

## **E. NEW BUSINESS**

### **1. Street Naming Resolution 2023-04**

**Request: Naming a Private Road in ESN 202**

**Petitioner: Randolph Tavenner**

**Fitz Creek Area**



Vicinity Map



Private Road Naming  
Resolution SN 2023-04

7/21/2023

0 200 400 Feet



AGENDA ITEM E      NEW BUSINESS

3.      Street Name Change: An unnamed private road; Section 14, T05S, R12W; Seward Meridian, Kenai Peninsula Borough, AK; in the Fritz Creek Community ; ESN 202

STAFF REPORT

PC MEETING: August 28, 2023

Applicant:     Randolph Tavenner

Existing right-of-way names:     None

Name proposed by petitioner:     Shadow Dr

Reason for Change:     Petition from property owner

Background:

Name	<b>unnamed</b>
ESN	202
Community	Fritz Creek
YR Named	n/a
Constructed	Yes
Total Lots	4
Residential	4
Commercial	0
E911 Address	1
Mailing	1
Decision	

Review and Comments:

Notice was sent by regular mail to the property owner of the affected parcels containing the unnamed private road, as listed on the KPB tax roll.

No further comment from the property owner was received by the writing of this staff report.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA) and Kachemak Emergency Services (KES) for review. RSA responded with a non-objection, and noted private roads are not eligible for borough road maintenance.

Staff Discussion:

A petition was received from the owner of the lot accessed by the private road. The petitioner submitted a copy of the plat and a sketch showing the location of the private road.

Borough imagery shows an existing road that extends across lots 8,9,10,11. The petitioner is the owner of all lots.

The petition stated that road will service all lots in future development plans. A road name is recommended if a private road is serving more than three structures.

**STAFF RECOMMENDATION:** Name the unnamed private road to **Shadow Dr** by adoption of Resolution SN 2023-04.

KENAI PENINSULA BOROUGH  
PLANNING COMMISSION RESOLUTION

**RESOLUTION SN 2023-04**

NAMING A CERTAIN PRIVATE ROAD WITHIN SECTION 14, T05S, R12W; SEWARD MERIDIAN;  
WITHIN EMERGENCY SERVICE NUMBER (ESN) 202

WHEREAS, a procedure has been developed to help implement the Enhanced 9-1-1 Street Naming and Addressing project; and

WHEREAS, eliminating duplicate and sound-alike street names will enable 9-1-1 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services; and

WHEREAS, adding a post directional or changing the name of portions of jump streets will enable 9-1-1 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services; and

WHEREAS, naming private roads that provide access to three or more structures will enable 9-1-1 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services; and

WHEREAS, per KPB 14.10.060, the naming of an unnamed road will not constitute a legal dedication for public right-of-way or for road maintenance purposes; and

WHEREAS, on August 28, 2023 public hearings were held by the Kenai Peninsula Borough Planning Commission to address all concerns about the proposed road naming; and

WHEREAS, Chapter 14.10 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish private road naming by Resolution.

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

Section 1. That the streets listed below are named as follows:

DESCRIPTION	FROM	TO	BASE MAP
a. Private Road on lot 8,9,10,11 Moonshadow 2 Subdivision, HM 93-40, Section 14, T05S, R12W, Seward Meridian, Kenai Peninsula Borough, AK; in the Fritz Creek Community; ESN 202	Private Road	Shadow Dr	AR38

Section 2. That according to Kenai Peninsula Borough Code of Ordinance 14.10.030, the official street name map, 1:500 scale series base map AR38, is hereby amended to reflect these changes.

Section 3. That the map showing the location of the named private road be attached to, and made a permanent part of this resolution.

Section 4. That this Resolution takes effect immediately upon adoption

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 24<sup>th</sup> DAY  
OF APRIL 2023.

\_\_\_\_\_  
Jeremy L Brantley, Chairperson  
Planning Commission  
Kenai Peninsula Borough

Signed and sworn to (or affirmed) in my presence this 28<sup>th</sup> day of August, 2023 by Jeremy L. Brantley.

\_\_\_\_\_  
Ann E. Shirnberg  
Notary Public  
My Commission expires with office





# NOTES

1. A building setback of 30' is required from all street right-of-ways for new construction unless a lesser standard is approved by the appropriate Planning Commission.
2. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
4. Lots on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, maintain, install or operate a pressurized water system or water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
5. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
6. See public record at the State Recorder Office for Engineers Report Map for lot specific building setbacks and for any easements, encroachments, or restrictions not shown on this plat.
7. Alternate access on Commonwealth Hill Avenue has been constructed to an equal or better standard than the ingress/egress road shown on the plat of Moonshadow 1 Subdivision, Plat No. 8834 HRD.
8. The first 10' of the building setback is a utility easement.

## LEGEND

- Found Monument of Record
- Set 3" Aluminum cap on 1/8" x 3/8" long rebar

## SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision, and the monument shown herein actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date 8/24/93  
Roger W. Tavenner L.S. 5700

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting on

July 14, 1993  
KENAI PENINSULA BOROUGH  
B. [Signature]  
Authorized Official

## OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all right of ways to public use and grant all easements to the use shown.

Witness my hand and seal this 14th day of August 1993.  
Randolph Bruce Tavenner  
435 Trumpeter Way  
Friday Harbor, WA 98250

## NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 14th day of August 1993, for

Randolph Bruce Tavenner and Janet L. Tavenner

Notary Public for Alaska  
My Commission expires 12/1/94

CERTIFICATE OF APPROVAL BY THE ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
This subdivision has been reviewed by the Department of Environmental Conservation and is approved for recording.



## MOONSHADOW 2 SUBDIVISION

A SUBDIVISION OF THE UNDIVIDED REMAINDER OF MOONSHADOW 1 SUBDIVISION AS SHOWN ON R.A. 83 36 14 HRD, LOCATED WITHIN THE 10 1/2 SE 1/4 SECTION 1, T. 14 S., R. 13 W., E. 1X IN THE BOROUGH OF KENAI, ALASKA.

CONTAINS 17.06 ACRES, MORE OR LESS

CLERK: RANDOLPH TAVENNER 435 TRUMPETER WAY FRIDAY HARBOR, WA 98250	SURVEYOR: ROGER W. TAVENNER PLAT NO. 9834 HRD JUNIOR, AK 2603
File TAVENNER	Pl. 883
DRAWN: DWI	DATE: MAY 20, 1993
Scale 1" = 80'	RPR File No. 88-083 / 98-07

98-40  
HARBOR 20R  
8-13-93  
4-24-93  
Roger Tavenner

## Leavitt, Rhealyn

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**From:** Griebel, Scott  
**Sent:** Wednesday, August 2, 2023 7:51 AM  
**To:** Leavitt, Rhealyn; Cicciarella, Bob; Schultz, Eric  
**Subject:** RE: Street Naming Resolution 2023-04

No comments in protest from the RSA.

Notes:

- All involved parcels appear to share ownership.
- Any future potential move toward maintenance acceptance would require(KPB code relative):
  - re-plat and involve the dedication of a 60' right-of-way
  - The subject roadway constructed to KPB/RSA standard.
  - The subject roadway submitted for review and approval by the RSA Board.

Scott Griebel, KPB RSA Director

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**From:** Leavitt, Rhealyn <rleavitt@kpb.us>  
**Sent:** Tuesday, August 1, 2023 3:31 PM  
**To:** Cicciarella, Bob <bCicciarella@kpb.us>; Schultz, Eric <ESchultz@kpb.us>; