

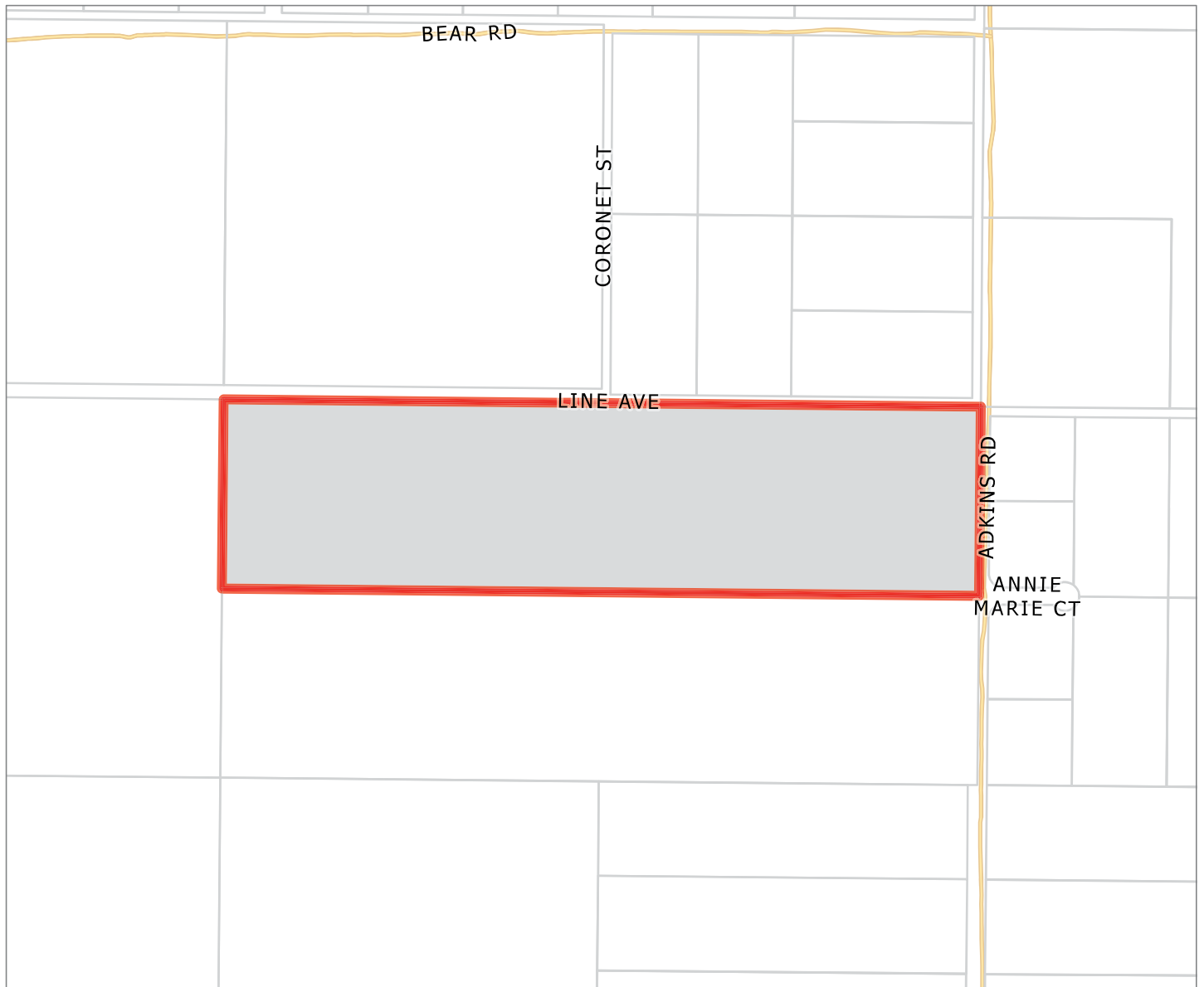
E. NEW BUSINESS

- 3. Queen Aleta Subdivision
KPB File 2023-015**



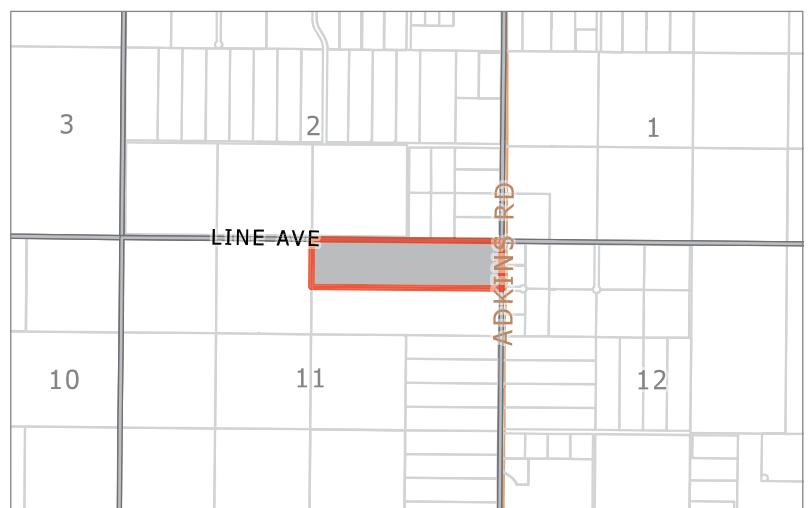
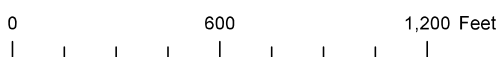
Kenai Peninsula Borough Planning Department

Vicinity Map



KPB File 2023-015
T 05N R 08W SEC 11
Sterling

2/5/2023





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.

LEGEND:

- 3 1/4" ALUM. CAP MONUMENT 7208-S 2007 FOUND
