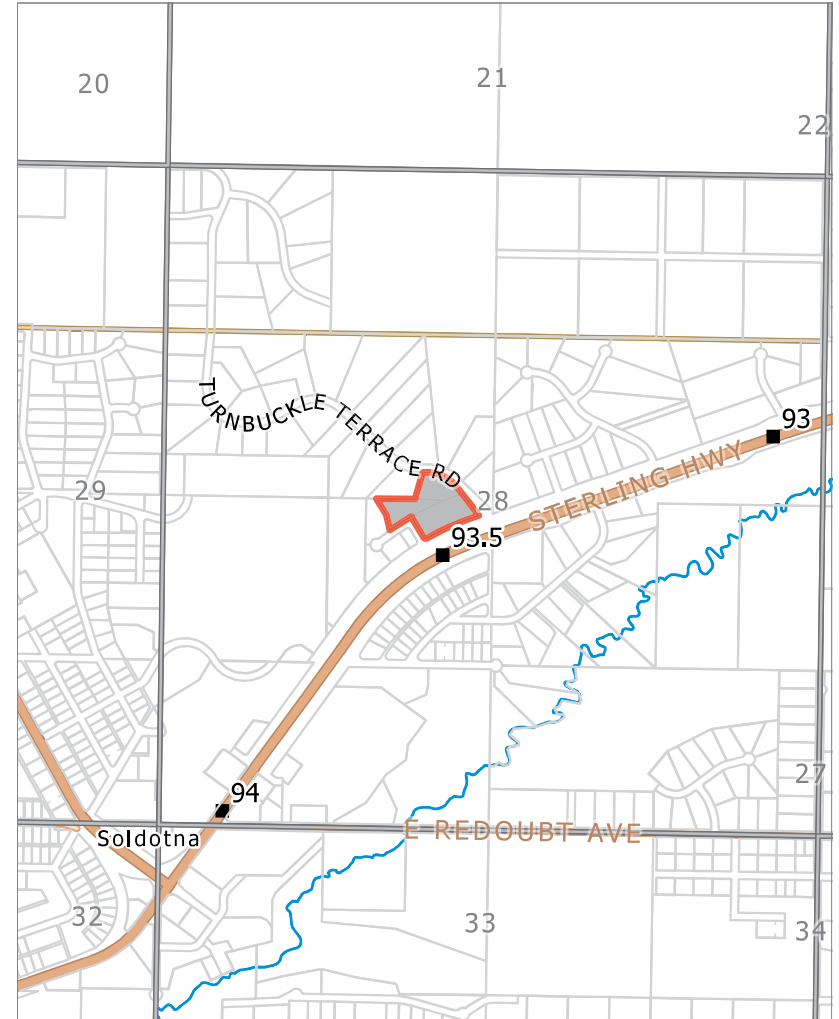


E. NEW BUSINESS

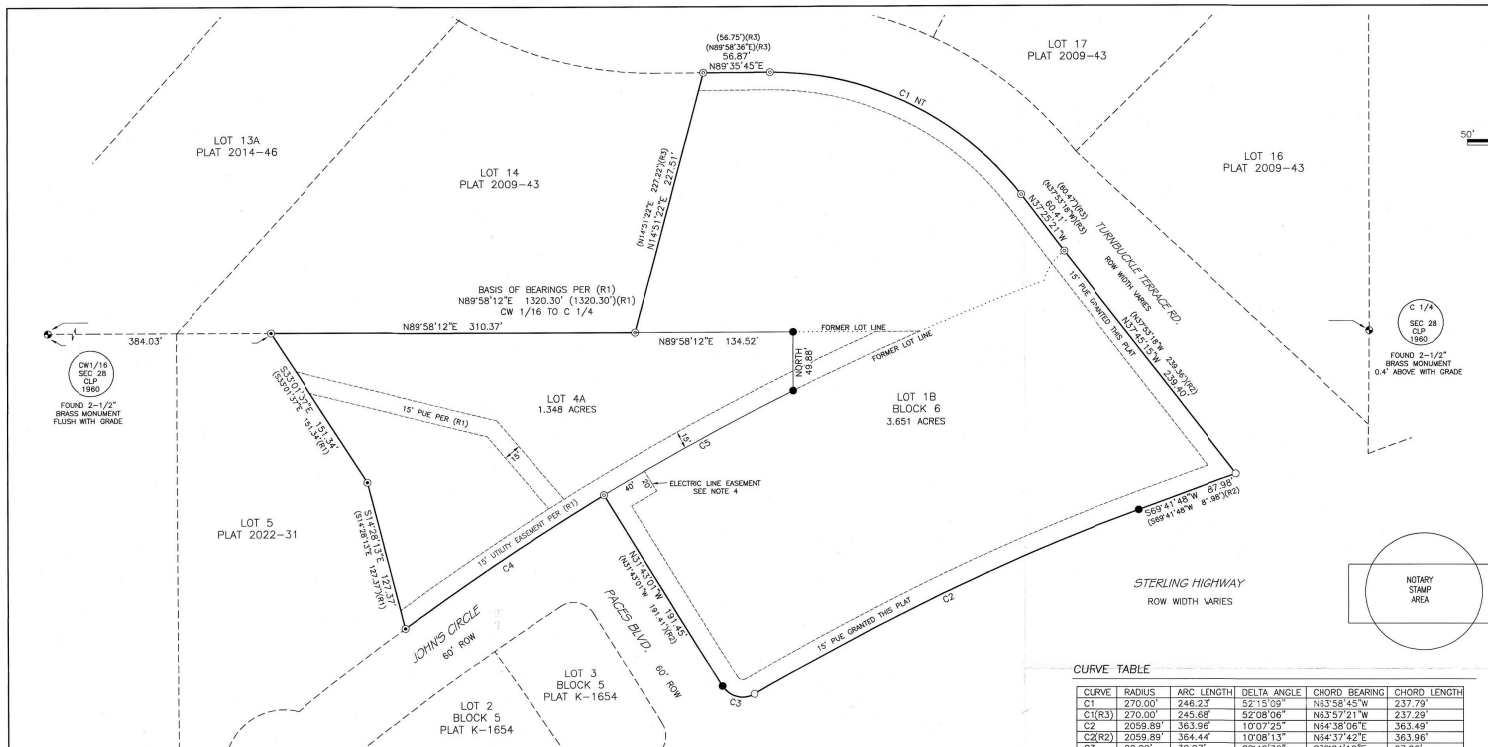
4. Pace's Pleasant Haven 2022 Replat KPB File 2022-168



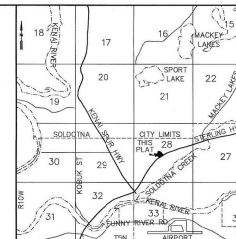
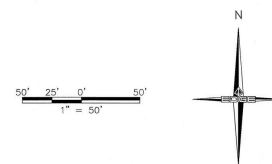
KPB File # 2022-168
S28 T05N R10W
Soldotna



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.



PRELIMINARY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KOA FAMILY TRUST AND WHISTLE HILL LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF KOA FAMILY TRUST AND WHISTLE HILL 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.

KOA FAMILY TRUST
HENRY KRULL, CO-TRUSTEE
36156 TREMOLO CIRCLE
SOLDOTNA, ALASKA 99669

WHISTLE HILL LLC
HENRY KRULL, CO-TRUSTEE
43550 WHISTLE HILL LOOP
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: HENRY KRULL
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2023

NOTARY PUBLIC SIGNATURE _____

KPB FILE NO. 2022-000

PACE'S PLEASANT HAVEN 2022 REPLAT

A REPLAT OF
LOTS 1A AND 4
PACE'S PLEASANT HAVEN SUBDIVISION
ADDITION NO. 3 PLAT 2022-31
AND
LOT 15
EASTGATE SUBDIVISION
PLAT 2009-43

OWNERS:

KOA FAMILY TRUST
36156 TREMOLO CIRCLE
SOLDOTNA, ALASKA 99669

WHISTLE HILL LLC
43550 WHISTLE HILL LOOP
SOLDOTNA, ALASKA 99669

LOCATED WITHIN SW 1/4 SECTION 28,
T-5N, R-10W, S-4M,
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF SOLDOTNA
CONTAINING 4.999 ACRES



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

DRAWN BY: DATE: 11/15/2022 PROJECT: 22-588
CHECKED BY: SCALE: 1" = 50' SHEET: 1 OF 1
MA

LEGEND

●	FOUND PRIMARY MONUMENT AS REFERENCED	—————	SUBDIVISION BOUNDARY
○	FOUND SECONDARY MONUMENT 1/2" REBAR	—————	INTERIOR LOT LINE
⊙	FOUND SECONDARY MONUMENT 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED LS 4928-S	—————	ADJACENT PROPERTY LINE
⊙	FOUND SECONDARY MONUMENT 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 1022	—————	EASEMENT
●	SET SECONDARY MONUMENT 5/8" x 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2022	—————	FORMER LOT LINE
		(R#)	RECORD DATA, SEE REFERENCE
		NT	NON-TANGENTIAL, HELD RECORD RADIUS

REFERENCES

- (R1) PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 3, PLAT NO. 2022-31, KENAI RECORDING DISTRICT
(R2) PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 2, PLAT NO. 2010-59, KENAI RECORDING DISTRICT
(R3) EASTGATE SUBDIVISION, PLAT NO. 2009-43, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 12, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

NOTES

- THIS SUBDIVISION IS SUBJECT TO CITY OF SOLDOTNA ZONING REGULATIONS.
- THE FRONT 15 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.
- THIS SUBDIVISION SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1995; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
- FORMER LOT 1A SUBJECT TO EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED: APRIL 21, 2021, VOLUME/PAGE: 2021-003904-0, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
- FORMER LOT 15 SUBJECT TO EASEMENT, WITH NO DEFINED LOCATION, FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED: OCTOBER 31, 2008, VOLUME/PAGE: 2008-011300-0, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
- THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT, RECORDED: AUGUST 4, 2009, SERIAL NO.: 2009-007713-0.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- WASTE WATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, 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 OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB 2022-168

AGENDA ITEM E. NEW BUSINESS

ITEM 4 - PACE'S PLEASANT HAVEN 2022 REPLAT

KPB File No.	2022-168
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	KOA Family Trust and Whistle Hill LLC both of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design
General Location:	Whistle Hill Loop, Paces Boulevard, Turnbuckle Terrace Road, City of Soldotna

Parent Parcel No.:	059-012-18, 059-260-11, and 059-260-12
Legal Description:	Lot 1A Block 6 Pace's Pleasant Haven Subdivision Addition No. 2, Plat KN 2010-59, Lot 15 Eastgate Subdivision, Plat KN 2009-43, and Lot 4 Pace's Pleasant Haven Subdivision Addition No. 3, Plat KN 2022-31
Assessing Use:	General Commercial, Residential
Zoning:	Commercial
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure three lots into two parcels that will be 3.651 acres and 1.348 acres.

