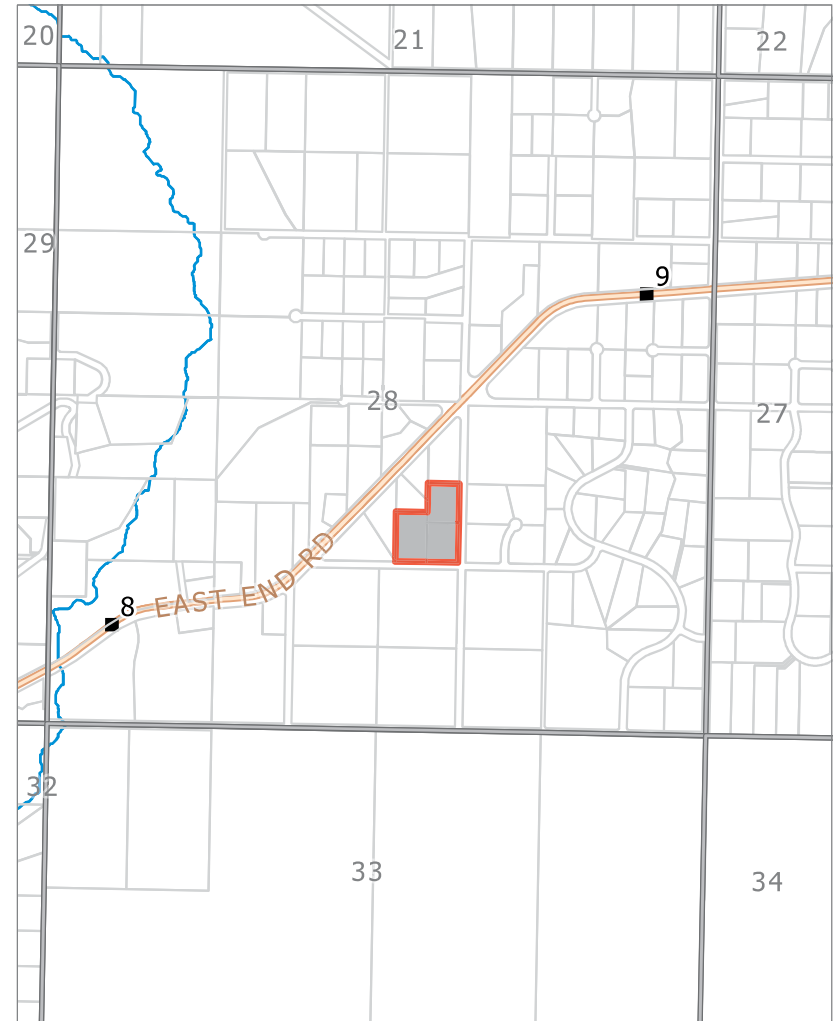
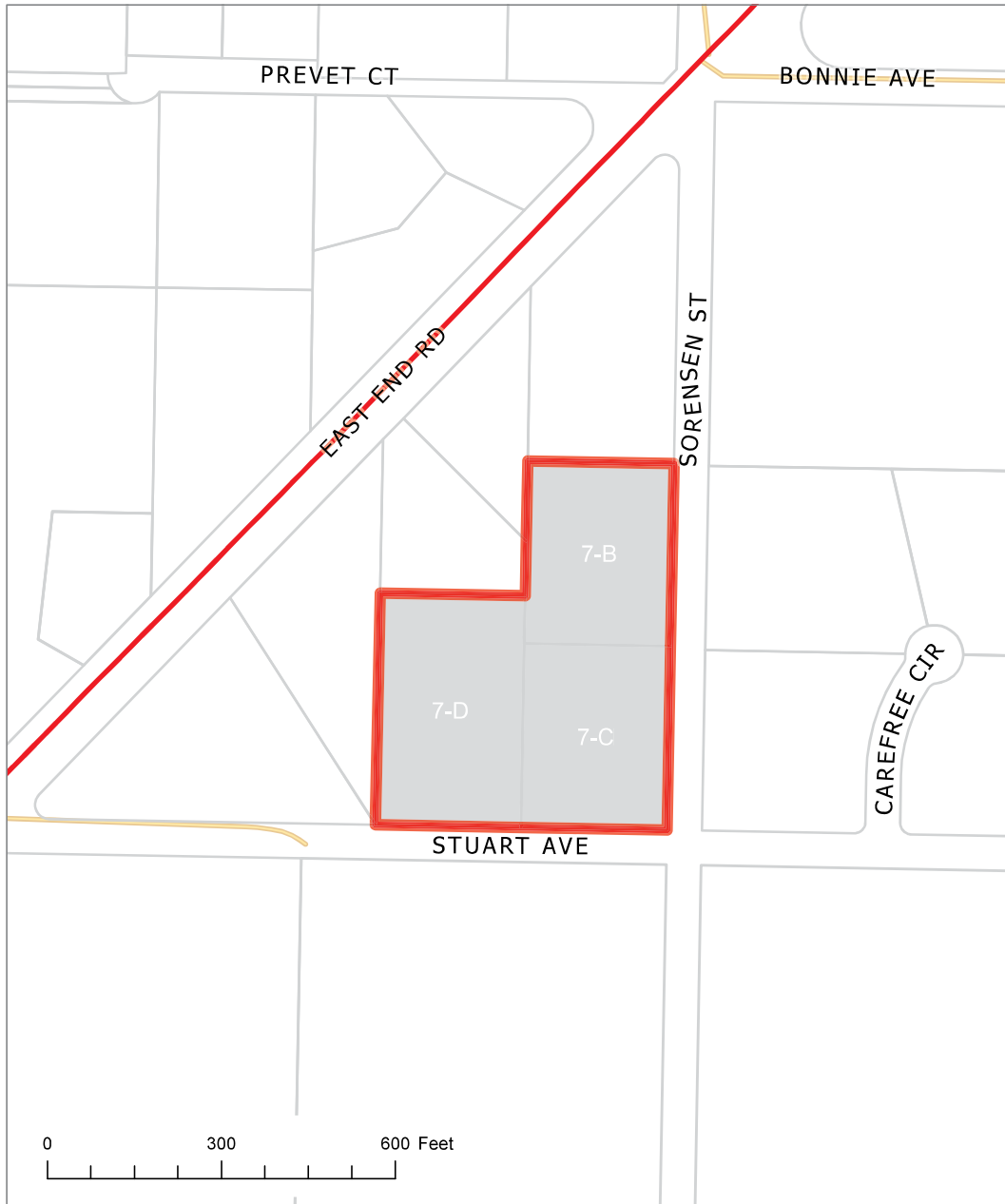