- 2 1/2" BRASS. CAP MON. GLO 1939 FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP L88B59 SET
- RECORD DATUM PLAT 2011-2 KRD

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.

DAVID R. PARKER QUEEN ALETA PARKER
P.O. BOX 1462
STERLING, ALASKA 99572

NOTARY'S ACKNOWLEDGEMENT

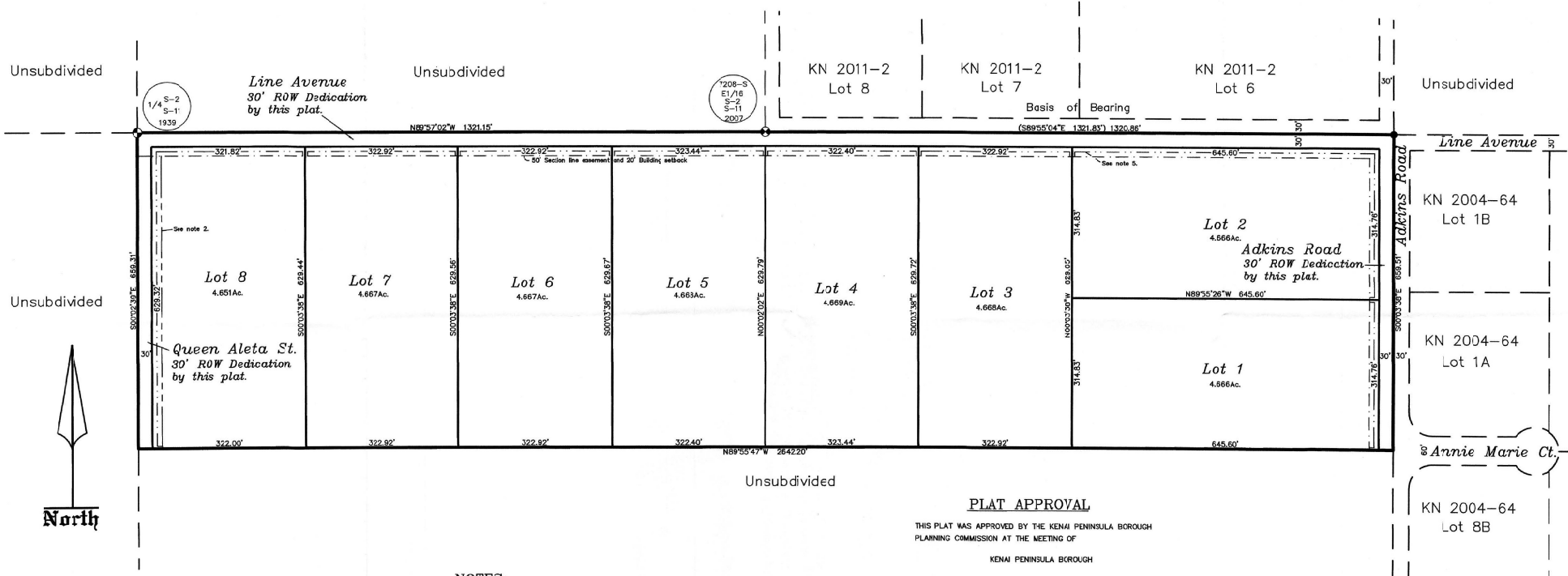
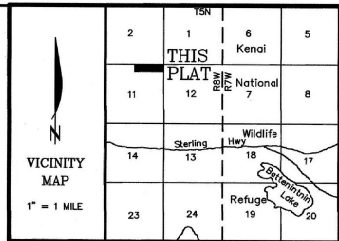
FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

