

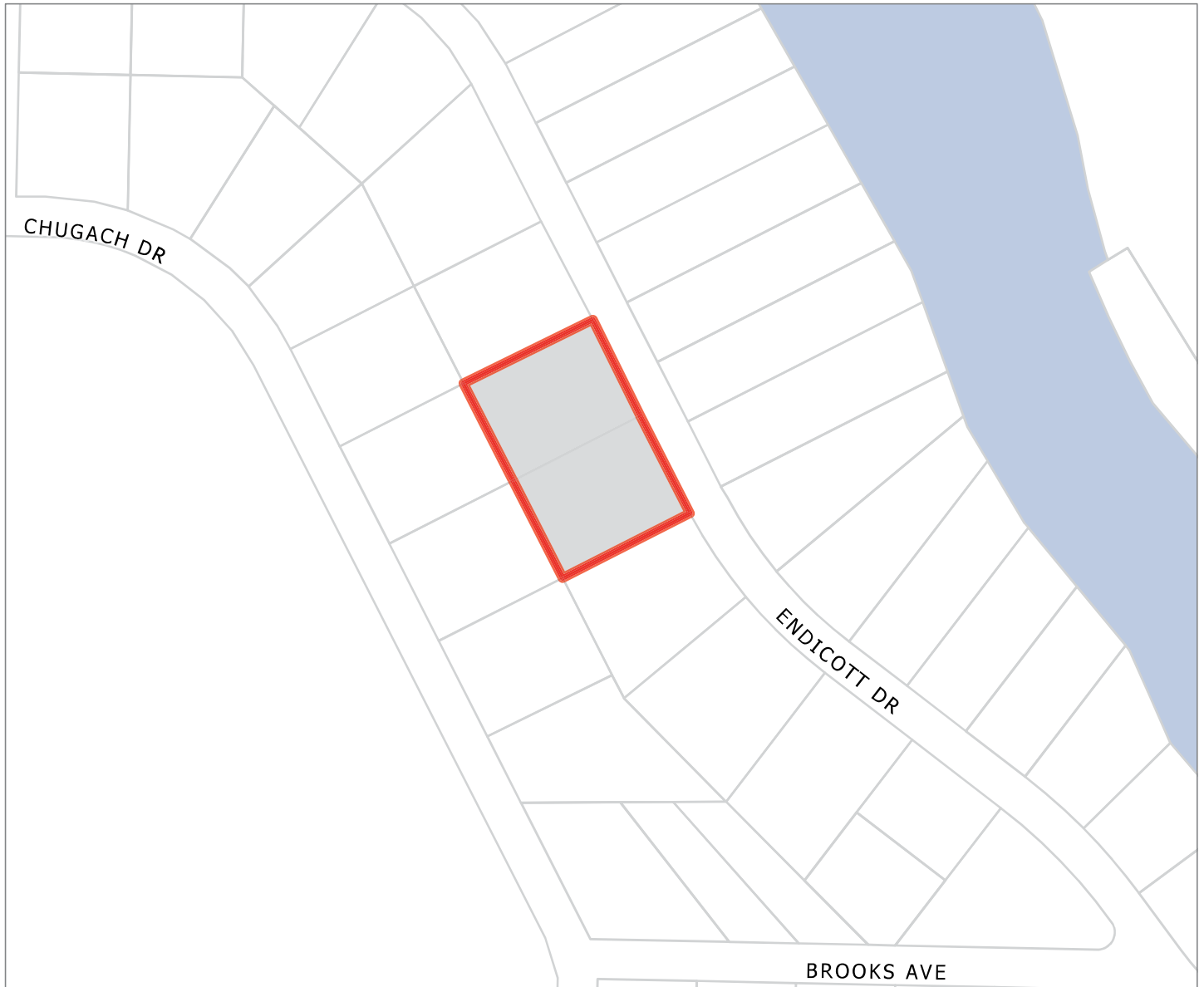
E. NEW BUSINESS

- 3. Silkok Creek Alaska Sub Moore Replat
KPB File 2023-005**



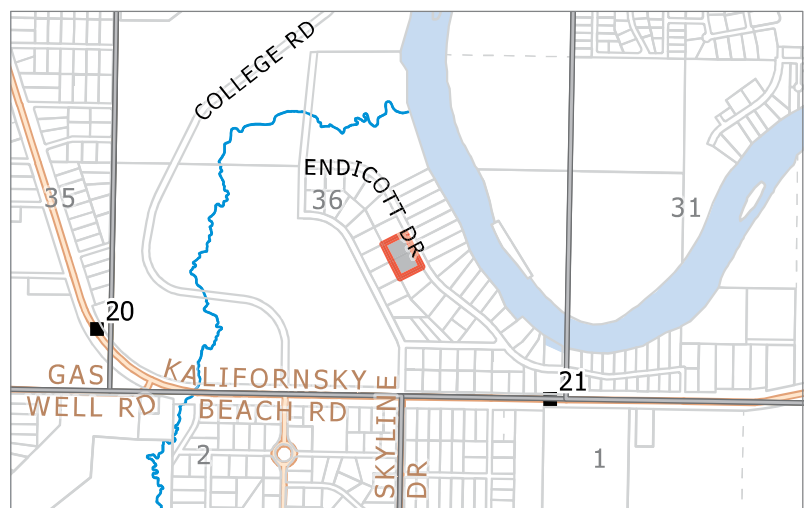
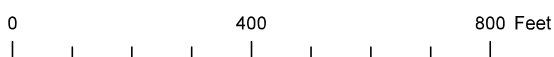
Kenai Peninsula Borough Planning Department

Vicinity Map

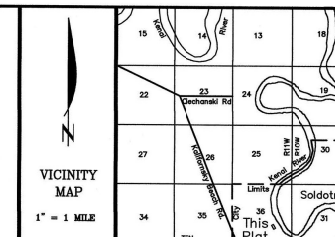


KPB File 2023-005
T 05N R 11W SEC 36
Soldotna

1/13/2023







LEGEND:

- 3 1/4" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT K-1361 KRD

NOTES:

- 1) Basis of bearing taken from Slikok Creek Alaska Subdivision, Plat K-1361, Kenai Recording District.
- 2) This subdivision is subject to City of Soldotna zoning regulations.
- 3) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the 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.
- 4) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

