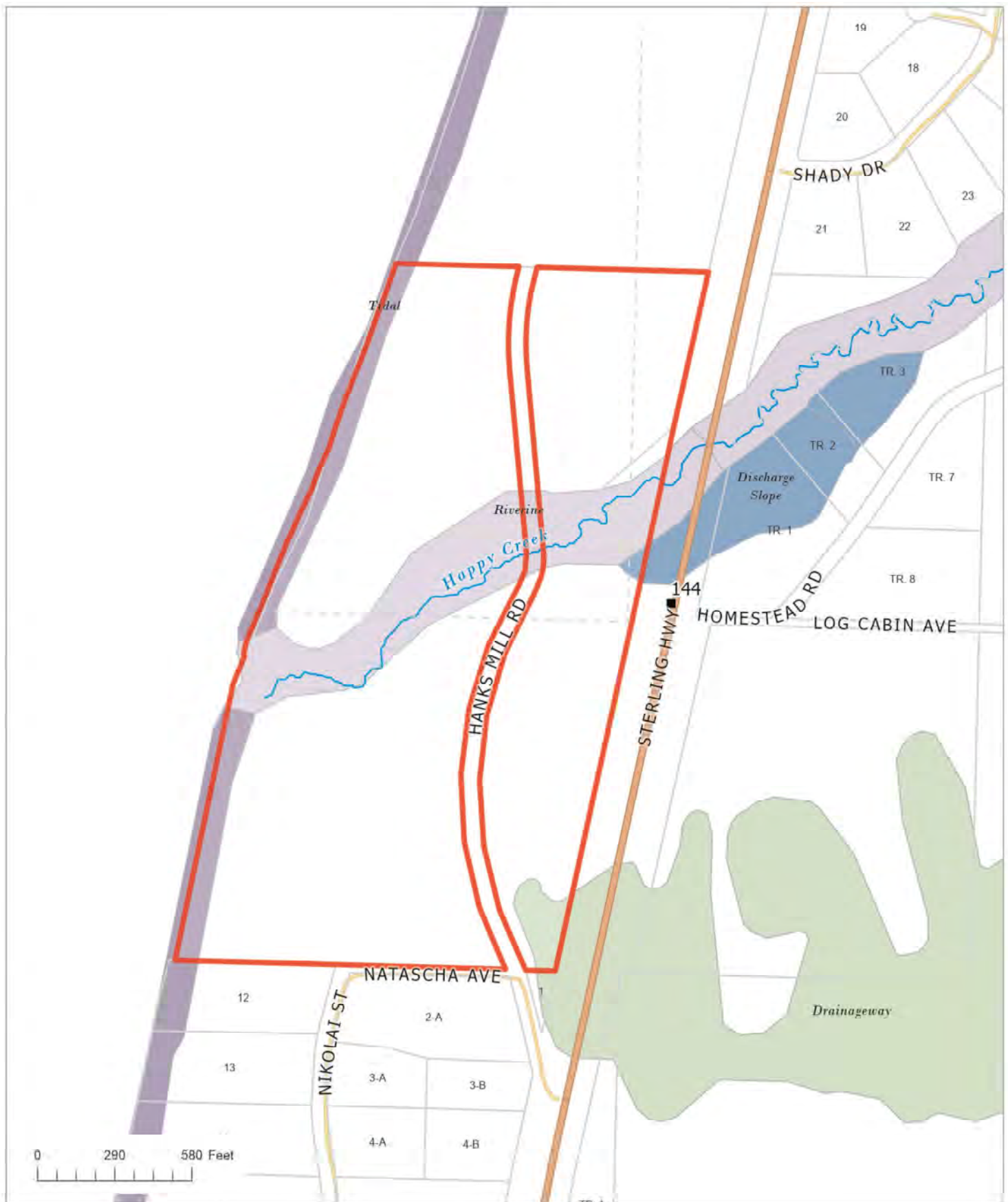
**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**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.