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



NOTES:

- Beals of bearing taken from Silver Birch Subdivision, Plat 2011-2 Kenai Recording District.
- Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- All waste disposal systems shall comply with existing laws at the time of construction.
- Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 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.
- WASTEWATER DISPOSAL: These lots are at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: ADKINS ROAD, LINE AVENUE AND QUEEN ALETA STREET DEDICATIONS. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT DELEGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

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

KPB File No.

Queen Aleta Subdivision

A Subdivision of the N1/2 N1/2 NE1/4 Section 11, T5N, R8W, Seward Meridian, Kenai Recording District Kenai Peninsula Borough, Alaska.

Located within the N1/2 N1/2 NE1/4 Section 11, T5N, R8W, Seward Meridian, Kenai Recording District Kenai Peninsula Borough, Alaska.

Containing 40,008 Ac.

Surveyor Segesser Surveys 30485 Rosland St Solcota, AK 99609 (507) 262-3909	Owner David R. Parker & Queen Aleta Parker P.O. Box 1462 Sterling, AK 99572
JOB NO. 22370	DRAWN 2-1-23
SURVEYED DEC, 2022	SCALE: 1"=100'
FELD BOOK: 22-7	SHEET: 1 of 1

KPB 2023-015

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - QUEEN ALETA SUBDIVISION

KPB File No.	2023-015
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	David R. and Queen Aleta Parker of Sterling, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Adkins Road, Line Avenue, Sterling

Parent Parcel No.:	065-070-46
Legal Description:	N1/2 N1/2 NE1/4 Section 11, Township 5 North, Range 8 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 40 acre parcel into eight lots ranging in size from 4.651 acres to 4.669 acres and will provide right-of-way dedications along the boundary of the subdivision.

Location and Legal Access (existing and proposed): The subdivision is located on the corner of Line Avenue and Adkins Road in the Sterling area. Near mile 77 of state maintained Sterling Highway is Adkins Road, a borough maintained right-of-way. Adkins Road width varies as some areas have not been dedicated. Section line easements coincide with Adkins Road providing additional widths in the areas lacking dedications. Approximately 1.5 miles north of the intersection with the Sterling Highway, Line Avenue intersects Adkins Road. Line Avenue has varying widths as some portions have not yet been dedicated. The Line Avenue dedications are atop section line easements. Line Avenue is not constructed but it does appear there is some clearing and trails within the area as a HEA transmission line is within that area.