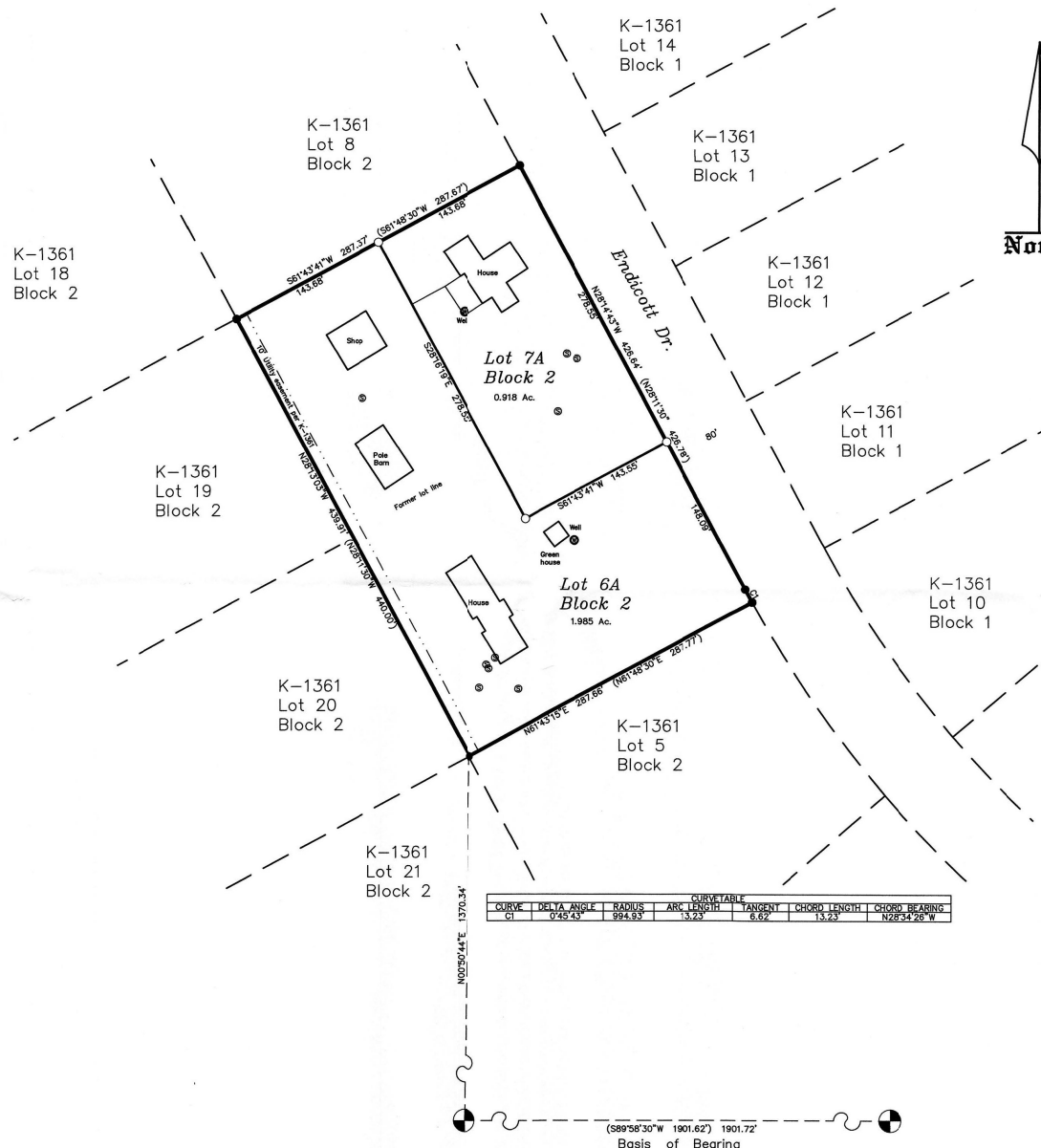
Engineer License No. date



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____



CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
61	0°45'43"	894.93	13.23	8.62	13.23	N29°34'28" W

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

W. MIKEL MOORE ANN M. MOORE
385 ENDICOTT DR.
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

Slikok Creek Alaska Subdivision Moore Replat

A resubdivision of Lots 6 and 7 Block 2 Slikok Creek Alaska Subdivision, Plat K-1361, Kenai Recording District.
Located within the SE1/4 SE1/4 Section 36, T5N, R11W, S.M., City of Soldotna, Kenai Peninsula Borough, Alaska.

Containing 2.903 Ac.

Surveyor Seigesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3900	Owner W. Mikel and Ann M. Moore 385 Endicott Drive Soldotna, Alaska 99669
JOB NO. 21312	DRAWN: 1-12-23
SURVEYED: Nov., 2021	SCALE: 1"=50'
FIELD BOOK 21-6	SHEET 1 of 1

KPB 2023-005

AGENDA ITEM E. NEW BUSINESS

ITEM 3 - SLIKOK CREEK ALASKA SUBDIVISION MOORE REPLAT

KPB File No.	2023-005
Plat Committee Meeting:	February 13, 2023
Applicant / Owner:	W. Mikel and Ann Moore of Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Endicott Drive, City of Soldotna

Parent Parcel No.:	060-280-07 and 060-280-08
Legal Description:	Lots 6 and 7, Block 2, Slikok Creek Alaska Subdivision, Plat K-1361
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide reconfigure a shared lot lines between two lots. The lots will change from 1.45 acres to 1.985 acres and 1.45 acres to .918 acres.

Location and Legal Access (existing and proposed): The proposed plat is located on Endicott Drive. Endicott Drive is an 80 foot wide dedicated right-of-way that is paved and maintained by the City of Soldotna. There are multiple routes to Endicott Drive with all originating near mile 21 of state maintained Kalifornsky Beach Road.

The parent lots currently have developed access from Endicott Drive. The replat will allow the new lots to continue using the existing driveways.