Location and Legal Access (existing and proposed): The subdivision is located within the City of Soldotna near mile 93.5 of the Sterling Highway. Within the Sterling Highway dedication is state maintained frontage road Whistle Hill Loop. Whistle Hill Loop provides access to the subdivision. City managed roads Paces Boulevard and Turnbuckle Terrace Road are off Whistle Hill Loop and provide additional access. Proposed Lot 4A will continue having access from Paces Boulevard and also from Johns Circle located at the end of Paces Boulevard. Proposed Lot 1B will continue have constructed access from Whistle Hill Loop and Turnbuckle Terraces Road and access from Paces Boulevard.

The block does not close. Johns Circle ends in a cul-de-sac. Proposed Lot 1B has improvements that limit the continuation of Johns Circle to Turnbuckle Terrace Road. A continuation of Paces Boulevard would greatly affect the lots north of the subdivision in addition to splitting the intended Lot 4A. ***Staff recommends the plat committee concur that an exception is not required, as any required dedication would not improve the block.***

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

Site Investigation: There are no low wet areas present within the subdivision. Some steep terrain does appear to be present where the existing driveway connects to Turnbuckle Terrace Road. As this is an existing drive and the City of Soldotna had no concerns, ***staff recommends the terrain not be shown and no additional information is required regarding construction of access.***

Proposed Lot 4A is current vacant. Proposed Lot 1B will contain multiple existing businesses and parking areas. Per the City of Soldotna Planning and Zoning minutes, the owners are constructing a solar farm on some of the property and the reconfiguration of the lots will help with the layout and construction. The city zoning also requires parking lots be located on the lot the lot services. The expansion of the lot will allow for additional parking to be added as development on the lots expands and the parking needs expand.

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	

Staff Analysis The proposed subdivision will be reconfiguring three lots into two lots. The proposed Lot 4A is relatively unchanged except for the east triangle piece that will be removed and added to Lot 1B which also combines the other two parent lots. Parent Lot 4 was created by Pace's Pleasant Haven Subdivision Addition No. 3, Plat KN 2022-31 when that plat subdivided an aliquot remainder parcel. Parent Lot 15 was created by Eastgate Subdivision, Plat KN 2009-43 that subdivided a remainder of property. Parent Lot 1A was created by Pace's Pleasant Haven Subdivision Addition No. 2, Plat KN 2010-59 when the plat reconfigured and vacated a right-of-way created by Pace's Pleasant Haven Subdivision Addition No. 1, Plat K-1654.

Municipal sewer and water are not available. Lot 1B is combining lots and increasing available acreage. Lot 4A is decreasing 1.408 acres to 1.348 acres. A soils analysis report was performed for Pace's Pleasant Haven Subdivision Addition No. 3, Plat KN 2022-31. Due to the location of the existing well and sewer on the neighboring lot the soils report showed the ideal location for the well would be in the northwest corner of Lot 4 and a test hole was done on the eastern portion of the subdivision. The analysis determined that the soils were not suited for a conventional system. The City of Soldotna Planning and Zoning Resolution PZ 2022-015 indicates city services are not available but expansion is planned. Due to the minor change in acreage, future city services, and that future systems will still need to comply with the previous supplied soils analysis report, **staff recommends the plat committee concur that a new soils report for Lot 4A is not required and additional plat notes be added to show the previous reports findings and how the soils report may be obtained.**

Notice of the proposed plat was mailed to the beneficial interest holder on November 28, 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 Soldotna Planning and Zoning Commission heard and recommended approval at their November 2, 2022 meeting. They adopted Resolution PZ2022-015. The resolution notes that city water and sewer are not available at this time and that an installation is not required.

Utility Easements Several easements have been granted by recorded documents and are depicted if locations are known and plat notes have been added. 15 foot utility easements within parent Lot 4 were created by Pace's Pleasant Haven Subdivision Addition No. 3, Plat KN 2022-31 and are depicted. **Staff recommends the labels be revised from "Per" to "granted by".**

The 15 foot easement within Lot 4A should include the original notation. **Staff recommends a plat note be added or a label that states "centered on existing power poles including poles, anchors, and guys."**

Along Turnbuckle Terrace Road a 10 foot utility easement was granted by Eastgate Subdivision, Plat KN 2009-43, within Lot 15. **Staff recommends** either a depiction of the ten foot be added citing Plat KN 2009-43 or a plat note be added or note 2 be revised to state 10 foot was created by Plat KN 2009-43 within parent lot 15 and is being increased by 5 feet for a 15 foot utility easement.

This plat is granting 15 foot utility easements along all dedications.

It was commented by HEA that a request for line installation was received and that they prepared an easement document for an easement over the new line. They are requesting that it be reviewed to determine if additional easements will be required. **Staff recommends** the owners/surveyor work with HEA to determine if new easements are required and if easements are being created by document that they be noted and depicted on the final.

ACS noted that there is an existing plant within Lot 4A that goes to Lot 14 to the north. The original comment received from ACS required clarification from staff. ACS went to expect the area in question and believes the plat as submitted is acceptable. **Staff recommends** the surveyor verify the true location of the utilities and if within an existing utility easement there will be no additional easements required but if found outside the easements a new 15 foot easement centered on the line will be required.

Due to the known requests, **staff recommends** the surveyor provide the final plat to HEA and ACS to allow their review and to provide written agreement or non-objection to staff with the final submittal.

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	HEA received construction plans that have been used to design a new underground electric line. The proposed line is shown in the easement document that was prepared by HEA and is attached. Verify that the new lot line will not create a situation where an easement may be necessary for the electric line to be installed.
ENSTAR	No comments or recommendations
ACS	ACS updated comment states if utilities are within existing utility easements there are no objections.
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek</p> <p>Affected Addresses:</p> <p>43540 WHISTLE HILL LOOP</p> <p>43550 WHISTLE HILL LOOP</p> <p>43556 WHISTLE HILL LOOP</p> <p>43544 WHISTLE HILL LOOP</p> <p>43546 WHISTLE HILL LOOP</p> <p>231 JOHNS CIR</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:</p> <p>TURNBUCKLE TERRACE RD</p> <p>PACES BLVD</p> <p>JOHNS CIR</p> <p>STERLING HWY</p>
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	<p>Existing Street Name Corrections Needed: WHISTLE HILL LOOP would be between STERLING HWY and Lot 1B block 6.</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 Soldotna will advise on affected addresses.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</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> <p>Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

- Add recorded distance from CW1/16 corner to NW corner of Lot 4A

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:** The parent legal description needs to be updated.
- 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:** Within the dedication is the frontage road, Whistle Hill Loop. Update the labeling to indicate that the subdivision is access from Whistle Hill Loop.
- 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: Correct overstrikes

- 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 proposed 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 frontage road is within the Sterling Highway dedication, the ROW width varies label may remain but the depiction should go to within 100 feet or to centerline if further than 100 feet.

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.

- 20.30.270. 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 Soldotna does not meet the specified requirements for the application and consideration of different standards.

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: Asking for concurrence for soils analysis report due to the previous plat's report and require additional plat notes.

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.

- 20.60.080. 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: Not required per the City of Soldotna Resolution No. PZ2022-015.

- 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.

- "No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."

- Include a plat note to clarify the 15 foot utility easement per R1 is “centered on existing power poles including pole, anchors, and guys.
- Add a plat note for any new easements being granted if clarification is needed.
- Add a plat note for any new easements granted by recorded document since the title report was prepared.
- If concurrence is granted by the Plat Committee add, “Pace’s Pleasant Haven Subdivision Addition No. 3, Plat KN 2022-31, had a soils analysis report prepared for Lot 4 and found the soil conditions unsuitable for conventional onsite wastewater treatment and disposal systems. A new soils report was not required for Lot 4A and the parent subdivision soils report is available from the Kenai Peninsula Borough.

The recording district shall be added to notes 4-6.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Additional documentation for signatures is required and updates to signature lines may be required. Staff is working with the owner for the documentation. Add which former lot the trust and LLC is signing on behalf of. Comply with 20.60.190.

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.

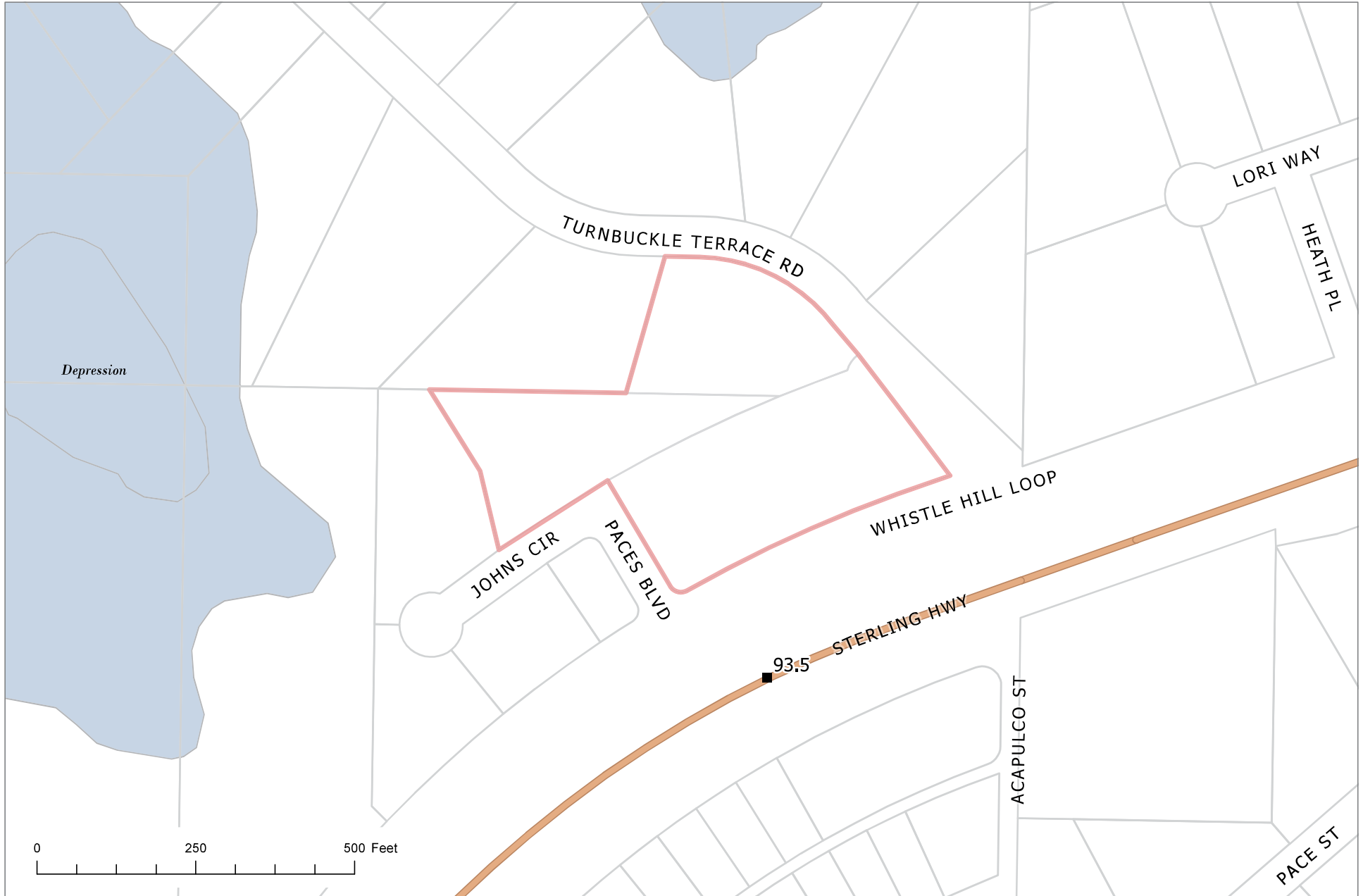
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

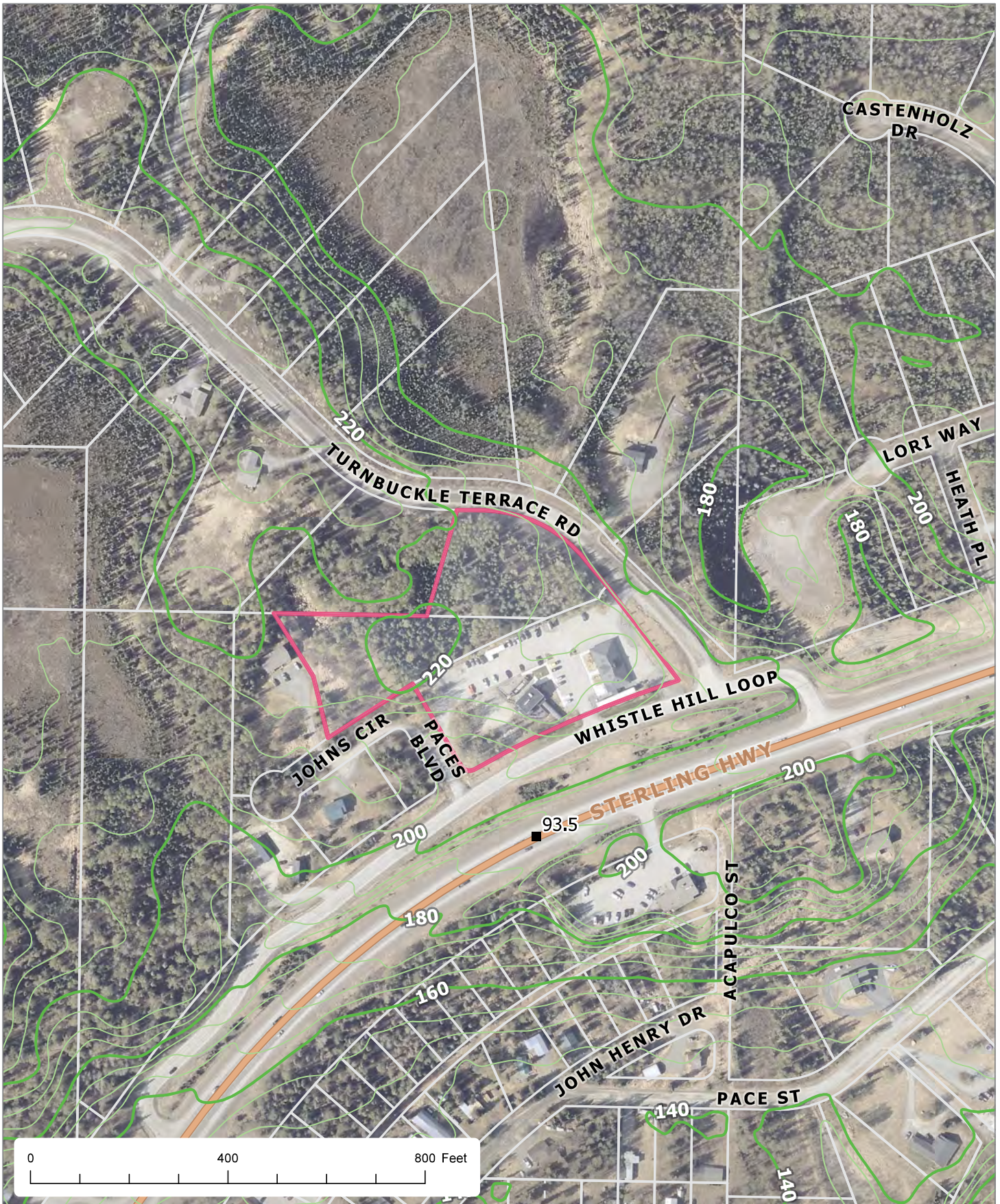
END OF STAFF REPORT



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.



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.



PACE'S UNSURVEYED REMAINDER 82 ACRES ±

CW 1/4
SEC 26
(237-3)

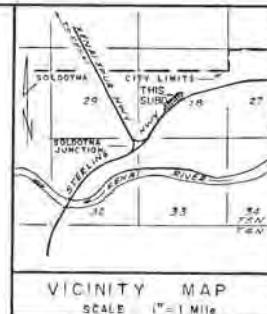
R E STIRITZ
Deeds Bx 56 P 69

N 89° 55' W ~ 303.40

50° 06' E ~ 623.00

E. C. PACE (undeveloped)

L. HEATH (undeveloped)



LEGEND AND NOTES

- Found official survey brass cap monument
- Found 3/8" steel rod
- Set 1" Al. Cap
- ⊥ Set 1/2" x 16" steel rod (re-bar) at all other lot corners

The N-S center line of Section 28 is the base line for this survey, with the bearing of S 0° 06' E.

LEGAL DESCRIPTION:

COMMENCING FROM THE CENTER X CORNER OF SECTION 28, T5N, R10W, S.M., ALASKA, FOUND OFFICIAL SURVEY MONUMENT, THIS BEING THE TRUE POINT OF BEGINNING, THENCE S 0° 06' E-79.30 FEET ALONG THE N-S CENTER LINE OF SECTION 28 TO A POINT ON THE NORTHERLY EDGE OF THE STERLING HIGHWAY RIGHT OF WAY, BEING 150 FEET FROM CENTER LINE OF SAID HIGHWAY, THENCE S 69° 47' 30" W-309.41 FEET ALONG SAID R/W TO THE POINT OF CURVE, THENCE CONTINUE ALONG SAID R/W ON A CURVE WHOSE CENTRAL ANGLE IS 74° 27' AND RADIUS IS 2,059.89 FEET FOR A DISTANCE OF 964.05 FEET TO A POINT, THENCE N 45° 51' W-33.23 FEET TO A POINT, THENCE N 0° 03' W-286.24 FEET TO A POINT, THENCE N 9° 57' E-3930 FEET TO A POINT ON THE WEST EDGE OF A 50 FOOT RADIUS TURN AROUND, THENCE AROUND THE NORTH EDGE OF 50 FOOT RADIUS TURNAROUND A DISTANCE OF 90.01 FEET TO THE POINT OF INTERSECTION WITH THE NORTH EDGE OF STREET ON A CURVE WHOSE CENTRAL ANGLE IS 74° 27' AND RADIUS IS 2769.89 FEET A DISTANCE OF 735.73 FEET TO THE POINT OF INTERSECTION WITH A 50 FOOT RADIUS TURNAROUND, THENCE ALONG THE NORTH EDGE OF 50 FOOT RADIUS A DISTANCE OF 149.40 FEET TO A POINT, THENCE N 0° 06' E-180.00 FEET TO A POINT ON THE N-S CENTER LINE OF SECTION 28, THENCE S 0° 06' E-28.21 FEET TO THE TRUE POINT OF BEGINNING, THUS EMBRACING 5.469 ACRES OF LAND MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE Oct 14, 69 E. C. Pace James R. R.
OWNER

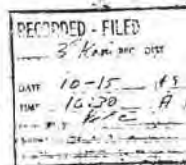
NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SHOWN BEFORE ME THIS 14th DAY OF Oct, 1969.