There appears to be a cleared drive onto the property from Adkins Road but there does not appear to be any additional development or improvements. The driveway appears to be within proposed Lot 1. Lot 1 will have access from Adkins Road. Lots 2 through 8 will have access from Line Avenue. Lots 2 and 8 are corner lots. Lot 2 will have additional access options from Adkins Road and Lot 8 from Queen Aleta Street.

The plat is proposing to dedicate a 30 foot wide dedication for Adkins Road. This will bring this section of right-of-way into compliance. The dedication will be atop a 50 foot section lines easement that is noted and depicted as a 50 foot section line easement and a 20 foot building setback.

Line Avenue is located along the northern boundary of the subdivision. Portions of Line Avenue have been dedicated by other platting actions. The portion west of Coronet Street is shown as dedicated from the northern lot but staff was unable to find any documentation that it was officially dedicated. There is a Record of Survey filed in 2007, but is only shows a 50 foot section line easement and no dedication. There is a preliminary plat that received conditional approval at the November 14, 2022 Kenai Peninsula Borough Plat Committee meeting. That plat will be dedicating a 50 foot width for Line Avenue. The preliminary plat will be dedicating a 30 foot width for Line Avenue atop a 50 foot section line easements which are depicted and labeled as a 50 foot section line easement and a 20 foot building setback.

A new dedication is proposed along the western boundary. This is a half dedication with the other half expected from the neighboring property if ever subdivided. The name proposed for the street is Queen Aleta Street. About half a mile to the north is Aleta Avenue off Adkins Road. Due to the proximity and similar name ***staff recommends the street name be shortened to Queen Street.***

There does appear to be some steep terrain present within Adkins Road. As this is a constructed right-of-way with underlying section line easements **staff recommends centerline profiles and cross-sections not be required but any additional width or easements requested by KPB Roads Department be granted.**

Along the western portion of the subdivision there does appear to be some steep slopes present. Some of these steep slopes appear to be within the proposed right-of-way dedications. **Staff recommends centerline profiles and cross-sections be provided for Line Avenue and Queen Aleta Street to determine if additional right-of-way widths or easements are needed. Show the centerline of Line Avenue on the plat drawing.**

The existing block is large and dependent on section line easements. The proposed dedication of Queen Aleta Street does provide a required split of the existing block and will improve the block once additional dedications are received. Per KPB Code 20.30.030, proper continuation or projection of rights-of-way should be dedicated. A continuation or new right-of-way in line with Coronet Street would fulfil that portion of KPB Code and would improve the block length requirements as the width between the dedication and Queen Aleta Street as well as the dedication and Adkins Road would comply with block length requirements. Upon reviewing the requirement for a dedication to split the existing proposed subdivision it came to staff's attention that the right-of-way would abut a southern piece of property that contains what appears to be an airstrip within the northern portion of the lot. Additionally, a dedication along the southern boundary to improve the block length along Adkins Road would require a full dedication from this plat as the southern lot would not be expected to dedicate right-of-way atop an airstrip. A full dedication from this preliminary plat will result in the right-of-way running parallel to the airstrip. **Staff recommends due to the airstrip location that the plat committee concur that an exception to 20.30.030 and 20.30.170 are not required at this time.**

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

Site Investigation: There are no low wet areas within the subdivision boundary. There does appear to be some steep terrain present within the northwest area of the subdivision. Staff is recommending centerline profiles for the proposed dedications due to the terrain. **Staff recommends any steep slopes greater than 20 percent be indicated on the final plat as it may impact development or driveway access.**

The lot is vacant except for a cleared area that will be within Lot 1. A driveway from Adkins Road is present that will provide access to Lot 1.

South of the subdivision is a lot matching the size of this subdivision. This lot is 40 acres in size and owned by Alaska Pipeline Company. Per KPB GIS Imagery, there is an airstrip present along the northern portion of the lot and it is close to the southern boundary of the proposed plat. Imagery does not indicate any encroachments. **Staff recommends the surveyor verify during the field survey that there are no issues with the location of the airstrip.**

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

Staff Analysis This is a preliminary plat for aliquot lands that have no official survey on record. This plat will be requiring dedications and the granting of code required utility easements as none have been granted previously.

Due to the lot sizes, a soils report will be not be required.

Notice of the proposed plat was mailed to the beneficial interest holder on February 6, 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 property is not within an advisory planning commission.

Utility Easements There are no previously platted easements to carry over. Per plat note 5 there will be the code required 10 foot utility easements along the dedications being granted. The plat note indicates that the utility easement will increase to 20 feet wide within 5 feet of the side lot lines.

Per the Certificate to Plat there are no easements granted by recorded document to be added to the plat.

State of Alaska Patent No. 7657 transferred the property from State ownership to private ownership. Within that patent it was stated the property was subject to Alaska Pipeline Company right-of-way under BLM Serial No. A-051647, 25 feet on centerline. Additionally, the patent included that the property is subject to a right-of-way permit ADL 51477 granted to Homer Electric Association, Inc. for an electrical distribution line, 20 feet on centerline. **Staff recommends the easements be located and depicted with references to plat notes. The surveyor should contact the companies to work on location and easements.**

HEA has request the transmission line north of the property be located to verify if any of the 100 foot wide easement per ADL 38269 affects this property and I so to show on the plat. And to add the following plat note:

- The existing overhead electric transmission line is the centerline of a 100-foot-wide electric transmission line, including guys and anchors, granted this plat. Construction of public roads shall be restricted to the outer 20 feet of one side or the other, but not both of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA.

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	See request above
ENSTAR	No comments or recommendations
ACS	No comment
GCI	

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses:
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	38835 ADKINS RD Existing Street Names are Correct: Yes List of Correct Street Names: ANNIE MARIE CT LINE AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: MQUANTON: Street names will be reviewed at the final review
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- 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: *Some road depiction and section line easements will need to be updated before final based on preliminary approved plats in the area. The width of Line Avenue east of Adkins Road needs to be updated as does the eastern half of Adkins Road. Provide a label and width for Coronet Street. If the dedication to the north has not been recorded prior to final, show the section line easement, and show the section line easement along Adkins Road south 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 spelling on the lake label.*

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation: *Name of Queen Aleta Street may need to be revised.*
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation: *An approved subdivision is to the north. Prior to final lot labels and road depictions may need to be updated.*
- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 1 0 percent on other streets;
Staff recommendation: *Contours were not shown. Reminder that failure to present such information may delay the scheduling of an item for a meeting as the application will be viewed as incomplete.*
- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
Staff recommendation: *Contours were not shown. Reminder that failure to present such information may delay the scheduling of an item for a meeting as the application will be viewed as incomplete. Northwest corner has steep areas that need to be identified.*

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.*

- 20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10
Staff recommendation: *Aleta Avenue is located to the north of this subdivision. It is advised to remove Aleta from the name and staff recommends “Queen Street”.*

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: Lots are all proposed to be over 200,000 square feet. No terrain concerns are present. A soils report will not 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.*

- 20.60.180. 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.

- "Subject to a right-of-way granted to Alaska Pipeline Company per BLM Serial No. A-051647 that is 25 feet from centerline as stated within State of Alaska Patent 7657."
- Subject to a right-of-way permit granted to Homer Electric Association, Inc. by ADL 51477 for an electrical distribution line, 20 feet on centerline as stated within State of Alaska Patent 7657."

Correct plate note 4 by adding the reference to KPB Code 14.06.

As plat note 6 states that all wastewater systems need to comply with DEC requirements, plat note 3 is not required.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Update the street name in the Certificate of Acceptance if Queen Aleta is not accepted. Comply with 20.60.190.

RECOMMENDATION:

STAFF RECOMMENDS:

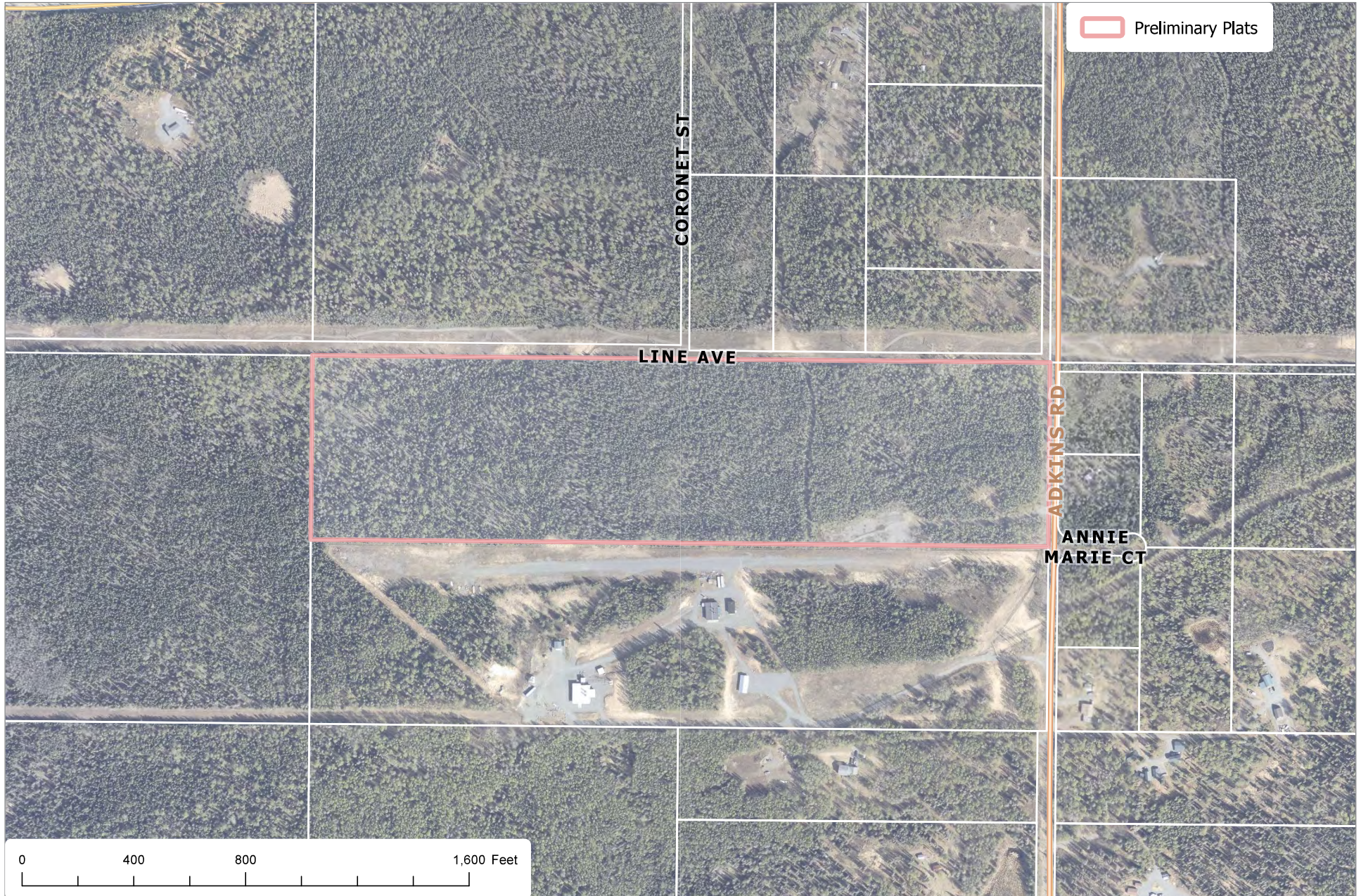
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL 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



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