Artifact Street, Endicott Drive, Brooks Avenue, and Chugach Drive provide a closed block. The rights-of-way defining the block are all constructed. The distances along Endicott Drive and Chugach Drive do exceed allowable block length limits. The block was created by Slikok Creek Alaska Subdivision, K-1361, when it was recorded in 1963. Due to development in the area the ability to get dedications to shorten the block is not possible. ***Staff recommends the plat committee concur that an exception to block length is not required as there are no dedications that can be given to improve the block.***

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Painter, Jed Comments: This is in Soldotna City Limits.
SOA DOT comments	No comments – Engineering

Site Investigation: The proposed plat is free from any low wet areas. The terrain is relatively flat.

There are multiple structures on the plat as shown on the preliminary. The replat will result in a shop and pole born that were on the same lot as the house on Lot 7 will now be with the house and green house located on Lot 6. Per KPB GIS Imagery, there appears to be another structure between the house and shop on Lot 7. ***Staff recommends the surveyor verify and notify staff if the structure is still present and if so, that it will not be creating an encroachment. If the structure is present but not creating an encroachment issue, the owners/surveyor will need to verify with the City of Soldotna if there are any side lot line setbacks per City of Soldotna Zoning.***

There appears to be a structure on Lot 8 Block 2 that is very close or crossing the northern property line of proposed Lot 6A. ***Staff recommends the surveyor verify if there is an encroachment. If one is found staff will request the***

note "Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.", and staff recommends the owners resolve the issue with the neighbors to the north.

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 plat is a reconfiguration of two lots created by Slikok Creek Alaska Subdivision, Plat K-1361, an Alaska Department of Natural Resources subdivision recorded in 1963. The two lots proposed for replat were created as 1.453 acre lots with frontage on Endicott Drive.

The preliminary plat shows the locations of several structures with the intent of splitting some of the structures from one of the lots and having them associated with another lot. There are some lines shown on the plat from the house on proposed Lot 7A with no indication of what they represent. As the line extends to the property line **staff recommends** if this line is representing some required or important it should be noted what it is representing, if this line is in error, it may be removed along with structure depictions from the final.

Another structure appears to be present on KPB GIS Imagery. If this structure is found to be crossing the newly proposed lot line the structure will be required to be moved or an adjustment done to the plat so that no encroachments are being created. If the structure is found to not be an encroachment it would be recommended to verify with the City of Soldotna that the placement of the structure will not be in violation of any City of Soldotna Zoning requirements.

A neighbor's structure appears to be very close to the northern subdivision boundary. If it is found to be encroaching that will be considered a civil matter and this plat is not creating the issue and may proceed but an additional plat note may be required.

Per the City of Soldotna Planning and Zoning Commission Resolution No. PZ2022-014, municipal water and sewer are not available. The preliminary plat indicates the locations of wells and septic systems. Per KPB Code 20.30.200(B), lots shall contain at least 40,000 square feet if both well and wastewater disposal will be located on the lot. Per the City of Soldotna Planning and Zoning Commission Resolution No. PZ2022-014, the lot size for Rural Residential districts is also 40,000 square feet. Per the dimensions shown on the plat, Lot 7A will be 40,000 square feet. A soils report will be required for Lot 7A. Per KPB 20.40.020, if a plat increases the lot size by 1,000 square feet or more of area suitable for conventional development a soils analysis report is not required. While Lot 6A is increasing in size there are concerns regarding the placement of existing wells and septic systems and the ability to get replacement systems. The locations of wells and septic systems for the surrounding lots is not provided on the preliminary plat. **Staff recommends** a soils analysis report be provided for Lot 7A and Lot 6A to show that replacement systems can be installed per DEC requirements.

Notice of the proposed plat was mailed to the beneficial interest holder on January 19, 2023. 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 the preliminary plat at their November 2, 2022 regular meeting. They adopted Planning and Zoning Commission Resolution No. PZ2022-014 that recommended approval of the preliminary plat. The resolution did request that the surveyor correct the calculation and lot size label on Lot 7A Block 2. The plat submitted to the City of Soldotna did include some additional labeling that stated 40,000.075 acres. That label has been removed and only the acreage label is present. The City of Soldotna Staff thought there may be an error on the area listed per the perimeter dimensions.

Staff also questions the access to the shop building behind Lot 7A. If the driveway on Lot 7A is going to be utilized for access to the shop by the owner of Lot 6A after the transfer of ownership of either lot, then an access agreement will need to drawn at the time of transfer.

Utility Easements Slikok Creek Alaska Subdivision, Plat K-1361, granted 10 foot utility easements along the back lot lines of Lots 6 and 7. The easement is correctly depicted.

The certificate to plat does not indicate any easements exist per recorded document.

The parent plat did not grant utility easements along the right-of-way. The road width of Endicott Drive is 80 feet. It appears there are existing powerlines within the Endicott Drive dedication across the road from the preliminary plat. There are powerlines within the easement along the back of the lots. Per current KPB Code 20.30.060(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." The City of Soldotna staff report states that "Staff believes the utility easement in the rear yard is sufficient and a front yard easement may not be necessary." This comment was discussed at their meeting. Staff noted that this statement was to bring the issue to the attention of the Kenai Peninsula Borough as they felt that plat note 3 was not required and possibly placed in error. The City Commissioners did voice concern about Lot 7A not having access to a utility easement. The Planning and Zoning Commission amended their motion to include "to provide an easement across Lot 6A to allow Lot 7A access to utilities on the backside of the property." Per KPB Code 20.30.060, a standard 10 foot utility easement is generally granted along dedicated rights-of-way unless and exception to KPB Code is requested. As the City of Soldotna is stating they see no need for the easement and as allowed by KPB 20.30.060(D), the 10 foot utility easement is not required per their request. However, the preliminary plat was reviewed by the utility providers with the note indicating they will be receiving a 10 foot utility easement. **Staff recommends the plat grant the 10 foot utility easement as outlined by KPB Code, or the surveyor/owner may present a revised plat to the utility providers and provide in writing to KPB Staff their agreement to not require the easement and to grant any new easements they request in lieu of the 10 foot easement. Additionally, existing utilities will need to be found and any utilities for the benefit of Lot 7A that cross through Lot 6A will need to be center of an easement being granted. The surveyor/owners will need to work with utility providers to find the locations and determine the required widths.**