MY COMMISSION EXPIRES July 1, 1970
Edw. S. Best
NOTARY PUBLIC FOR ALASKA

Plat approved by the KENAI PENINSULA BOROUGH planning commission this 6th day of Oct, 1969

George A. Rawson
Chairman



PACE'S PLEASANT HAVEN SUBDIVISION, ADDITION NO.1

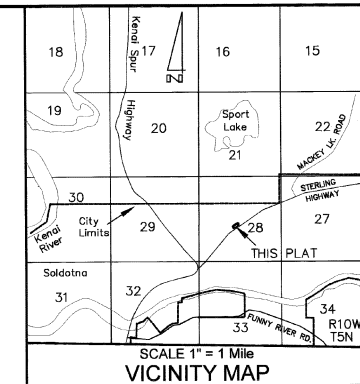
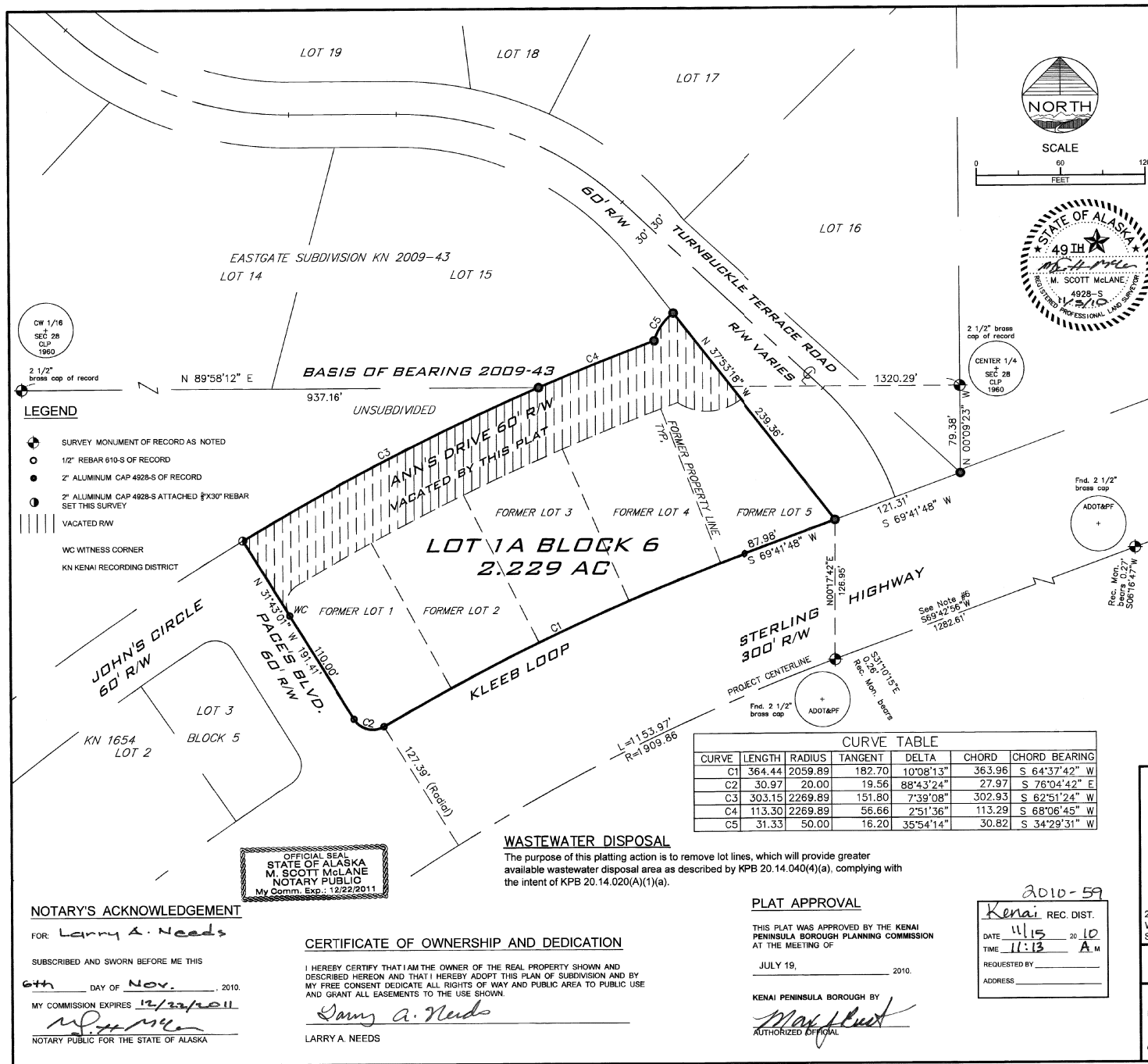
E. C. PACE, owner
Box 386, Soldotna, Alaska.

5.469 ACRES SITUATED IN THE NE 1/4 SW 1/4 SEC. 28, T5N, R10W, S.M. AND IN SOLDOTNA, ALASKA.

SURVEYED AND PREPARED BY: S.S. McLANE, R.L.S.

DATE OF SURVEY
July 14, 1969 To July 31, 1969

SCALE
1" = 100'



NOTES

- 1) WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 2) NO DIRECT ACCESS TO STATE MAINTAINED ROWS PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- 3) NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 3) DEVELOPMENT WITHIN THIS SUBDIVISION IS REGULATED BY TITLE 17 ZONING CODE CITY OF SOLDOTNA.
- 4) THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF ANN'S DRIVE 60 R/W AT THE MEETING OF JULY 19, 2010 KPB FILE NO. 2010-090.
- 5) THE STERLING HIGHWAY RIGHT OF WAY AND KLEEB LOOP RIGHT OF WAY WAS DETERMINED FROM PLATS OF RECORD KN 2009-43, KN1654 AND ADOT&PF RIGHT OF WAY MAP STERLING HIGHWAY MILE 79 TO 84 SHEETS 8 AND 9 AND THE MONUMENTS RECOVERED AND SHOWN HEREON.
- 6) ADOT&PF STERLING HIGHWAY PROJECT CENTERLINE SHOWN IS BETWEEN THE COMPUTED POSITIONS DETERMINED FROM TIES SHOWN TO THE RECOVERED ADOT&PF MONUMENTS AND NOT BETWEEN THE MONUMENTS.
- 7) THIS PLAT WAS PREPARED FROM DATA OF RECORD KN 1654 AND KN 2009-43 AND NO ADDITIONAL FIELD SURVEY WAS PERFORMED THIS DATE EXCEPT TO SET NW CORNER OF LOT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	364.44	2059.89	182.70	10°08'13"	363.96	S 64°37'42" W
C2	30.97	20.00	19.56	88°43'24"	27.97	S 76°04'42" E
C3	303.15	2269.89	151.80	7°39'08"	302.93	S 62°51'24" W
C4	113.30	2269.89	56.66	2°51'36"	113.29	S 68°06'45" W
C5	31.33	50.00	16.20	35°54'14"	30.82	S 34°29'31" W

WASTEWATER DISPOSAL

The purpose of this platting action is to remove lot lines, which will provide greater available wastewater disposal area as described by KPB 20.14.040(4)(a), complying with the intent of KPB 20.14.020(A)(1)(a).



NOTARY'S ACKNOWLEDGEMENT

FOR: Larry A. Needs

SUBSCRIBED AND SWORN BEFORE ME THIS

6th DAY OF Nov., 2010.

MY COMMISSION EXPIRES 12/22/2011

NOTARY PUBLIC FOR THE STATE OF ALASKA

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 WAY AND PUBLIC AREA TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Larry A. Needs

LARRY A. NEEDS

PLAT APPROVAL

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

JULY 19, 2010.

KENAI PENINSULA BOROUGH BY

Max J. Pelt
AUTHORIZED OFFICIAL

2010-59
Kenai REC. DIST.
DATE 11/15/2010
TIME 11:13 AM
REQUESTED BY
ADDRESS

PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 2

(A RESUBDIVISION OF PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 1 LOTS 1-5 BLOCK 6 & THE VACATION OF ANN'S DRIVE 60' R/W KN 1654)