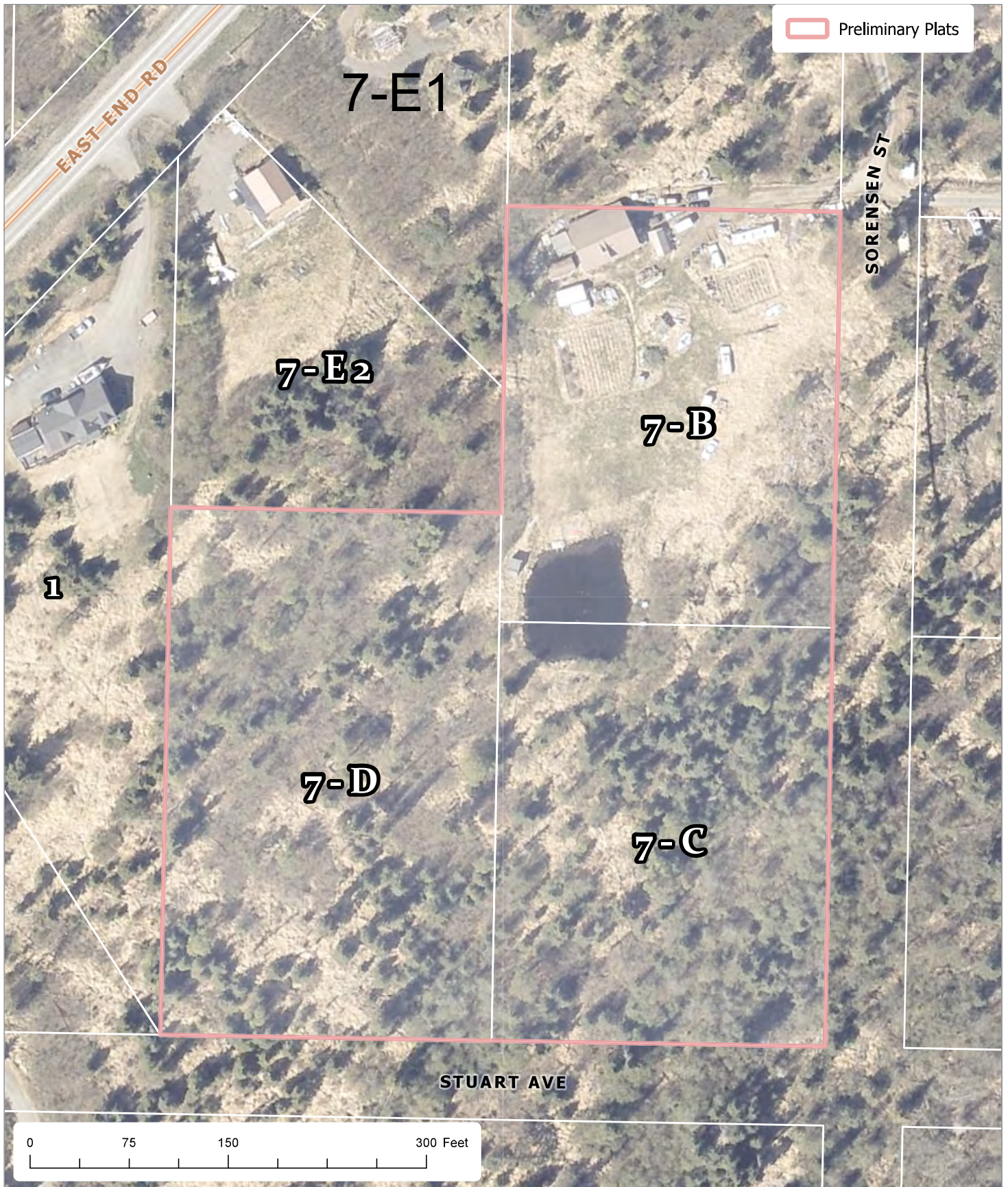


E. NEW BUSINESS

- 5. Fritz Creek Drive Subdivision 2022 Addition**
KPB File 2022-093
Orion Surveys / Sorensen
Fitz Creek Area / Kachemak Bay APC



KPB File # 2022-093
S28 T05S R12W
Fritz Creek



NOTES:

1. A building setback of 20' is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.

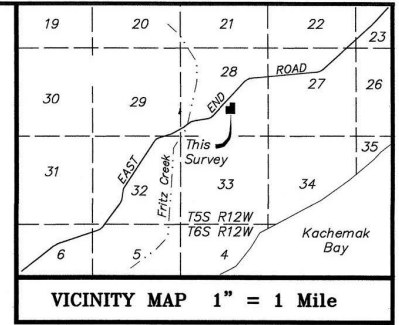
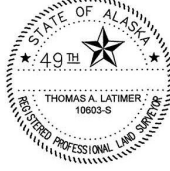
2. The front 10' and the entire setback within 5 feet of side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.

3. Acceptance of this plat does not indicate acceptance of any encroachments by the borough.

4. Roads must meet the design and construction standards established by the Borough in order to be certified for inclusion in the Borough Road Maintenance program.

5. There is a general easement to Homer Electric Assn. recorded at Book 30/51, Homer Recording District.

6. No field survey was performed. This plat was prepared from record information on plats HM80-101 and HM2007-50.



Ownership Certificate:

I hereby certify that I am the owner of the real property shown and described hereon and I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Albert E. Sorensen III
38627 Sorensen St.
Homer, AK 99603

Notary's Acknowledgment:

For
Acknowledged before me this ____ day of _____,
2020.

Notary Public for Alaska
My commission expires: _____

Plat Approval:

This plat was approved by the Kenai Peninsula Borough in accordance with KPB 20.10.080.

By: _____ Date _____
Authorized Official
Kenai Peninsula Borough



FRITZ CREEK DRIVE SUBD. 2022 Addition

A replat of Lots 7-B, 7-C, and 7-D
Fritz Creek Drive Subdivision No. 2, HM80-101 into a single lot,
within NW1/4 SE1/4 Section 28, T5S., R12W, 5M
Kenai Peninsula Borough, Homer Recording District,
Third Judicial District, Alaska
Containing 5.986 Acres more or less

Prepared for:
Albert E. Sorensen III
38627 Sorensen St.
Homer, AK 99603

Prepared by:
Orion Surveys
PO Box 15025,
36570 Maria Road,
Fritz Creek, AK 99603
(907) 399-7028
tom@orionsurveys.com

Scale: 1"=80'

Date: 6/21/2022

FB: 24

Job# 932

KPB File No. 2022-

Wastewater Certificate:

This lot is at least 200,000 square feet or a nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Conservation.

LEGEND

- Primary monument as described
- 1/2" rebar
- 1/2" Rebar with Plastic cap per HM84
- Wetlands discharge slope per Kenai Watershed Forum Wetlands Assessment

All monumentation is of record per HM80-101 and 84-43

AGENDA ITEM E. NEW BUSINESS

ITEM 5 - FRITZ CREEK DRIVE SUBDIVISION 2022 ADDITION

KPB File No.	2022-093
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	NAME AND ADDRESS
Surveyor:	Tom Latimer / Orion Surveys
General Location:	Sorensen Street, Stuart Avenue, Fritz Creek / Kachemak Bay APC

Parent Parcel No.:	172-390-02, 172-390-03, and 172-390-04
Legal Description:	Lots 7-B, 7-C, and 7-D Fritz Creek Drive Sub No 2, HM 80-101
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine three lots into one lot that will be 5.986 acres.

Location and Legal Access (existing and proposed): The proposed plat is located near mile 8.5 of state maintained East End Road. It will be located on the corner of Stuart Avenue and Sorensen Street. Both are dedicated 60 foot wide rights-of-way. The western portion of Stuart Avenue is constructed and maintained by the borough but is not constructed to the proposed subdivision. Sorensen Street is constructed but not maintained. It is used by a couple of lots for access including the lot within this replat.

East End Road, Stuart Avenue, and Sorensen Street define the closed block. The length along Stuart Avenue and Sorensen Street are compliant. The length along East End Road is slightly longer due to the design of the block. **Staff recommends the plat committee concur an exception to block length is not required as this plat cannot provide a dedication to improve the block length along East End Road.**

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

Site Investigation: The terrain contains some gentle slopes with no steep terrain present. The wetlands are depicted on the plat. The majority of the subdivision is subject to discharge slopes. A wetland designation note is required.

There are improvements present on parent Lot 7-B. The KPB GIS information indicates the possibility of encroachments. While a field survey is not required the surveyor did go out to verify the location of the structure and determined that there are no permanent structures encroaching on the lines. A small portion of the driveway does appear to cross the property line near the connection to Sorensen Street. An encroachment note is present.

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

Staff Analysis The proposed plat is a replat of land originally subdivided by Fritz Creek Drive Subdivision, HM 74-2000. The tract was subdivided further into the current configuration by Fritz Creek Drive Subdivision No. 2, HM 80-101.

A soils report was not performed for the parent plats associated with this land. Soils reports were prepared for the subdivision to the east of Sorensen Street and for the lots located to the northwest of the proposed subdivision. Both soils reports determined that the soils were not sufficient for a conditional system. They were both approved with the plat note that alternative wastewater systems would be required. This platting action is to remove lot lines that are adding more than 1,000 square feet to the lot and the lot will now be over 200,000 square feet. A soils analysis report will not be required and the correct plat note, with noted corrections, is present.

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.

Kachemak Bay 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 Fritz Creek Drive Subdivision, HM 74-2000, granted 5 foot clearing easements adjacent to the dedications of Sorensen Street and Stuart Avenue. Those easements were carried over and noted as 5 foot utility easements on the replat of Fritz Creek Drive Subdivision No. 2, HM 80-101. Plat HM 80-101 also granted a 10 foot utility easement along the western property line of Lot 7-D. **Staff recommends the 10 foot utility easement be depicted and a note added that it was granted by HM 80-101.**

This plat notes that there are 10 foot utility easement adjacent to the rights-of-way that increase to 20 feet within 5 feet of the side lot lines. As there were previously granted 5 foot utility easements, staff is requesting plat note 2 be reworded to indicate the previously granted easements and the additional widths being granted by this plat. **Staff recommends the depiction of the utility easement will need to be updated to include the 20 foot within 5 feet of the side lot line.**

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	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Haws, Derek
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	<p>Affected Addresses: 38627 SORENSEN ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: SORENSEN ST STUART AVE EAST END RD</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: 38627 SORENSEN ST will remain on lot 7-F.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: Possible encroachments on neighboring property</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>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: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	<p>Comments not received when the staff report was prepared.</p>

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.

- 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: Correct the spelling of “Street” in the Sorensen Street label.

- 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: The East End Road depiction is outside the 100 foot requirement but if shown include a width label for that portion or a width varies label. Update the recording number for Lot 7-E2.

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 not be required as the lot is increasing in size and will be over 200,000 square feet.

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.

20.60.070. Plat specifications. The final subdivision plat shall be clearly and legibly drawn to a scale of 1 inch equal to 10, 20, 30, 40, 50, 60, 150 feet or a multiple of 100 feet. The drawing shall be plotted on good quality polyester film at least 3 mm in thickness. All lines, letters, figures, certifications, acknowledgements and signatures shall be clear, legible, and in black ink. The minimum text size should be 10 point (0.1") font or the equivalent. Where necessary, 8 point (0.08") capitalized font or the equivalent can be used to label features. The plat shall be so made, and shall be in such condition when filed, that legible prints and negatives can be made therefrom. Colors, grayscale or shading is not acceptable as it does not show when the drawing is reproduced. Sheets shall be one of these sizes: 11" x 17"; 18" x 24"; and 24" or 30" x 36". When more than one sheet is required, an index map shall be provided on the first sheet showing the entire subdivision and indicating the portion contained on each sheet. Each sheet shall show the total number (e.g. sheet 1 of 3). When more than one sheet is submitted, all sheets shall be the same size. Indelible ink or sealant shall be used to insure permanency.

Staff recommendation: The preliminary was submitted in a scale of 1 inch is equal to 80 feet. A scale as outlined in code must be used. Comply with 20.60.070.

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: Make the following changes or corrections to plat notes.

- Plat note 4 is not required as no dedications are occurring.
- Plat note 5 has a return that splits the note.
- Plat note 5 should include "Page" in the Book and Page description and include "No definite location disclosed" at the end of the note.
- Plat note 6, include a reference to KPB Code that allows no field survey to be performed, KPB 20.60.200(A).
- The wastewater note should remove "or a nominal 5 acres".
- Revise plat note 2. "A 5 foot clearing easement was granted by HM 74-2000 adjacent to Sorensen Street and Stuart Avenue. The 5 foot easement was carried over as a utility easement on HM 80-

101. This plat will be granting additional utility easements to be 10 feet adjacent to the dedicated rights-of-way that increases to 20 feet within 5 feet of the side lot lines.”

- Add the following plat note “Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.”

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: The plat approval note needs to be updated to what is shown in KPB Code 20.60.190(C). Comply with 20.60.190.

20.60.200. Survey and monumentation.

Staff recommendation: Per KPB 20.60.200(A), a field survey is not required and is noted as such within plat note 6. The plat notes that all monumentation and information is from HM 80-101 and HM 2007-50. Staff requests that the information be noted from which plat the information is coming from. This can usually be accomplished by noting in the legend that information in parenthesis or brackets indicate which record source. Some surveyors prefer to assign a (R1) and (R2) that is noted which record each are from and then all information contains the notation of R1 or R2. Comply with 20.60.200

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.

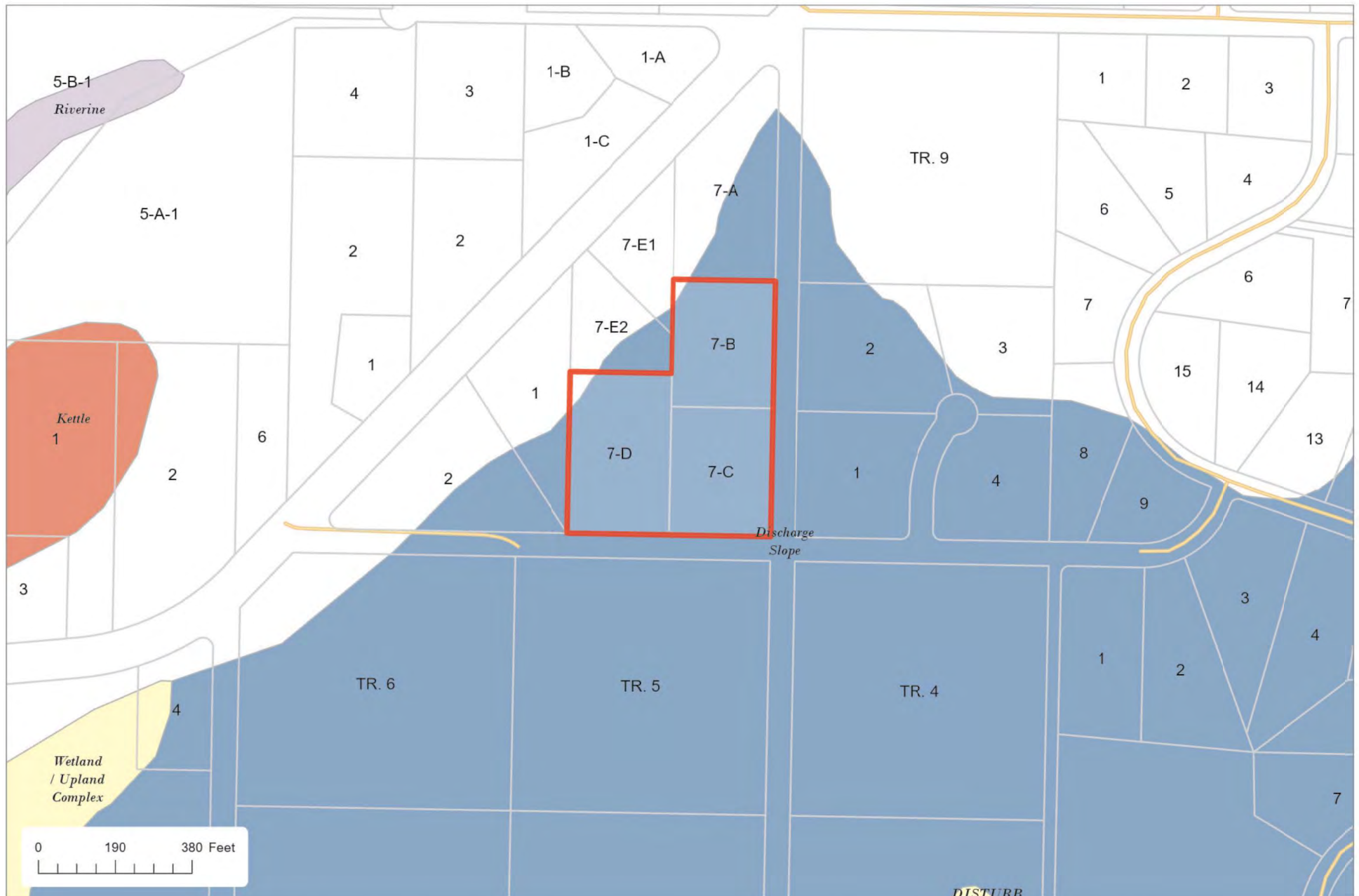
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

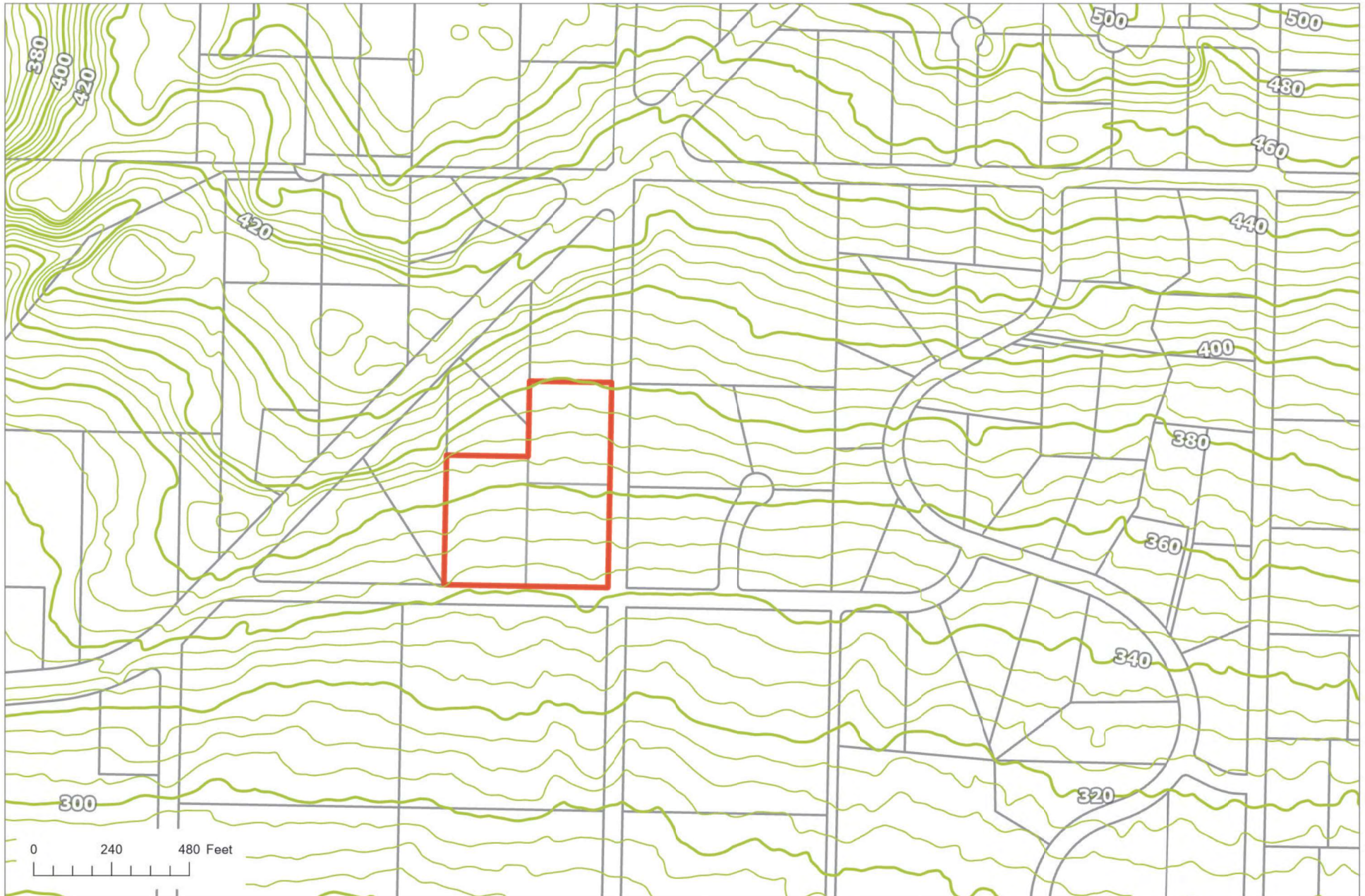
END OF STAFF REPORT



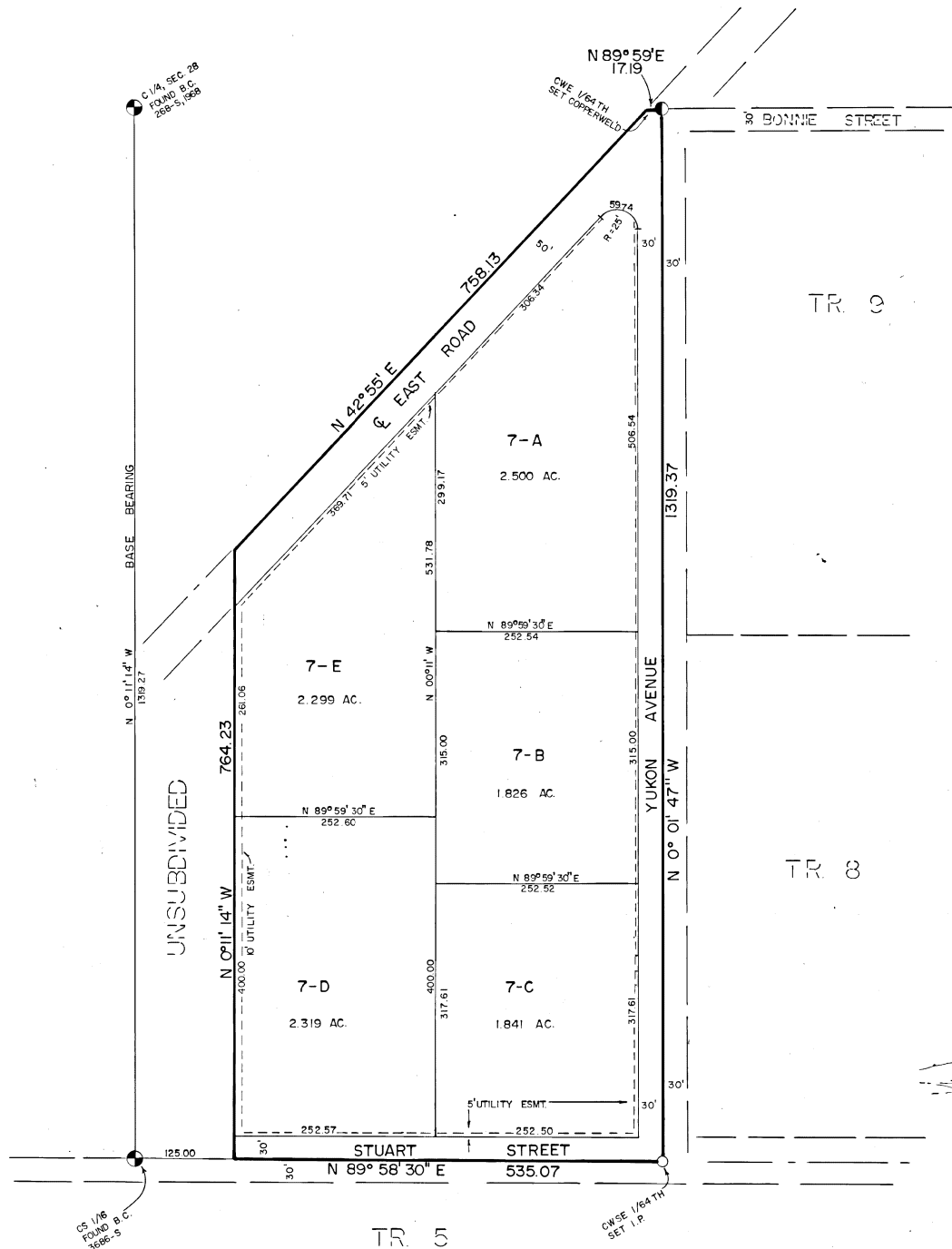
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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NOTE:

A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

1/2" X 24 REBAR SET AT ALL LOT CORNERS EXCEPT AS SHOWN.

LOT 7-A SHALL SHARE A COMMON ACCESS TO EAST ROAD WITH LOT 7-E OR SHALL BE RESTRICTED TO ACCESS FROM YUKON AVENUE.



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES DEDICATED BY ME FOR PUBLIC USE.

Gene E. Sneed

GENE E. SNEED SRA BOX 489-W ANCHORAGE, AK

Sarah Ann Sneed

SARAH ANN SNEED

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF OCTOBER 1980

Jeresa Chelton

NOTARY PUBLIC FOR ALASKA SURVEYOR'S CERTIFICATE

MY COMMISSION EXPIRES 12-6-82

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT

Jerry Anderson

JERRY ANDERSON, 3686-S

DATE 10/21/80

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 24, 1980

BY *Philip Waring*

AUTHORIZED OFFICER

80-101

RECORDED FILED 10

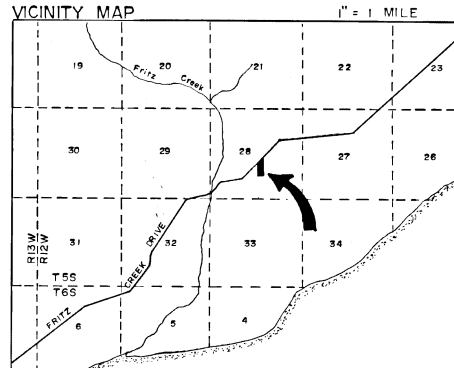
Harner REC. DIST.

DATE 11-25-1980

TIME 8:30 A.M.

Submitted by *R.P.*

Address *Soldotna*



DATE: SEPT, 1980

SCALE: 1" = 100'

DRAWN BY: S.W.

FLD. BK. NO.: 92, 91

JOB NO.: 1233



FRITZ CREEK DRIVE SUBD. NO. 2

BEING A RESUBDIVISION OF TR 7, FRITZ CREEK DRIVE SUBDIVISION, PLAT NO. 74-2000, WITHIN THE NW 1/4 SE 1/4, SEC. 28, T 5S, R 12W, S.M.

