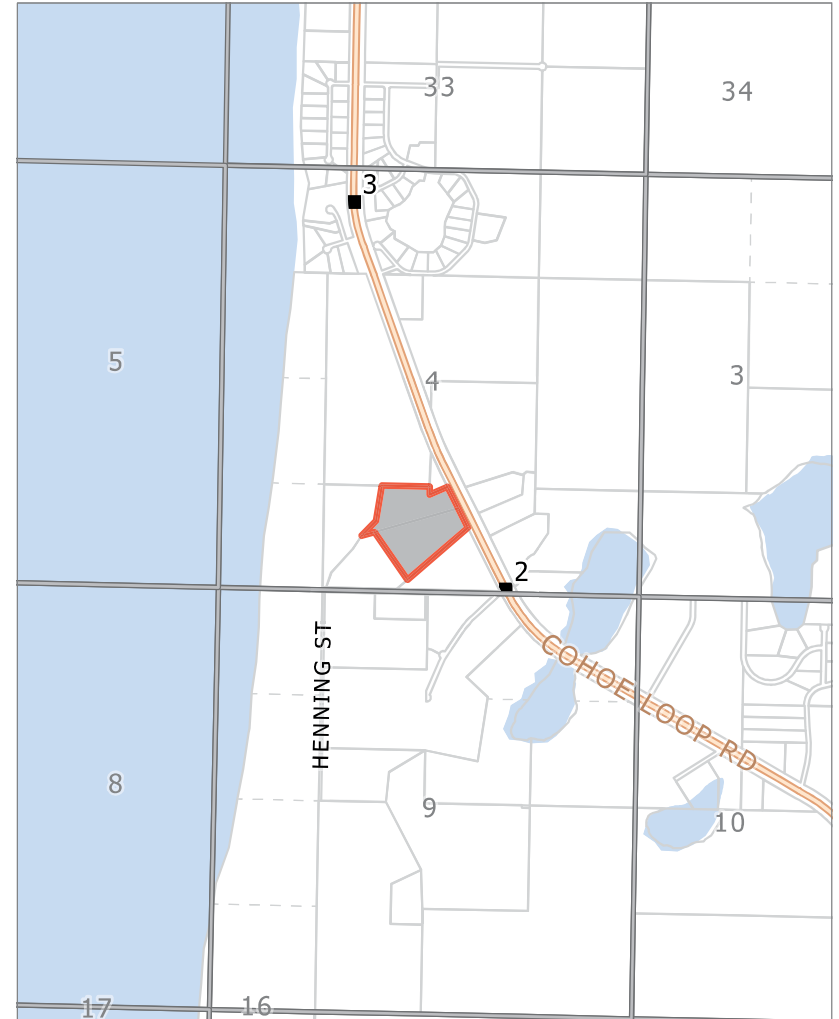
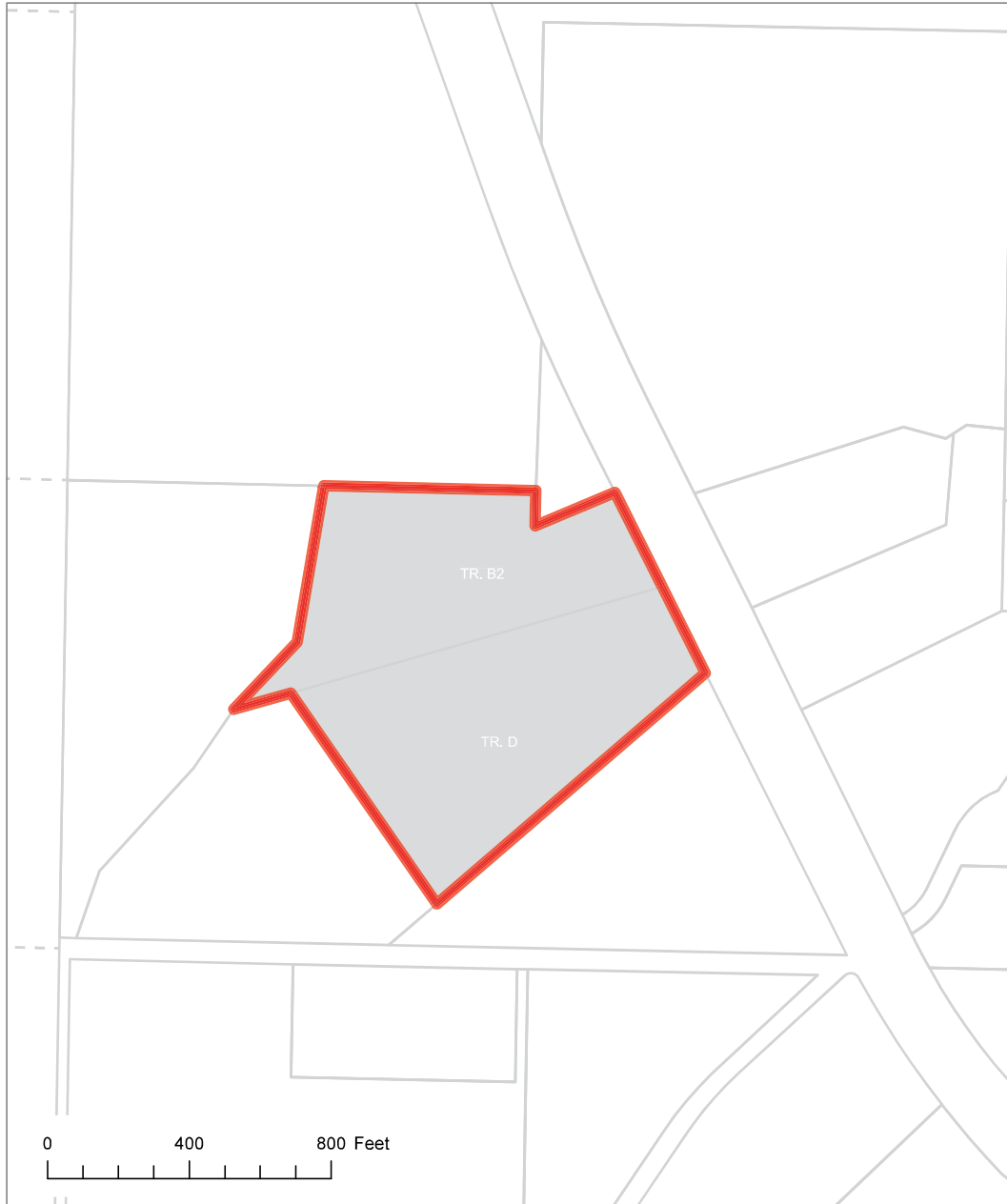


## **E. NEW BUSINESS**

- 4. McReed Subdivision 2022 Replat; KPB File 2022-097  
Johnson Surveying / Harne, Habe  
Location: Cohoe Loop Road  
Cohoe Area**



KPB File # 2022-097  
S04 T02N R12W  
Cohoe

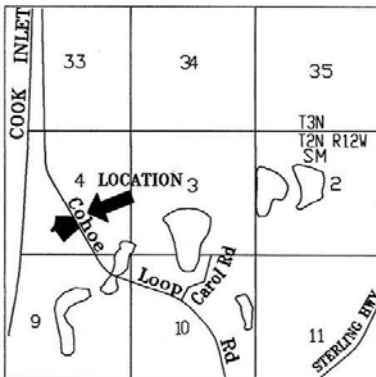




Aerial View







VICINITY 1" = 1 mile MAP

# McReed Subdivision 2022 Replat Preliminary Plat

A replat of Tract B2 McReed Subd., 2021 Replat (KRD 2021-86) and Tract D McReed Tracts, (KRD 93-12). Located in the SE 1/4 & SW 1/4 Section 4, T2N, R12W, SM, Cohoe Alaska.  
Kenai Recording District Kenai Peninsula Borough

Prepared for

David J. & Patricia E. Harne  
22019 Cohoe Loop Rd.  
Kasilof, AK 99610

Gary & Maureen Habe  
P.O. Box 1153  
Kasilof, AK 99610

Prepared by

Johnson Surveying  
P.O. Box 27  
Clam Gulch, AK 99568

SCALE 1" = 200' AREA = 20.835 acres 23 May, 2022

## LEGEND

- ⊕ - 2 1/2" alcap monument, 268-S, 1981, found.
- ⊙ - 2" alcap monument, 7328-S, 1993, found.
- - 5/8" rebar lot corner, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- ▲ - 1/2" x 4' rebar with plastic cap, 7328-S, set.
- ≡ - indicates swamp

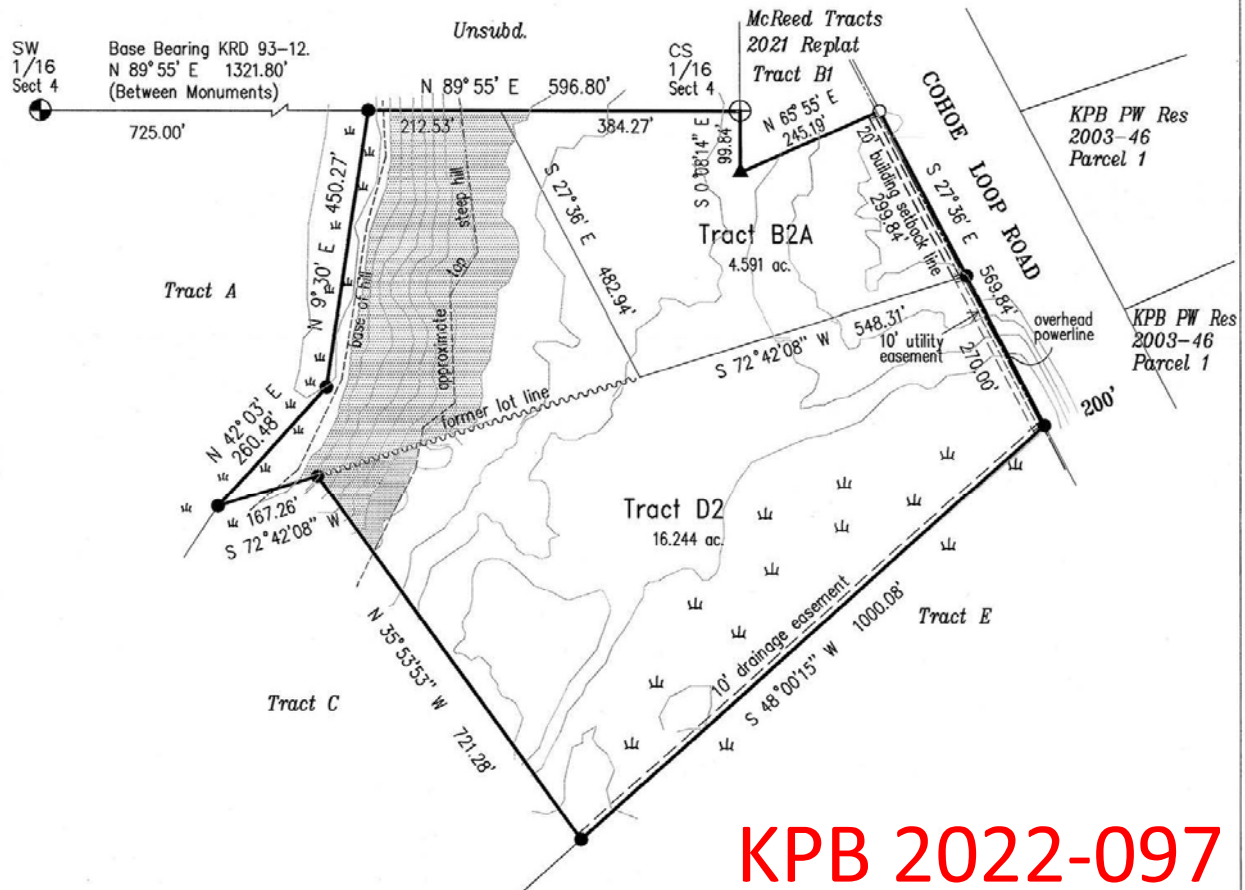
## WASTEWATER DISPOSAL

KPB 20.40.030

These lots are 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 systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

## NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building is also a utility easement as is the entire setback within 5' of side lot lines.
2. 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. No access to state maintained ROWs allowed unless permitted by State of Alaska Dept. of Transportation.
4. Cohoe Loop ROW is as shown on State ROW plans S-0461(1).
5. This property is subject to an electrical utility easement granted in KRD book 3 page 20. This is a general easement, no specific location given.
5. Contour interval 4'. Shaded areas indicate grades over 25%.



Warfle Tracts #3  
Tract A-3

KPB PW Res  
2003-46  
Parcel 1

KPB PW Res  
2003-46  
Parcel 1

**KPB 2022-097**

AGENDA ITEM E. NEW BUSINESS

ITEM 4 - McReed Subdivision 2022 Replat

<b>KPB File No.</b>	2022-097
<b>Plat Committee Meeting:</b>	August 8, 2022
<b>Applicant / Owner:</b>	David and Patricia Harne and Gary and Maureen Habe all of Kasilof, AK
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Cohoe

<b>Parent Parcel No.:</b>	137-010-42 and 71
<b>Legal Description:</b>	Tract B2 McReed Subdivision 2021 Replat KN 2021-86 Tract D McReed Tracts KN 93-12
<b>Assessing Use:</b>	Residential Improved Land and Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

---

STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure two tracts by adjusting the adjoining lot lines.

**Location and Legal Access (existing and proposed):** The preliminary plat is located along Cohoe Loop Road in the Cohoe area, north of Carol Road intersection by approximately a mile. Cohoe Loop Road is a 200 foot State maintained right-of-way.

Both tracts will continue to have access to Cohoe Lop Road. There is a house behind Tract D2 that is accessed via Cohoe Loop Road through Tract D2. **Staff recommends:** Should Tract D ever be sold a driveway easement should be prepared and recorded allowing continue use of the current driveway or McReed Avenue will need to be constructed to equal or better standards.

KPB Roads Dept. comments	No Comment
SOA DOT comments	Show internal circulation on the plat

**Site Investigation:** The property has steep sloops located on it. The area with slopes greater than 20 percent is shaded on the plat. A portion on the East side of the property contains a swamp area as indicated on the plat. **Staff recommends** the shading be removed from the final, but correctly show the top of sloop. Leave the swamp area and place a note on the final plat indicating 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.

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments 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 will be subdividing a lot created by McReed Subdivision Plat KRD 93-12 and McReed Subdivision 2021 Replat KRD 2021-86.

The property is not within an advisory planning commission.

Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval; **Staff recommendation:** There appears to be a house located the West close to the back line of Tract D2, Surveyor need to check location for encroachment and verify.

**Utility Easements** On the back of the upper part of proposed Tract D2 there is a 10' Drainage Easement granted in McReed Subdivision Plat KRD 93-12. **Staff recommends:** this drainage easement be depicted on final plat.

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	Show 15' easement centered on existing underground line crossing property
ENSTAR	No objection
ACS	No objection
GCI	Approved as shown

**KPB department / agency review:**

Addressing	Reviewer: Haws, Derek Affected Addresses: 21797 COHOE LOOP RD 21845 COHOE LOOP RD Comments: 21797 COHOE LOOP RD will remain with tract D2. 21845 COHOE LOOP RD will remain with tract B2A.
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: Windsor, Heather 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:** Correct name of McReed Tracts to McReed Subd. In original name, in title and on drawing.

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:**

Need to add correct subdivision labeling around parcels.

J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:** SW Corner of Tract B1 should be identified as a closed circle as I should be a found corner on this plat.

Mark the back corners of Tract B2A as closed triangles.

On the back of the upper part of Tract D2 there is a 10' Drainage Easement from subdivision in McReed Subdivision Plat KRD 93-12

N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

**Staff recommendation:** There appears to be a house located the West close to the back line of Tract D2, Surveyor need to check location for encroachment and verity. There also appears to be a driveway crossing Tract D2 accessing this house. Should Tract D ever be sold a driveway easement should be prepared and recorded allowing continue use of the current driveway or McReed Avenue will need to be constructed to equal or better standards.

---

### **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.

20.30.050. Legal access.

A. The applicant shall provide an access plan to the planning department verifying the existence of legal access to the subdivision boundary. The plan shall consist of the documents depicting the access, a map depicting the location of the access, and topographic information indicating that construction which meets the design requirements set forth in KPB Chapter 20.30 is practical and economical. In this title, legal access exists where an unrestricted, public right-of-way connects the subdivision to the state highway system, the state marine highway system or a regularly served public airport, and one of the following is met:

1. Ingress and egress will be provided over section line easements located within a surveyed section;
2. The applicant provides copies of borough-accepted recorded conveyances creating the public easement or right-of-way where the access is located;

3. That access is a State of Alaska maintained road or municipal maintained road;
  4. The applicant provides documentation satisfactory to the borough demonstrating that public legal access is guaranteed through judicial decree; or
  5. The right-of-way is an easement or fee interest at least 60 feet in width dedicated or irrevocably conveyed to the public and acceptable to the planning commission.
- B. The following situations may qualify for a waiver of the legal access requirement:
1. Upon finding that no practical means of providing road access to a proposed subdivision exists and upon presentation of credible and convincing evidence by the applicant that permanent public access by air, water, or railroad is both practical and feasible, the planning commission may waive the legal access requirements of KPB 20.30.050(A). If access other than by road is approved, the mode of access shall be noted on the plat. .
  2. Where only a 30-foot dedication exists over all or a portion of the legal access to a subdivision, the provisions of KPB 20.30.050(A) may be considered met if it is reasonable to expect that the other 30 feet will be dedicated in the future.
  3. Where a road is in use for physical access but there is no right-of-way document for all or part of the access road, the provisions of KPB 20.30.050(A) may be considered met if it is reasonable to expect that the right-of-way will be dedicated in the future.

**Staff recommendation:** At request of ADOT, show internal circulation on plat.

#### 20.30.060. Easements-Requirements.

- A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.
- B. Upon submittal of a preliminary plat, the planning department shall provide a copy to public utility companies for their comments-and recommended design of utility easements. If the property is subject to existing natural gas or petroleum pipeline easements, a copy shall also be furnished to the appropriate company for comment.
- C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.
- D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.
- Staff recommendation:** *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.** HEA has request to have the underground electric line located and shown on the plat being the centerline of a 15' easement with the following note added to the plat: "The existing underground powerline is the centerline of a 15-foot-wide electrical distribution line, including pedestals and transformers, granted this plat"*

---

#### 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.*

---



**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.*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** Need to add surveyor's certificate.

---

**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.

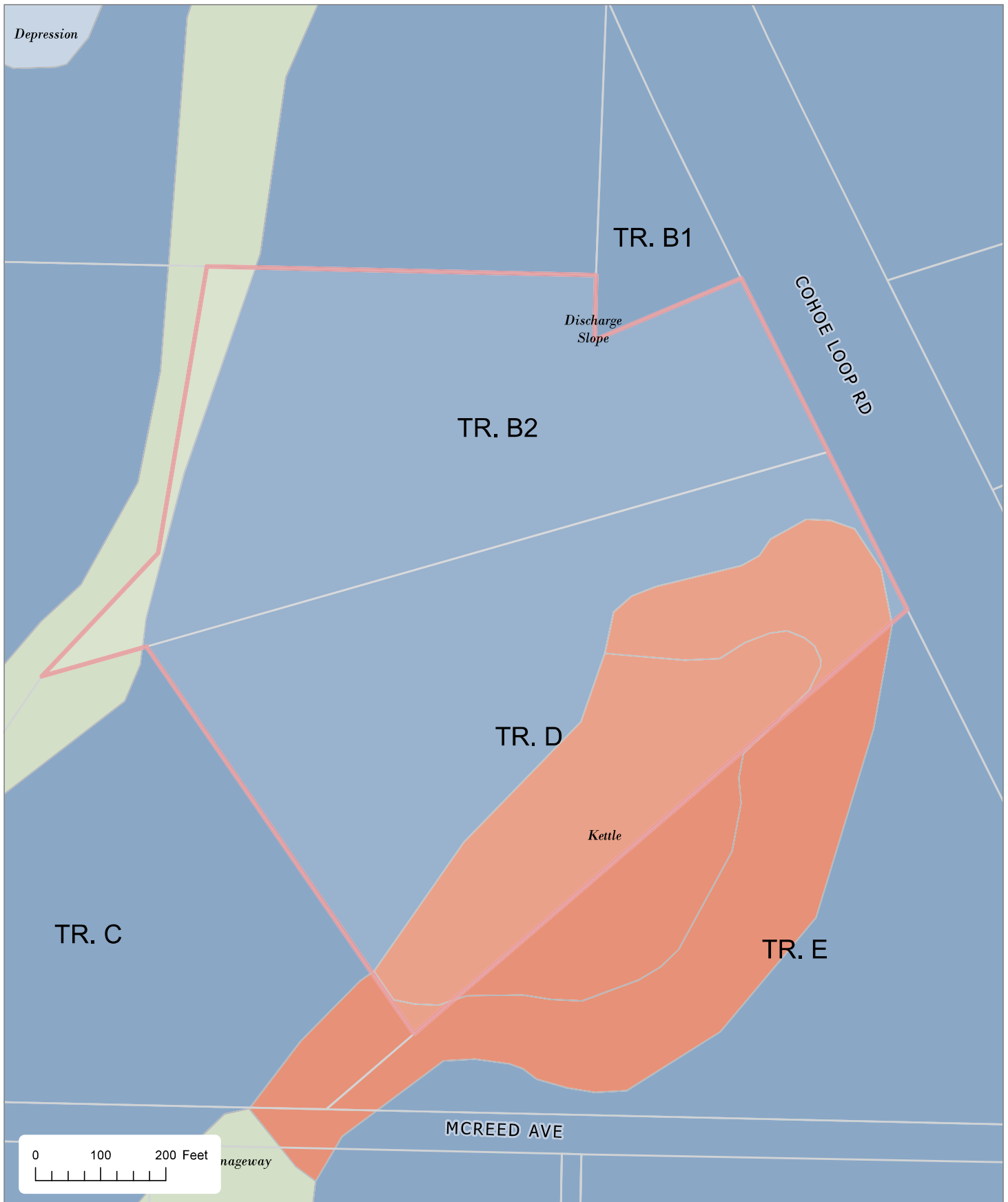
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

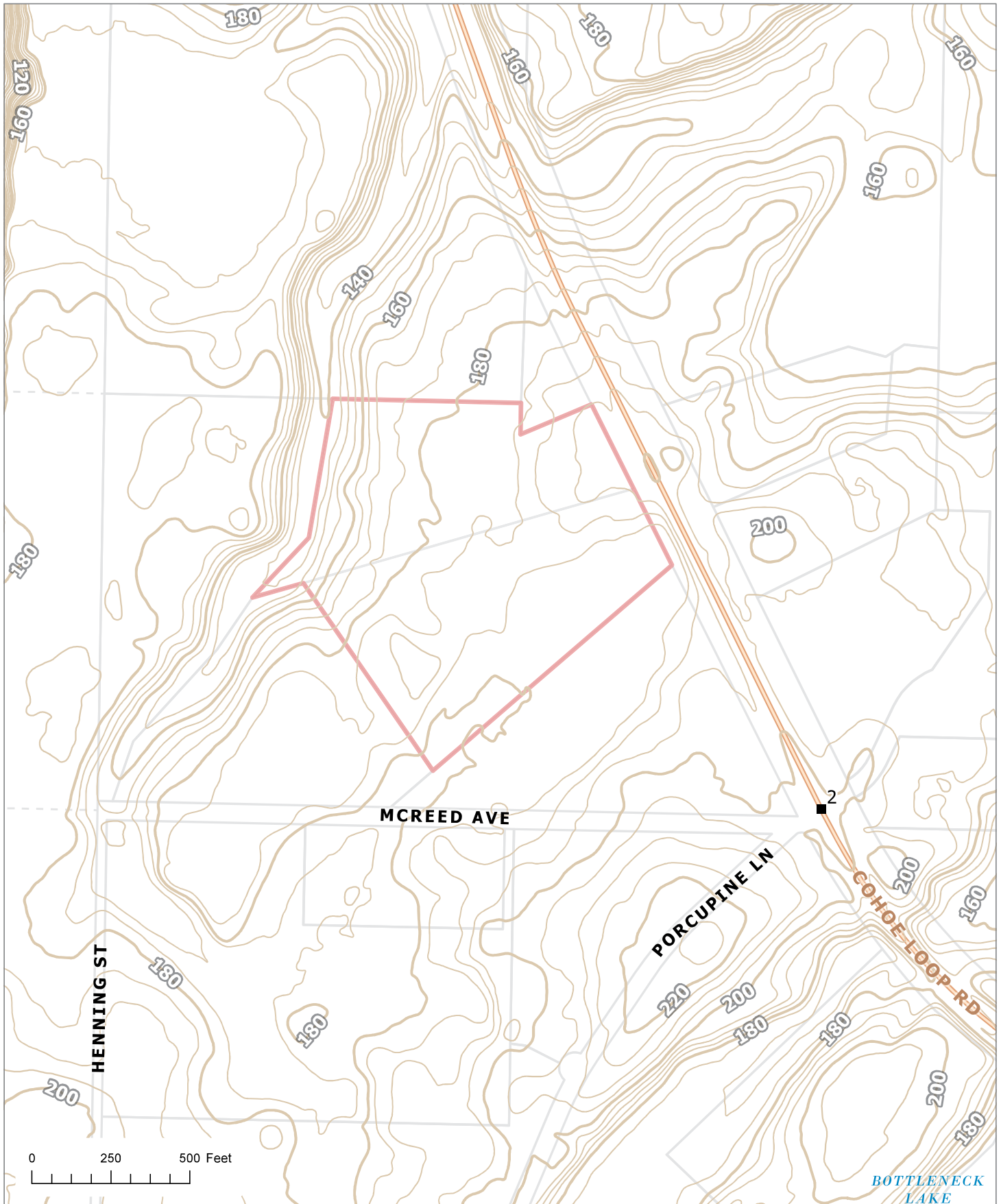


**Wetlands**





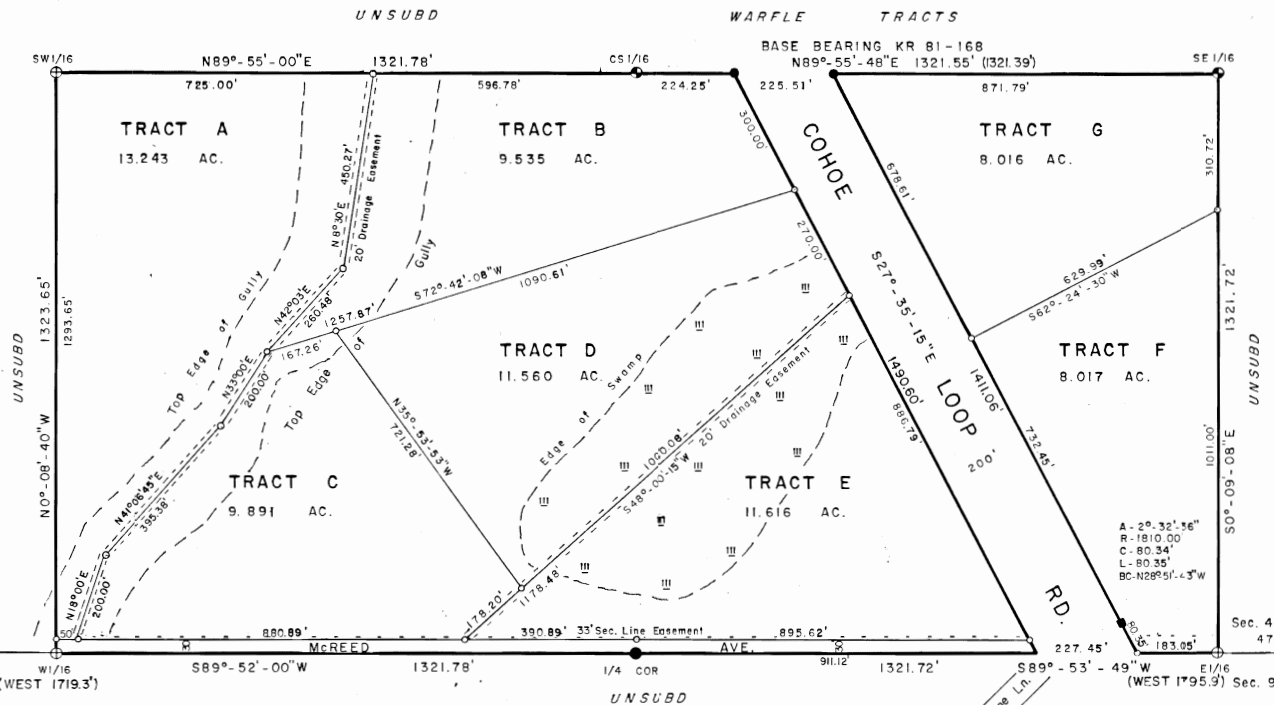
**5-foot Contours**

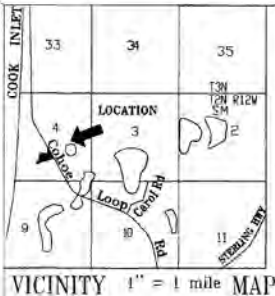






## E4-12





# McReed Subdivision 2021 Replat

A replat of Tract B Warfe (tracts, KR0 81-168) and Tract B McReed Subd. (KR0 93-12).  
Located in the SE 1/4 & SW 1/4 Section 4, T2N, R12W, S5M, Cohoe, Alaska.  
Kenai Recording District Kenai Peninsula Borough File 2021-093

## Prepared for

David J. & Patricia E. Harne  
22019 Cohoe Loop Rd.  
Kasilof, AK 99610

## Prepared by

Johnson Surveying  
P.O. Box 27  
Clam Gulch, AK 99568



SCALE 1" = 200' AREA = 10.659 acres 25 May, 2021

## NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Plat 93-12 granted 10' utility easements adjoining dedicated rights of way and 20' within 5' of side of lot lines. This plat will be granting 10' utility easements adjoining all right of way and increasing to 20' within 5' of all new side lot lines.
2. 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. No access to state maintained ROWs allowed unless permitted by State of Alaska Dept. of Transportation.
4. Cohoe Loop ROW is as shown on State ROW plans S-045(1).
5. This property is subject to an electrical utility easement granted in KR0 book 3 page 20. This is a general easement, no specific location given.

11/18/21

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 9 August, 2021.

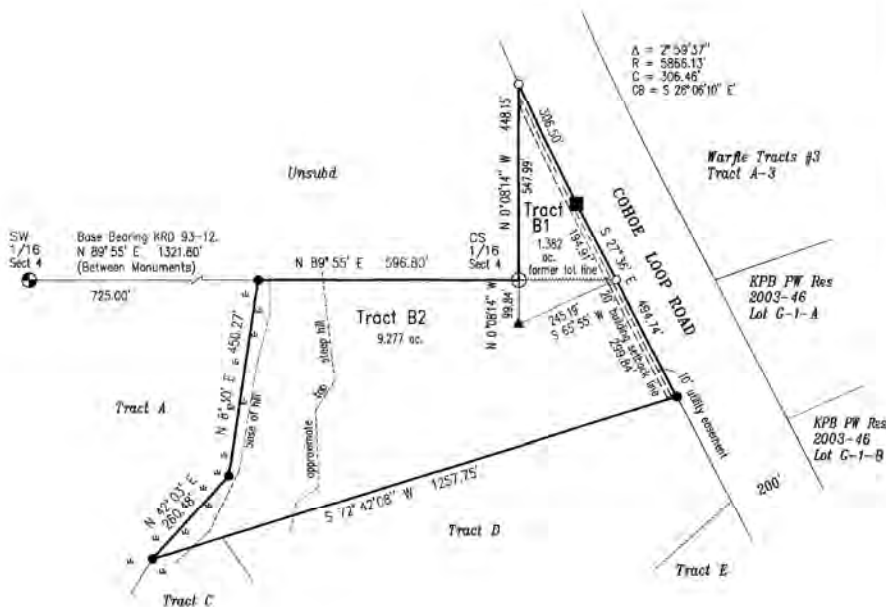
KENAI PENINSULA BOROUGH

By: *[Signature]*  
Authorized Official

11/24/21  
Date

## LEGEND

- ⊕ - 2" brass cap monument, 288-S, 1981, found.
- ⊙ - 2" deep monument, 7328-S, 1993, found.
- - State DOT ROW Monument, found.
- - 5/8" rebar lot corner, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- ▲ - 1/2" x 4" rebar with plastic cap, 7328-S, set.
- ~ - indicates swamp



## OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of replat and by our free consent grant all easements to the use shown.

*[Signature]*  
David J. Harne 22019 Coho Loop Rd. Kasilof, AK 99610

*[Signature]*  
Patricia E. Harne 22019 Coho Loop Rd. Kasilof, AK 99610

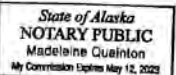
## NOTARY'S JURAT

For: David J. & Patricia E. Harne  
Subscribed and sworn to before me this 16

day of November, 2021

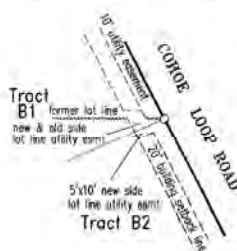
*[Signature]*  
Notary Public for Alaska

My commission expires 5/12/23



## DETAIL OF NEW AND OLD SIDE LOT LINE EASEMENTS

1" = 50'



## WASTEWATER DISPOSAL

TRACT B2  
KPB 20.40.030  
This lot is at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

TRACT B1  
KPB 20.40.020(A)(2)  
Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation. This platting action will provide greater wastewater disposal area for this lot.





KENAI PENINSULA BOROUGH PLANNING COMMISSION  
PLAT WAIVER RESOLUTION 2003-46  
KENAI RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR TRACT G-1 WARFLE TRACTS NO. 2 (PLAT KN 94-57),  
WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA

WHEREAS, Michael S. and Tracey L. Barker of Kasilof, Alaska, have petitioned for a waiver of platting requirements for the following described parcel:

Tract G-1 Warfle Tracts No. 2, according to Plat 94-57, Kenai Recording District, within Section 4, Township 2 North, Range 12 West, Seward Meridian, Alaska; containing 10.634 acres more or less

WHEREAS, 29.40.090 of Alaska Statutes provides that the platting authority shall waive the preparation, submission for approval, and recording of a plat upon satisfactory evidence that certain conditions exist; and

WHEREAS, it has been determined by the Planning Commission on November 24, 2003 that all requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That a waiver of platting requirements is hereby granted for the above described parcel.

Section 2: That the plat waiver is being granted for the purpose of creating two parcels described as follows:

Parcel 1: (Lot G1A) Beginning at the NW corner of Tract G-1 of Plat KN 95-47; thence N 71°03'30" E a distance of 617.65 feet; thence S 76°15'00" E a distance of 122.86 feet; thence N 56°00'00" E a distance of 29.00 feet; thence S 03°44'35" W a distance of 265.13 feet; thence S 66°00'00" W a distance of 595.00 feet; thence N 27°35'15" W a distance of 360.00 feet; to the point of beginning, having an area of 5.013 acres.


Parcel 2: (Lot G1B) Beginning at the SW corner of Tract G-1 of Plat 95-47; thence N 27°35'15" W a distance of 318.61 feet; thence N 66°00'00" E a distance of 595.00 feet; thence N 03°44'35" E a distance of 265.13 feet; thence N 56°00'00" E a distance of 41.00 feet; thence S 85°30'00" E a distance of 110.00 feet; thence S 00°09'08" E a distance of 511.46 feet; thence S 62°24'30" W a distance of 629.99 feet; to the point of beginning, having an area of 5.621 acres.

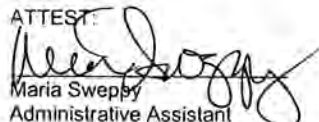
Section 3. That a copy of the sketch submitted with the application shall be recorded with this resolution.

Section 4. That this resolution is void if not recorded in the appropriate Recording District within thirty days of adoption.

Section 5. That this resolution becomes effective upon being properly recorded.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 24  
DAY OF November, 2003.

  
Philip Bryson, Chairperson  
Planning Commission

ATTEST:  
  
Maria Swepp  
Administrative Assistant