LARRY NEEDS, OWNER
P.O. BOX 3742
SOLDOTNA, AK 99669

LOCATION

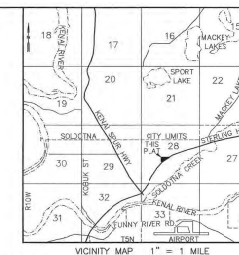
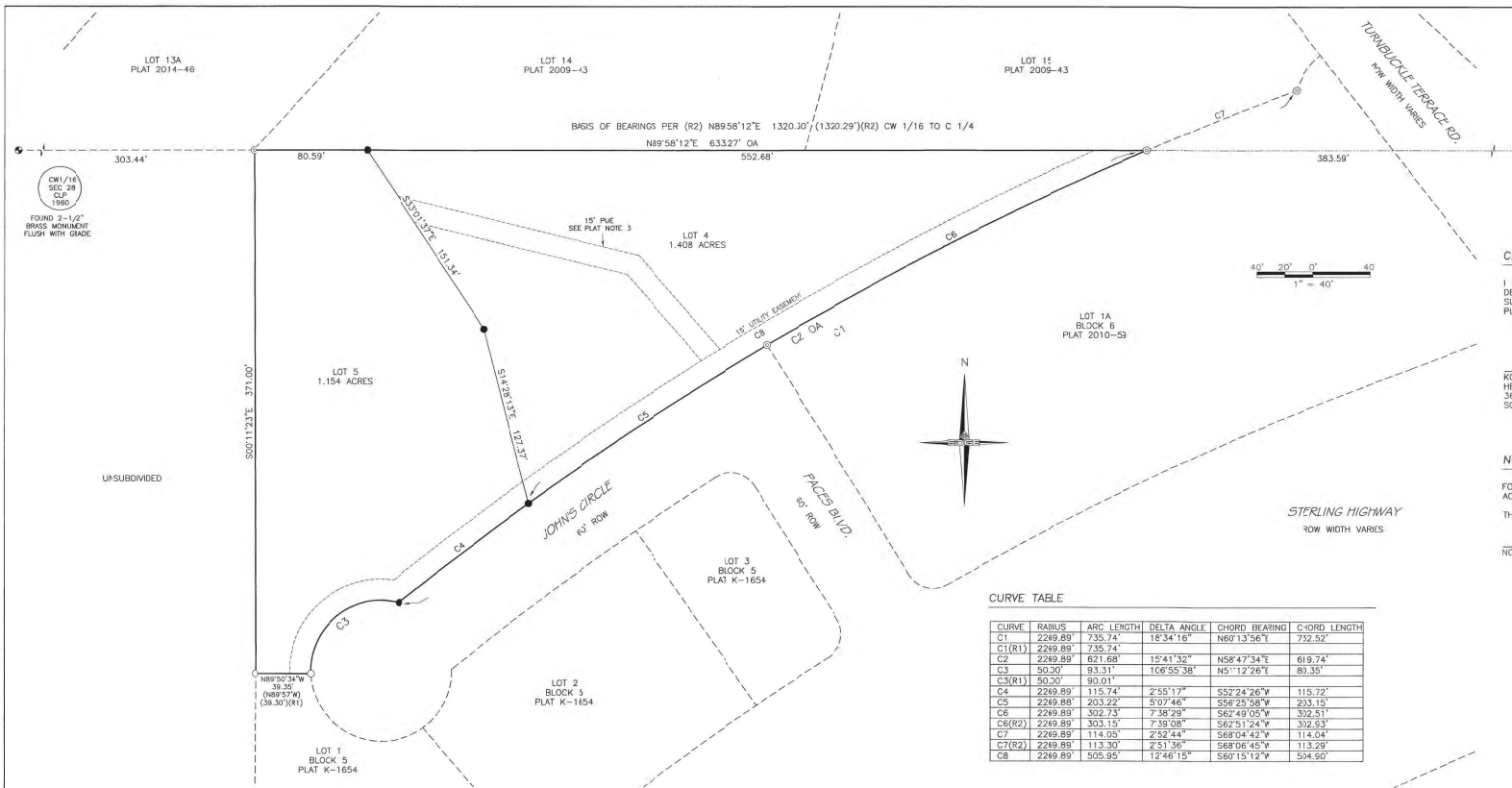
2.229 AC. M/L SITUATED IN THE NE 1/4 SW 1/4 SECTION 28, T. 5 N., R. 10 W., S. M., AK AND THE KENAI PENINSULA BOROUGH IN THE CITY OF SOLDOTNA AND THE KENAI RECORDING DISTRICT.

SCALE	DATE	BOOK NO.	DRAWN BY
1" = 60'	NOV. 2010	03-21	BGB
PROJECT NO.		PROJECT NO.	
102007		KPB FILE NO.	
2010-088			



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-5265
WWW.MCLANECONG.COM

PROJECT NO.
102007
KPB FILE NO.
2010-088



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KOA FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF KOA FAMILY TRUST 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.

KOA FAMILY TRUST
HENRY KRULL, CO-TRUSTEE
36156 TROMOLO CIRCLE
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: HENRY KRULL
ACKNOWLEDGED BEFORE ME
THIS 30th DAY OF May, 2022
NOTARY PUBLIC SIGNATURE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2249.89'	735.74'	18°34'16"	N89°13'56"E	732.52'
C1(R1)	2249.89'	735.74'	18°34'16"	N89°13'56"E	732.52'
C2	2249.89'	621.68'	15°41'32"	N58°47'34"E	619.74'
C3	50.30'	93.31'	106°55'38"	N5°12'28"E	80.35'
C3(R1)	50.30'	90.01'	2°55'17"	S52°24'26"W	115.72'
C4	2249.89'	115.74'	2°55'17"	S52°24'26"W	115.72'
C5	2249.89'	203.22'	5°07'46"	S54°25'58"W	223.15'
C6	2249.89'	302.73'	7°38'29"	S67°49'05"W	302.51'
C6(R2)	2249.89'	303.15'	7°39'08"	S67°51'24"W	302.93'
C7	2249.89'	114.00'	2°52'44"	S68°04'42"W	114.04'
C7(R2)	2249.89'	113.30'	2°51'36"	S68°06'45"W	113.29'
C8	2249.89'	505.95'	12°46'15"	S69°15'12"W	504.90'

LEGEND

●	FOUND PRIMARY MONUMENT AS REFERENCED	—	SUBDIVISION BOUNDARY
○	FOUND SECONDARY MONUMENT 1/2" REBAR	---	INTERIOR LOT LINE
⊙	FOUND SECONDARY MONUMENT 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED LS 4928-5	----	ADJACENT PROPERTY LINE
●	SET SECONDARY MONUMENT 5/8" x 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2022	-----	EASEMENT
●		OA	MONUMENT TIE
		(R#)	OVERALL
			RECORD DATA, SEE REFERENCE

REFERENCES

- (R1) PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 1, PLAT NO. K-1654, KENAI RECORDING DISTRICT
(R2) PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 2, PLAT NO. 2010-59, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 28, 2022.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

NOTES

- THIS SUBDIVISION IS SUBJECT TO CITY OF SOLDOTNA ZONING REGULATIONS.
- THE FRONT 15 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.
- THIS PLAT GRANTS A 15' UTILITY EASEMENT CENTRED ON EXISTING POWER POLES, TO INCLUDE POLES, ANCHORS AND GUYS.
- WASTE WATER DISPOSAL: SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL, ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATIVE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOLS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATIVE, ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER

CFC421
LICENSE NUMBER

6-1-22
DATE

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, 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 OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2022-013

PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 3

A SUBDIVISION OF
N1/2 N1/2 NE1/4 SW1/4
T5N R10W S1M
EXCLUDING THE WEST 303.4 FEET AND
PACE'S PLEASANT HAVEN ADDITION NO. 1

OWNERS:
KOA FAMILY TRUST
36156 TROMOLO CIRCLE
SOLDOTNA, ALASKA 99669

LOCATED WITHIN SW 1/4 SECTION 28,
T5N, R10W, S1M
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF SOLDOTNA
CONTAINING 2.562 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5595 Fax (907) 344-7794
NECL# 1392

DRAWN BY:	DATE:	PROJECT:
JY	05/23/2022	21-630
CHECKED BY:	SCALE:	SHEET:
WA	1" = 40'	1 OF 1

Page 1 of 1

CITY OF SOLDOTNA

PLANNING & ZONING COMMISSION MINUTES

NOVEMBER 2, 2022, 5:30 P.M.

CITY COUNCIL CHAMBERS, SOLDOTNA, ALASKA

REGULAR MEETING

CALL TO ORDER & PLEDGE OF ALLEGIANCE

A Regular Meeting of the Soldotna Planning and Zoning Commission was held on November 2, 2022. Chair Vadla called the meeting to order at 5:30 p.m.

There were present:

Kaitlin Vadla, Chair
Mark Burton
Charlene Tautfest

Sonja Barbaza
Dennis Murray

[Informational note: Sonja Barbaza arrived at 5:40 after approval of the agenda]

Comprising a quorum of the Commission.

There were absent:

Jenny Smithwick-Aley
Thomas Anderson

Also in attendance were:

Dave Carey, City Council Ex-Officio
John Czarnezki, Director of Economic Development and Planning Department
Jennifer Hester, Associate Planner

APPROVAL OF THE AGENDA

The agenda was approved without objection.

APPROVAL OF THE MINUTES

The October 5, 2022 meeting minutes were approved without objection.

NEW BUSINESS

Resolution PZ 2022-014 – Recommending Approval of the Slikok Creek Alaska Subdivision Moore Replat

MOTION: Commission Member Burton moved to approve Resolution PZ 2022-014.

Associate Planner Hester summarized the written staff report.

Commissioner Burton inquired as to the access point for the rear utility easement.

Associate Planner Hester stated it is off Katmai Street based on the parent plat.

Chair Vadla asked if the rear yard easement was the easement that staff deemed unnecessary.

Associate Planner Hester stated that the easement staff believed unnecessary was on the preliminary plat, plat note number 3. This easement is along the right-of-way in the front yard.

Director Czarnezki stated that it was likely a mistake by the surveyor in that it is a generic plat note from previous plats. The existing utility easement in the rear yard provides access to utilities. If it wasn't an error, it was believed to be unnecessary. Staff made note to call attention to the Kenai Peninsula Borough.

Chair Vadla inquired if similar configurations of lot lines have occurred within the City.

Commissioner Murray inquired if the easement is for electric as well as other utilities.

Director Czarnezki stated that the utility easement is for all utilities. Staff's comment is not a condition on the resolution, but to call attention to the Kenai Peninsula Borough. The Borough may know of a requirement for the front yard easement, but staff was unaware if it was necessary. Director Czarnezki stated the existing development is already served by utilities, to add an extra ten-feet of easement seems unnecessary.

Commissioner Murray expressed his concern that Lot 7A would not have access to the utility easement.

Director Czarnezki stated there is no easement on the adjoining parcels along the right-of-way. However, Lot 7A would be disjoined from the rear utility easement and would need to be granted access to the rear yard through Lot 6A for the existing utilities.

Chair Vadla inquired as to what utilities are in the easement.

Director Czarnezki stated staff is unsure what utilities, be it gas, electric or phone, that are present.

Commissioner Murray expressed his concern that by approving the replat, that a condition for an easement to be granted across Lot 6A to the landlocked Lot 7A.

MOTION TO AMEND: Commissioner Murray moved to amend Resolution PZ 2022-014 as follows:

To provide an easement across Lot 6A to allow Lot 7A access to utilities on the backside of the property.

VOTE ON MOTION TO AMEND:

Yes: Barbaza, Burton, Murray, Tautfest, Vadla

No: None

Absent: Anderson, Smithwick-Aley

MOTION PASSED: 5 Yes, 0 No, 2 Absent

Chair Vadla asked for public comment. With no one wishing to speak, the item was back before the Commission.

VOTE ON MOTION:

Yes: Barbaza, Burton, Murray, Tautfest, Vadla

No: None

Absent: Anderson, Smithwick-Aley

MOTION PASSED: 5 Yes, 0 No, 2 Absent

Resolution PZ 2022-015 – Recommending Approval of the Pace's Pleasant Haven 2022 Replat

MOTION: Commission Member Burton moved to approve Resolution PZ 2022-015.

Associate Planner Hester summarized the written staff report.

Commissioner Murray stated that the solar farm is currently being constructed.

Chair Vadla inquired if the reason to combine lots is for ease of construction.

Associate Planner Hester stated staff discussed with the owners Soldotna Municipal Code requirement of parking that serves a parcel be located on the parcel unless there is a legally recorded cross parking agreement. The same process to legally record a parking agreement

would have also been required for an access agreement between the parcels. This is because the intended access for the development on Lot 15 is from Whistle Hill Loop.

Director Czarnezki stated that the addressing would be from Whistle Hill Loop, which plays into their development.

Commissioner Murray inquired if the existing parking lot would be sufficient after further development.

Associate Planner Hester stated that with additional developments staff reviews code in a site plan review. The parking needs expand as development expands. With each square-footage of retail space that increases, the parking needs increase. The owners plan to develop additional parking areas on the existing Lot 15.

VOTE ON MOTION:

Yes: Barbaza, Burton, Murray, Tautfest, Vadla

No: None

Absent: Anderson, Smithwick-Aley

MOTION PASSED: 5 Yes, 0 No, 2 Absent

REPORTS

Council Member Carey reported Council is thrilled with the reality the community approved the Field House. Additionally, the bond issues for the school district will make a significant improvement to the quality of education for the staff and the students.

Council Member Carey also stated that with the money coming from the Federal Government for infrastructure improvements, there will be more direct & indirect assistance, such as work force development. We will need to find the people to do the work necessary. Quality of life will be enhanced, but finding the people will be difficult. This will take focused development and integration. One project to think about is staffing in order to build up and build out. The City will look at how we can work together to accomplish the goals in the timeline with financial efficiency. The small community lets us depend on each other for development. The boundaries of the City, although small, serve many non-residents who have commercial interests inside of City Limits.

Council Member Carey expressed his gratitude and how impressed he is with the Commissioners in giving up their time to serve. The thoroughness and knowledge the commissioners bring to the meeting is impressive, noting Commissioner Murray as an example. The staff does a huge amount of work and are well trained in order to provide information to the Commission. He closed his statement with an encouragement to vote.

Director of ED & P Czarnezki reported that there is a work session immediately after the meeting tonight. He also stated there are two Planning and Zoning Commissioner terms coming up for renewal and encourages those two seats to reapply.

COMMISSION COMMENTS

Commissioner Dennis inquired as to the zoom attendance.

Associate Planner Hester stated she is able to see the attendance and the only person is Charlene tonight. The live streaming is published online so that the meeting is archived and can be streamed after the fact. The Clerk's Office has mentioned some meetings do have a number of streams of the published, archived meetings.

Commissioner Burton expressed his gratitude for the work that is done for and during the meetings.

Commissioner Barbaza thanked Council Member Carey for his work and for being a mentor.

Chair Vadla commented that the commission is able to invite others to sit during the work sessions to help plan the future of the City. The challenge is that the Ordinances are not always in line with the vision. Finding the balance can be difficult.

Chair Vadla inquired as to the public input on design and needs of the field house.

ADJOURNMENT

There being no further business to come before the Commission, Chair Vadla adjourned the November 2, 2022 Planning & Zoning Commission meeting at 6:05 p.m. The work session for Downtown Land Use & Zoning began directly after the regular meeting. The work session ended at 7:25. The next regular meeting is scheduled for 5:30 p.m. on December 7, 2022.

Jennifer Hester, Associate Planner

Approved by the Commission: _____

unapproved

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2022-015

A RESOLUTION RECOMMENDING APPROVAL OF
PACE'S PLEASANT HAVEN 2022 REPLAT

WHEREAS, the attached plat for the Pace's Pleasant Haven 2022 Replat was referred to the City of Soldotna Planning and Zoning Commission, and initially received from Edge Survey and Design LLC. on September 28, 2022; and

WHEREAS, the City of Soldotna Planning and Zoning Commission find:

1. The Pace's Pleasant Haven 2022 Replat combines Lot 1A, Lot 15, and a portion of Lot 4 to create Lot 1B. Lot 4 is reduced in size by 2,614 square feet and becomes Lot 4A;
2. The parent plat includes Lot 1A, which is 97,139 square feet in size, Lot 4, which is 64,469 square feet in size, and Lot 15, which is 59,024 square feet in size;
3. The three existing lots are owned by the applicant, Whistle Hill LLC;
4. Lot 4 and Lot 15 are vacant, and Lot 1A contains an eating and drinking establishment, a retail store and a coffeehouse;
5. The plat creates Lot 1B, which is 159,038 square feet in size, and Lot 4A, which is 58,719 square feet in size;
6. The property is zoned Commercial;
7. The surrounding zoning to the north is Commercial and Rural Residential and surrounding zoning to the east, south and west is Commercial;
8. Municipal water is not available. Municipal sewer is not available, but expansion of service is planned;
9. Lot 1B has access from Whistle Hill Loop, Turnbuckle Terrace Road and Paces Boulevard. Lot 4A has access from Johns Cricle and Paces Boulevard;
10. The plat does subdivide property within a public improvement district subject to special assessments. At this time, no assessments have been made. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
11. An installation or subdivision agreement is not required;
12. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 19 notices to property owners within 300 feet notifying them of the proposed action;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Pace's Pleasant Haven 2022 Replat subject to findings as stated above.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 2nd DAY OF NOVEMBER, 2022.

Kaitlin Vadla, Chair

ATTEST:

Jennifer Hester, Associate Planner

Yes: Barbaza, Burton, Murray, Tautfest, Vadla
No: None
Absent: Anderson, Smithwick-Aley

TO: Planning and Zoning Commission
THROUGH: John Czarnecki, Director of Economic Development & Planning
FROM: Jennifer Hester, Associate Planner
DATE: October 6, 2022
SUBJ: Resolution PZ 2022-015 Recommending Approval of the Pace's Pleasant Haven 2022 Replat

GENERAL INFORMATION

Applicants: Henry Krull Jason Young
Whistle Hill LLC Edge Survey
36156 Tremolo Cir P.O. Box 208
Soldotna, AK 99669 Kasilof, AK 99610

Legal descriptions: T 5N R 10W SEC 28 SEWARD MERIDIAN KN 2009043
EASTGATE SUB LOT 15

T 05N R 10W SEC 28 SEWARD MERIDIAN KN 2010059
PACES PLEASANT HAVEN SUB ADDN 2 LOT 1A BLOCK 6

T 05N R 10W SEC 28 SEWARD MERIDIAN KN 2022031
PACES PLEASANT HAVEN SUB ADDN 3 LOT 4

Parcel IDs: 059-012-18 (Lot 15)
059-260-11 (Lot 1A)
059-260-12 (Lot 4)

Physical Addresses: 43544 Whistle Hill Loop (Lot 15)
43546 Whistle Hill Loop (Lot 15)
43540 Whistle Hill Loop (Lot 1A)
43550 Whistle Hill Loop (Lot 1A)
43556 Whistle Hill Loop (Lot 1A)
231 Johns Circle

Location: Whistle Hill Loop spanning the area from Paces Boulevard to Turnbuckle Terrace Road

Size of Existing Lots: 1.36 acres (Lot 15)
2.23 acres (Lot 1A)
1.408 acres (Lot 4)

Size of Proposed Lots: 3.651 acres (Lot 1B)
1.348 acres (Lot 4A)

Zoning: Commercial

Existing Land Use: Hydroponic retail and personal services will be on the northern portion of proposed Lot 1B

An eating and drinking establishment, a coffeehouse, a retail store and a B&B already exist on the southern portion of proposed Lot 1B

A solar farm will be developed on proposed Lot 4A

**Surrounding Land Use
and (Zoning):**

North:	Rural Residential Commercial	Vacant Residential Dwelling
South:	Commercial	Eating & Drinking Establishment
East:	Commercial	Undeveloped
West:	Commercial	Office Building Multi-Family Residential Housing

**Kenai River Overlay
District (KROD):**

The property does not contain land within the KROD.

Utilities:

The property is not served by municipal sewer or sewer.
Plans for a Special Assessment District are in place for municipal sewer.

Access:

Whistle Hill Loop provides access to Lot 1B via a constructed driveway.

Paces Boulevard provides access to Lot 1B and Lot 4A via constructed driveways.

Turnbuckle Terrace provides access to 1B.

John Circle provides access to Lot 4A.

BACKGROUND INFORMATION

The proposed preliminary plat creates two parcels from three existing parcels. This is accomplished by combining two parcels, Lot 1A and Lot 15, and a portion of Lot 4 into a single new lot (Lot 1B). Lot 4 is reduced in size and becomes Lot 4A.

The parcels are zoned Commercial, as are the surrounding parcels to the north, east, south and west. A portion of the parcels to the north are in the Rural Residential District. Lot 4 is vacant with plans to develop a solar farm. Lot 15 is vacant with plans to develop a hydroponic farm and retail as well

as a structure that will contain personal services. Lot 1A is developed with an eating & drinking establishment, a coffeehouse and a retail store. Future plans include the development of Lot 1A with a B&B. Soldotna Municipal Code (SMC) 17.10.330 requires parking to be located on the same lot as the use the parking serves. The proposed lot combination would negate the requirement for a cross parking agreement and comply with SMC.

Legal access to proposed Lot 1B is from Whistle Hill Loop, Paces Boulevard and Turnbull Terrace Road. Legal access to proposed Lot 4A is from Paces Boulevard and Johns Circle

All three lots are owned by the applicant. Authority to review and approve proposed vacations, abbreviated subdivision plats, subdivision plat waivers, and preliminary plats showing a subdivision of land within the corporate boundary of the City of Soldotna is provided by AS 29.40.010 and Kenai Peninsula Borough (KPB) code 20.25.050, and is codified within Soldotna Municipal Code (SMC) 16.10.040.

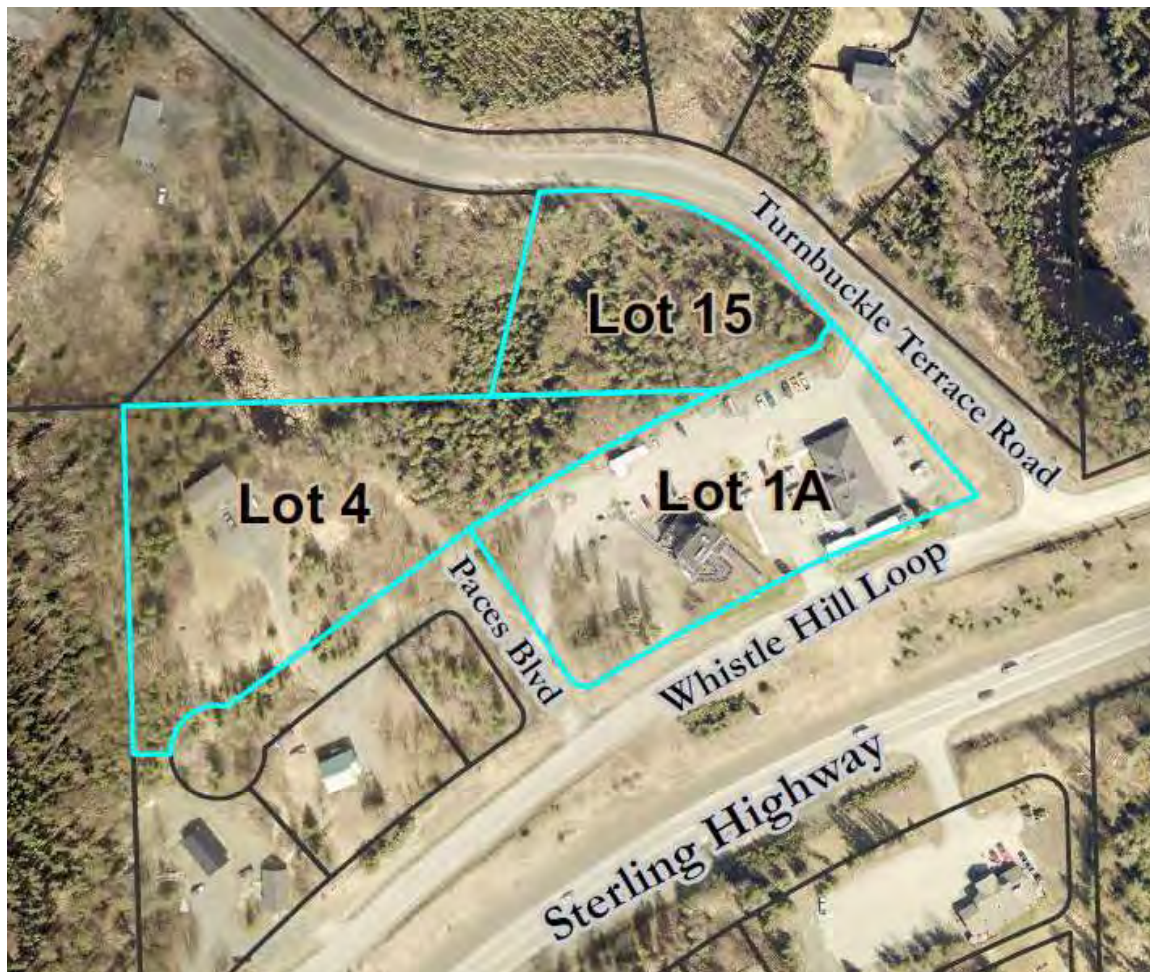


Figure 1. Three subject lots, Lot 1A, Lot 4, and Lot 15, to be combined into two parcels.

ANALYSIS

Commercial District

The intent of the Commercial District is to provide an area that is convenient, visually pleasing, contributes to the economic welfare of the community, and allows a wide range of general business and other compatible uses. Both lots 1B and 4A would be zoned Commercial. The preliminary plat meets all the following general standards for the Commercial District, which can be found under Section 17.10.265 of the SMC and are summarized in the table below:

Commercial District					
Standard		Required	Provided		Standard Met?
			Lot 1B	Lot 4A	
Minimum Lot Size;		See note*	3.651 acres	1.348 acres	YES
Minimum Lot Width		See note*	402 ft.	248 ft.	YES
Maximum Lot Coverage		30%	No structure	3%	YES
Maximum Building Height		48 ft.	No structure	<48 ft.	YES
Minimum Yard Setback	Front:	See note*	No structure	10 ft.°	YES
	Back:			85 ft.°	
	Side:			80 ft.°	

*area, width, coverage and yard setback requirements shall be governed by off-street parking, loading, landscaping, building, and fire code requirements

°Approximate distances based on staff overlay of the submitted plat with imagery

STAFF COMMENTS

This plat is a redistribution of land from three lots into two. No exceptions are being requested.

The plat was circulated to City Staff for review and comments.

Nineteen notices were mailed on October 6, 2022 to neighboring property owners within 300 feet. No comments had been received at the time this report was drafted.

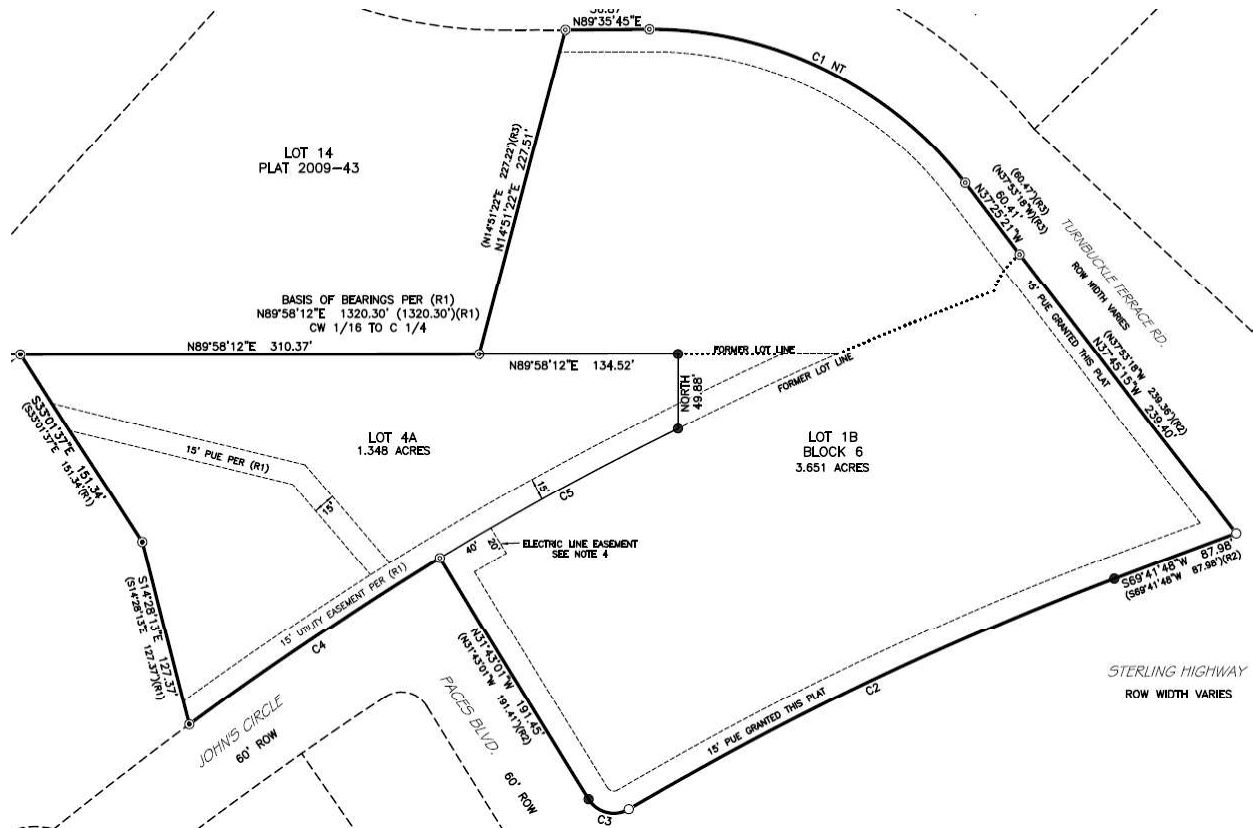


Figure 2. Preliminary plat proposes to recombine areas from three parcels into two parcels.