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	
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Hindman, Julie Affected Addresses:
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	<p>City of Soldotna will advise on address changes</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Endicott Drive</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: JHindman - City of Soldotna will advise on 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. 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**

The former lot line has a label but no depiction. **Staff recommends the former lot line be added.**

There are some septic system icons on the plat, show a more detailed representation of the location of structures for these icons which could be done on the soils analysis.

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: Update the aliquot location of the subdivision.

- 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: *Update the vicinity map so that the subject plat is closer to center of the vicinity map. If any portions of the City of Kenai remain within the vicinity map, the boundary should be depicted and labeled. Provide a leader to the subdivision from the label as it is not obvious by the current depiction.*

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: City services are not available. A soils analysis report will be required.
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: *Per the City resolution, an installation agreement is not required.*
- 20.60.180. Plat notes.
- A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.
- B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.
Staff recommendation: *Revisions to plat note 3 may be required depending on utility providers needs. Additional plat notes may be needed if any encroachment issues are found.*

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





Quinton, Madeleine

From: Jennifer Hester <jhester@soldotna.org>
Sent: Friday, November 4, 2022 10:08 AM
To: Quinton, Madeleine
Cc: John Czarnezki; seggy@ptialaska.net
Subject: <EXTERNAL-SENDER>Slikok Creek Alaska Subdivision Moore Replat
Attachments: 22PRS014_amended (not signed).pdf; 22PM1102_unapproved.pdf; Packet Item 014.pdf

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Madeleine,

Please see the attachments for the Slikok Creek Alaska Subdivision Moore Replat information.

There are a three points about this replat I wanted to call out, & I can explain anything a bit more in depth if needed:

- Plat note #3 refers to a front yard easement. John Czarnezki & I did not believe this to be necessary (page 6 of the packet item & page 1-2 of the minutes expand upon this). This isn't a condition on the resolution as there may exist something we do not know about, but we did want to bring attention to the note.
- There are two conditions of the resolution:
 - There may be an error somewhere in calculation of area based on the perimeter dimensions. Also, there is an error in units (acre vs ft²) on the replat for Lot 7A (page 6 of the packet item dives into this, but I can give more details if you would like).
 - We believe that Lot 7A likely needs to have a utility easement granted from Lot 6A if there is an Enstar/HEA/phone connection to the residential dwelling on Lot 7A. We aren't sure what, if any, utilities exist however (page 2 of the minutes expands upon this).

Kind regards,
Jen



Jennifer Hester
Associate Planner
City of Soldotna | jhester@soldotna.org
P: 907.714.1234 F: 866.743.2194

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. PZ2022-014

RECOMMENDING APPROVAL OF THE
SLIKOK CREEK ALASKA SUBDIVISION MOORE REPLAT

WHEREAS, the attached plat for the Slikok Creek Alaska Subdivision Moore Replat was referred to the City of Soldotna Planning and Zoning Commission, and initially received from Segesser Surveys Inc. on October 13, 2022; and

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

1. The Slikok Creek Alaska Subdivision Moore Replat allocates 23,304 ft² (0.535 acres) from Lot 7 to the neighboring parcel Lot 6;
2. The parcels are legally described as T 5N R 11W Sec 36 Seward Meridian KN 0001361 Slikok Creek Alaska Sub Lot 6 Blk 2 and as T 5N R 11W Sec 36 Seward Meridian KN 0001361 Slikok Creek Alaska Sub Lot 7 Blk 2;
3. The two existing lots are owned by the applicants, Mikel and Ann Moore;
4. Lot 6 and Lot 7 are both developed with single-family dwellings;
5. The replat creates Lot 6A, a 1.985 acre (86,467 ft²) lot, and Lot 7A, a .918 acre (40,000 ft²) lot;
6. The properties are zoned Rural Residential;
7. The minimum lot size in the Rural Residential zoning district is 40,000 ft²;
8. The surrounding zoning is Rural Residential;
9. Municipal water and sewer are not available;
10. Lot 6A and Lot 7A have constructed access from Endicott Drive;
11. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
12. An installation or subdivision agreement is not required;
13. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 24 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 Slikok Creek Alaska Subdivision Moore Replat subject to the findings as stated above

1. The applicant and/or surveyor shall correct the calculation and lot size label

for Lot 7A Block 2.

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

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 24, 2022
SUBJ: Resolution PZ 2022-014 Recommending Approval of the Slikok Creek Alaska
Subdivision Moore Replat.

GENERAL INFORMATION

Applicants: W. Mikel & Ann M. Moore Segesser Surveys Inc.
375 Endicott Drive 30485 Rosland St.
Soldotna, AK 99669 Soldotna, AK 99669

Legal descriptions: T 5N R 11W Sec 36 Seward Meridian KN 0001361 Slikok Creek
Alaska Sub Lot 6 Blk 2
T 5N R 11W Sec 36 Seward Meridian KN 0001361 Slikok Creek
Alaska Sub Lot 7 Blk 2

Parcel IDs: 060-280-08 (Lot 6)
060-280-07 (Lot 7)

Physical Addresses: 385 Endicott Drive (Lot 6)
375 Endicott Drive (Lot 7)

Location: One half mile from the intersection of Endicott Drive and
Kalifornsky Beach Road

Size of Existing Lot(s): 1.45 acres or 63,163 ft² (Lot 6)
1.45 acres or 63,163 ft² (Lot 7)

Size of Proposed Lot(s): 1.985 acres or 86,467 ft² (Lot 6A)
.918 acres or 39,988 ft² (Lot 7A)

Zoning: Rural Residential

Existing Land Use: Single Family Residential Dwelling (Lot 6)
Single Family Residential Dwelling (Lot 7)

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

North:	Rural Residential	Single family dwellings
South:	Rural Residential	Single family dwellings
East:	Rural Residential	Single family dwellings
West:	Rural Residential	Single family dwellings

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

The property does not contain land within the KROD.

Utilities:

The property is not served by municipal sewer or water.

Access:

Access is gained via Endicott Drive

BACKGROUND INFORMATION

The City received the initial application to plat from Segesser Surveys Inc. on behalf of the owners of record on November 12, 2021. The applicant requested the plat to be withdrawn from the December 1, 2021 Planning & Zoning Commission's agenda due to changes on the plat. Segesser Surveys Inc. resubmitted the plat on September 26, 2022. A final update to the submission was received on October 13, 2022.

The Moore's own both lots, and the proposed preliminary plat intends to reconfigure the property line that separates Lot 6 from Lot 7. This will account for a redistribution of .535 acres of land and will give the property owners a desired parcel that contains a shop and a pole barn in addition to the existing single-family residential dwelling if they elect to sell part of their land.

The parcels are zoned Rural Residential, as are the surrounding parcels. The owners are represented by Segesser Surveys Inc.

Legal access to proposed Lots 6A and 7A are dedicated and constructed from Endicott Drive. Endicott Drive is paved and maintained by the City.

Municipal water and sewer are not available. DEC recommends a minimum lot size of 40,000 ft² for a well and septic system, and the City's minimum lot size for the Rural Residential zoning district is also 40,000 ft².

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. Subject Lots 6 and 7 to reconfigure the property line.
Both lots contain single-family dwellings and are zoned rural residential.

ANALYSIS

The intent of the Rural Residential (RR) District is to provide for stable, quiet, and low density residential development and other uses which are both compatible with the maintenance of a rural, open environment and convenient to the residents of such a district.

Standard		Required	Provided		Standard Met?	Code Reference
			Lot 6A	Lot 7A		
Minimum Lot Size		40,000 ft ²	86,467 ft ²	40,005 ft ²	Yes	17.10.230.E.1
Minimum Lot Width		125 ft.	148.26 ft.	278.38 ft.	YES	17.10.230.E.1
Maximum Lot Coverage		30%	5%	7%	YES	17.10.230.E.1
Maximum Building Height		36 ft.	<36 ft.	<36 ft.	YES	17.10.230.E.2
Yard Setback	Front:	20 ft.	40 ft.	50 ft.	YES	17.10.230.E.1
	Back:	20 ft.	30 ft.	20 ft.		
	Side:	10 ft.	40 ft.	40 ft.		

**proposed lot size, width and setbacks that will be provided after the replat*

STAFF COMMENTS

This replat would reconfigure Lot 6 and Lot 7. Lot 7 would be decreased by .535 acres, creating Lot 7A. Lot 6 would gain the .535 acres. The proposed Lot 6A would contain the shop and pole barn that currently resides on Lot 7. No exceptions are being requested.

Plat note #3 states “front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the 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.” Staff believes the utility easement in the rear yard is sufficient and a front yard easement may not be necessary.

Staff believes an error in the dimensions or area of Lot 6A or Lot 7A exist on the plat. Staff also believes an error in units of measurement exist on the plat, specifically within Lot 7A Block 2 of the which reads “40005.075Ac.” Staff placed a condition on the resolution to correct the calculation and labels for Lot 7A Block 2.

Twenty-four notices were mailed on October 13, 2022 to neighboring property owners within 300 feet. No comments had been received at the time this report was drafted.

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

STAFF RECOMMENDATION

Staff finds the preliminary plat for the Slikok Creek Alaska Subdivision Moore Replat Staff finds the preliminary plat meets the general standards of the Soldotna Municipal Code, and therefore recommends approval subject to the condition stated below:

1. The applicant and/or surveyor shall correct the calculation and lot size label for Lot 7A Block 2.

Resolution PZ 2022-014 has been provided for your use.

Attachments:

- A. Location Map
- B. Preliminary Plat, Slikok Creek Alaska Subdivision Moore Replat
- C. Parent Plat, Slikok Creek Alaska 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.

SLIKOK CREEK ALASKA SUBD. MOORE REPLAT

PROPERTY INFORMATION:

legal description

LOTS 6 & 7 BLOCK 2 SLIKOK CREEK ALASKA SUBD. K-1361

Section, Township, Range SEC 36 T5N R11W

General area description KALIEVNSKY BEACH RD

City (if applicable) SOLDOTNA

Total Acreage

SURVEYOR

Company: Segesser Surveys Inc

Contact Person: John Segesser

Mailing Address: 30485 Rosland St.

City, State, Zip Soldotna, AK 99669

Phone: 907-262-3909

e-mail: seggy@ptialaska.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):

Wayne Mikel Moore

Signature:

Wayne Mikel Moore

Phone: 907 252-5430

e-mail: mikemmoore@icloud.com

Name (printed):

Ann Marie Moore

Signature:

Ann M Moore

Phone: 907 252-1431

e-mail: mikemmoore@icloud.com

Name (printed):

Signature:

Phone:

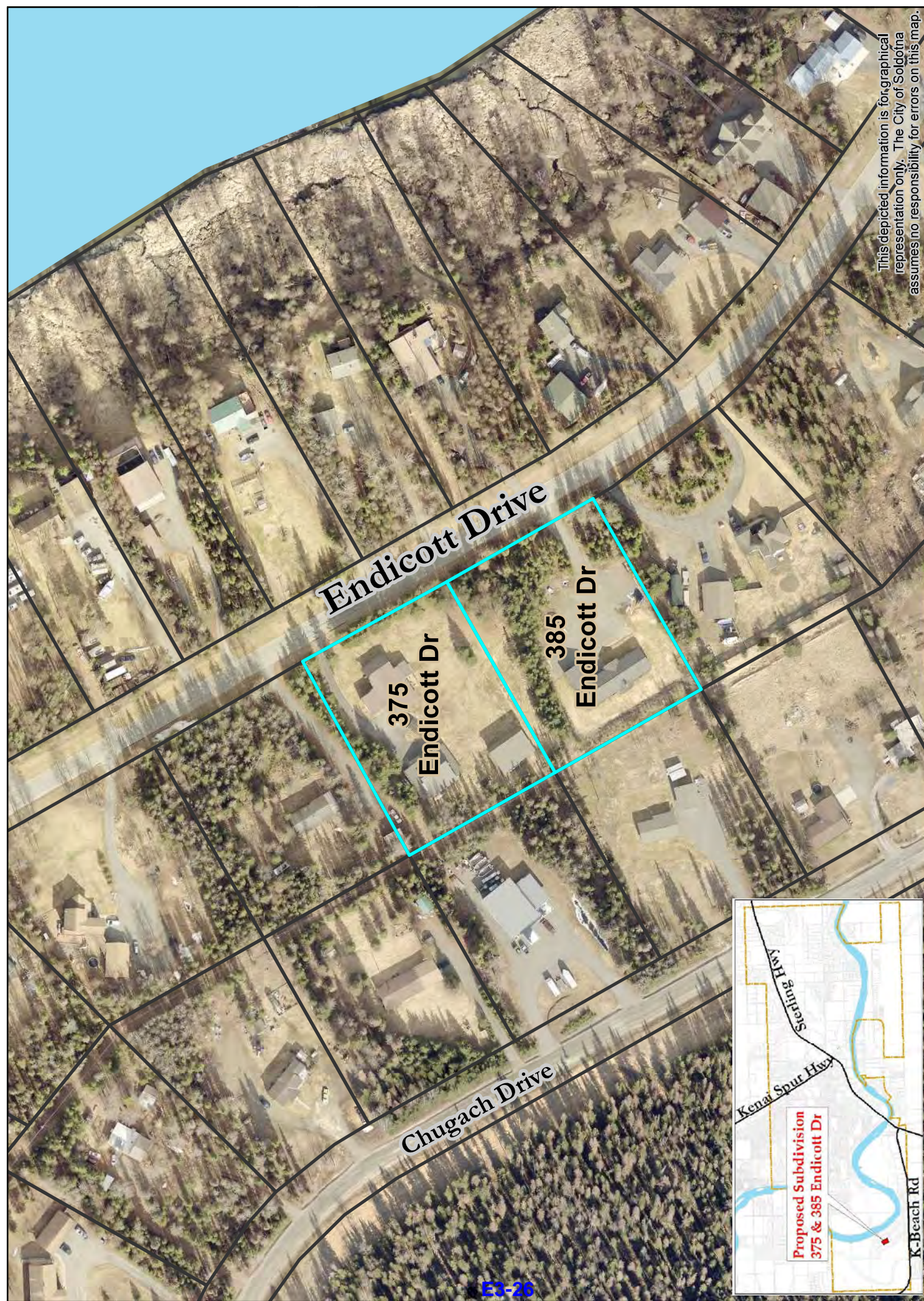
e-mail:

FOR OFFICE USE ONLY

RECEIVED BY _____

DATE SUBMITTED _____

KPB FILE # _____



PZ - Resolution 2022-014
Slikok Creek Alaska Subdivision Moore Replat





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 reallocate .532 acres from 375 Endicott Drive to 385 Endicott Drive. You are being sent this notice in accordance with Section 17.10.425 of the Soldotna Municipal Code (SMC) and Soldotna Public Notification Policy, because you are a property owner within 300 feet of the proposed plat.

The preliminary plat transfers .532 acres of land between two separate lots: Lot 6 and Lot 7. The property is zoned Rural Residential. The legal description of the property proposed for subdivision is:

T 5N R 11W Sec 36 Seward Meridian KN 0001361 Slikok Creek Alaska Sub Lot 6 Blk 2
T 5N R 11W Sec 36 Seward Meridian KN 0001361 Slikok Creek Alaska Sub Lot 7 Blk 2

The plat is being considered for approval by the following resolution:

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

Although final approval lies with the Kenai Peninsula Borough, the City of Soldotna Planning & Zoning Commission has first review of any platting applications. The Planning & 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 Notice Recipient List
Property Owners within 300 ft. of Plat

OWNER	ADDRESS	CITY STATE ZIP
SPINKA JAMES D & SUZANNE E	400 ENDICOTT DR	SOLDOTNA, AK 99669
LAWSON ROWLAND CARLOS	390 ENDICOTT DR	SOLDOTNA, AK 99669
HODGES CECILE R	384 ENDICOTT DR	SOLDOTNA, AK 99669
MOSES HELENA L	380 ENDICOTT DR	SOLDOTNA, AK 99669
SZCZESNY ANDREW	372 ENDICOTT DR	SOLDOTNA, AK 99669
MELOON RALPH C JR & WANDA M	PO BOX 4477	SOLDOTNA, AK 99669
ST CLAIR MARVIN S & JANET L	360 ENDICOTT DR	SOLDOTNA, AK 99669
TUOHY BRETT EDWARD	2342 PARNELL AVE	LOS ANGELES, CA 90064
MCKINLEY MATTHEW A	355 ENDICOTT DR	SOLDOTNA, AK 99669
RAGSDALE THOMAS L & NANCY M	365 ENDICOTT DR	SOLDOTNA, AK 99669
MOORE W MIKEL & ANN M	385 ENDICOTT DR	SOLDOTNA, AK 99669
NELSON DANIEL J	395 ENDICOTT DR	SOLDOTNA, AK 99669
OPPERMAN MICHAEL L	405 ENDICOTT DR	SOLDOTNA, AK 99669
SCOSKIE PAUL R Jr	PO BOX 3273	SOLDOTNA, AK 99669
LANDESS THOMAS W	28434 LANDESS AVE	STERLING, AK 99672
MITCHELL GLENN & LINDA LIVING TRUST	398 CHUGACH DR	SOLDOTNA, AK 99669
CUSACK CRAIG AND LINDA LIVING TRUST	430 ENDICOTT DR	SOLDOTNA, AK 99669
ROBINSON JACKIE LEE	366 CHUGACH DR	SOLDOTNA, AK 99669
HATTEN MICHAEL C	352 CHUGACH DR	SOLDOTNA, AK 99669