CONTAINING 12.908 ACRES

ABILITY — SURVEYS

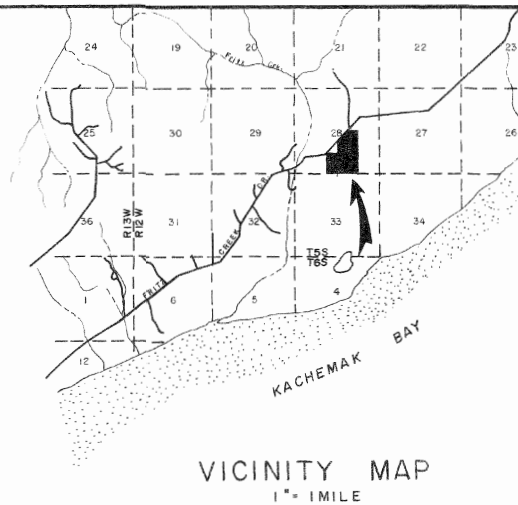
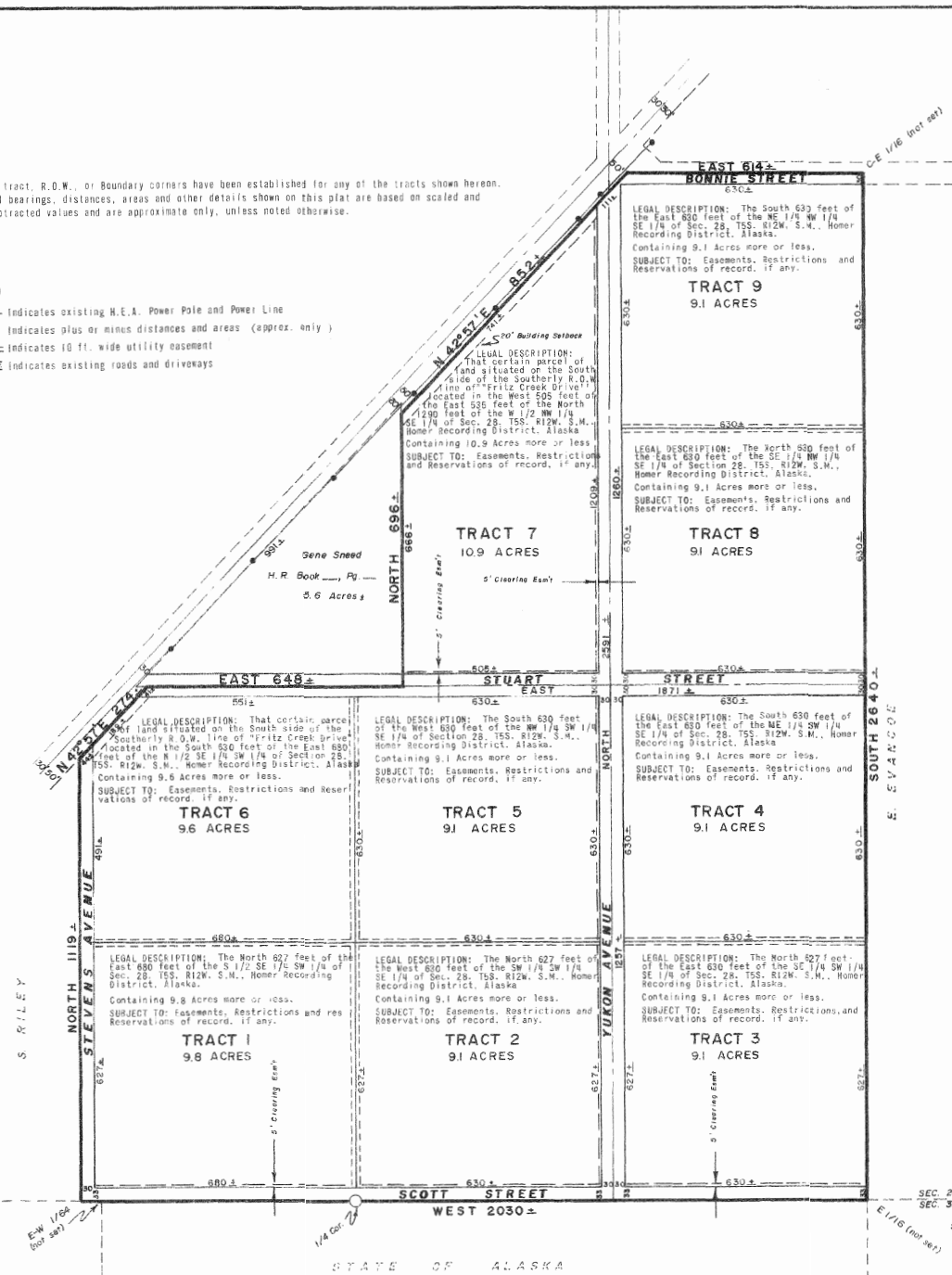
JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

NOTES

1. No tract, R.O.W., or Boundary corners have been established for any of the tracts shown hereon.
2. All bearings, distances, areas and other details shown on this plat are based on scaled and protracted values and are approximate only, unless noted otherwise.

LEGEND

- Indicates existing H.T.A. Power Pole and Power Line
- Indicates plus or minus distances and areas (approx. only)
- Indicates 10 ft. wide utility easement
- Indicates existing roads and driveways



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, easements and other open space to public use.

DATE 8-26-74

OWNER
Gene E. Sneed
Frank Ann Sneed
OWNER

NOTARY'S ACKNOWLEDGEMENT

Certificate of ownership subscribed and sworn to before me this 26th day of August, 1974.
NOTARY IN AND FOR THE STATE OF ALASKA
Steven Chisholm
MY COMMISSION EXPIRES 01-05-75



SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat was prepared by me and is based on a subdivision by protraction of a portion of the S 1/2 of Section 28, T5S, R12W, S.M., as shown hereon. No corners have been established for any of the tracts within this subdivision.

DATE 8/21/74

Frank Ann Sneed
NEW BRANCH, R.L.S. 1301-S

KENAI PENINSULA BOROUGH

I hereby certify that this subdivision plat has been found to comply with the regulations of the Kenai Peninsula Borough and that said plat has been approved by the Kenai Peninsula Borough Planning Commission.

DATE August 19, 1974

Stanley F. Thompson
BOROUGH MAYOR

74-2000
RECEIVED
FILED
HOMER REC. DIST.
DATE 10-9-74
TIME 11:55 A.M.
Requested by KPB
Address Salsatna
599320

FRITZ CREEK DRIVE SUBDIVISION

AN ALIQUOT PARTS SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 28, T5S, R12W, S.M., HOMER RECORDING DISTRICT, ALASKA

CONTAINING 93.1 ACRES ±

PREPARED FOR
Gene Sneed
3888 East 40th St.
Anchorage, Alaska

PREPARED BY
Ken Branch, R.L.S.
P.O. Box 1255
Homer, Alaska

DRAWN BY
Susan Latta

DATE August 7, 1974

SCALE 1" = 200'