STAFF RECOMMENDATION

Staff finds the preliminary plat for the Pace's Pleasant Haven 2022 Replat meets the general standards of the Soldotna Municipal Code, and therefore recommends approval.

Resolution PZ 2022-015 has been provided for your use, and would recommend approval to the Kenai Peninsula Borough.

Attachments:

- A. Location Map
- B. Preliminary Plat, Pace's Pleasant Haven 2022 Replat
- C. Parent Plat, Pace's Pleasant Haven Subdivision No. 3
- D. Parent Plat, Pace's Pleasant Haven Subdivision No. 2
- E. Parent Plat, Eastgate Subdivision



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

PRELIMINARY PLAT SUBMITTAL FORM

☒ **PRELIMINARY PLAT** ☐ **REVISED PRELIMINARY PLAT (no fee required)**

☐ **PHASED PRELIMINARY PLAT** ☐ **PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION**

– all requirements of chapter 20, excluding 20.30.210 and 20.50 apply and must be met.

SUBDIVISION PLAT NAME: must be a unique name, contact staff for assistance if needed.

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PROPERTY INFORMATION:

legal description	Lot 15 plat 2009-43 and Lot 1A and 4 plat 2022-31
Section, Township, Range	T5N R10W Section 28
General area description	East Soldotna
City (if applicable)	Soldotna
Total Acreage	5

SURVEYOR

Company: Edge Survey	Contact Person: Jason Young
Mailing Address: PO Box 208	City, State, Zip Kasilof, AK 99610
Phone: 907-283-9047	e-mail: jason@edgesurvey.net

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER ☒ on site ☐ City ☐ community

WATER ☒ on site ☐ City ☐ community

SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.

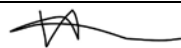
- ☐ 1 – full size paper copy
- ☐ 7 – reduced sized drawing (11 x 17)
- ☐ preliminary plat NON-REFUNDABLE submittal fee \$400
- ☐ City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- ☐ certificate to plat for ALL parcels included in the subdivision
- ☐ documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ☐ ALL requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

EXCEPTIONS REQUESTED TO PLATTING CODE: A letter, to be presented to the commission, with substantial evidence justifying the requested exception and fully stating the grounds for the exception request, and the facts relied upon, MUST be attached to this submittal.

1. _____ 2. _____ 3. _____

APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

OWNER(s)

Name (printed): Henry G Krull	Signature: 
Phone: 907-398-2930	e-mail: hgkrull@gmail.com

Name (printed):	Signature:
Phone:	e-mail:

Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY _____

DATE SUBMITTED _____

KPB FILE # _____





177 N. Birch St.
Soldotna, AK 99669
Phone: 907.262.9107
Fax: 907.262.1245
www.soldotna.org

CITY OF SOLDOTNA PLANNING AND ZONING COMMISSION

NOTICE OF PRELIMINARY PLAT SUBMISSION

Notice is hereby given that a preliminary plat has been received by the City of Soldotna to combine two lots into one and allocate land from a third lot. You are being sent this notice because you are a property owner within three hundred (300) feet of the proposed plat.

The preliminary plat combines existing lots 1A and 15, and allocates 2,614 ft² from Lot 4 into a new 3.651 acre lot, 1B. The properties are zoned Commercial. A copy of the preliminary plat is enclosed and is described below:

Resolution PZ 2022-015 Recommending Approval of the Pace's Pleasant Haven 2022 Replat.

Although final approval lies with the Kenai Peninsula Borough government, the City of Soldotna Planning and Zoning Commission has first review of any platting applications. The Planning and Zoning Commission meeting is an opportunity for any individual to submit commentary on this plat in person or via other communication methods (see below).

A meeting will be held by the City of Soldotna Planning and Zoning Commission on **Wednesday, November 2, 2022**, commencing at 5:30 p.m. The meeting will be held at 177 N. Birch Street, Soldotna, Alaska 99669.

Anyone wishing to testify may come to the above meeting to give testimony; or may submit a written statement to the attention Jennifer Hester, Associate Planner, City of Soldotna, 177 N. Birch Street, Soldotna, Alaska 99669; faxed to 907-714-1234; or emailed to jhester@soldotna.org

The Zoom Webinar ID is: 845 1108 3895. To join the webinar from a computer visit <https://us02web.zoom.us/j/84511083895> or to join by telephone call 1-669-900-6833

A MAP SHOWING THE PARCEL REPLAT LOCATION IS ON THE BACK OF THIS NOTICE.

A COPY OF THE PROPOSED PLAT IS INCLUDED.

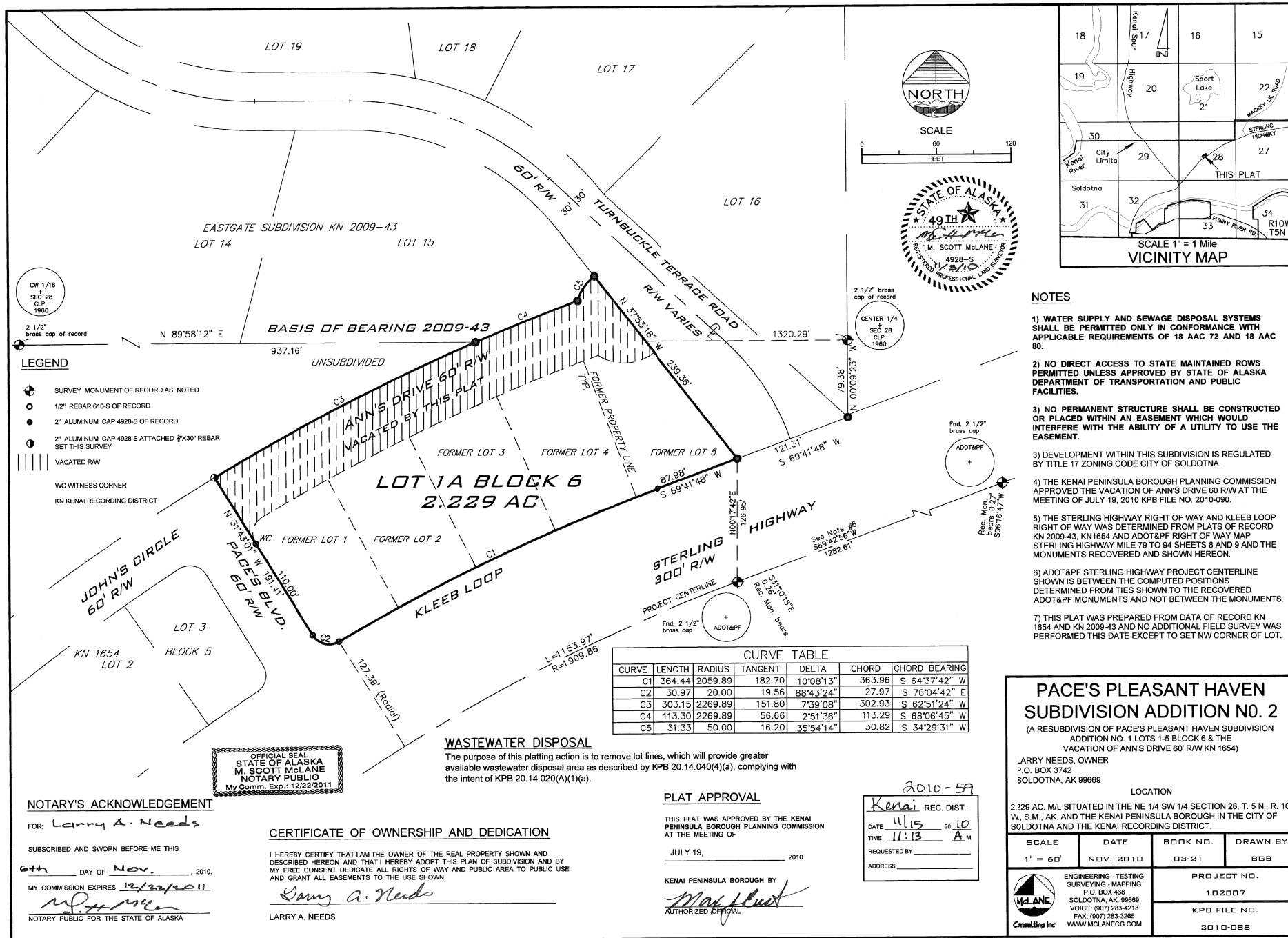
Public Noting List
to Property Owners within 300 ft

OWNER	ADDRESS	CITY STATE ZIP
KOA FAMILY TRUST	36156 TREMOLO CIR	SOLDOTNA, AK 99669
SKINNER MICHELLE E	1838 W TANYA TRL	PHOENIX, AZ 85086
WHISTLE HILL LLC	36156 TREMOLO CIR	SOLDOTNA, AK 99669
SALTENBERGER DAVID F	PO BOX 2743	SOLDOTNA, AK 99669
ALDRIDGE DAKOTAH E	PO BOX 2957	SOLDOTNA, AK 99669
SHRAMEK MARCUS ALAN	PO BOX 140652	ANCHORAGE, AK 99514
KLAWITTER JUSTIN	1812 COCONUT PALM CIR	NORTH PORT, FL 34288
BARAK WILLIAM S Jr	PO BOX 875	STERLING, AK 99672
PRICE MARITAL II TRUST	34862 OLIVE TREE LN	YUCAIPA, CA 92399
BMH PROPERTIES LLC	44989 EDDY HILL DR	SOLDOTNA, AK 99669
JOHN THOMAS LLC	3317 MOUNTAIN VIEW DR	ANCHORAGE, AK 99501
RODRIGUEZ-RINCON JUAN A	43543 STERLING HWY	SOLDOTNA, AK 99669
DAWSON JACOB	36927 JACOBSEN AVE	STERLING, AK 99672
ANDERSON SCOTT E	827 E RIVERSIDE DR APT F140	EAGLE, ID 83616

E4-33



PARENT PLAT



PARENT PLAT

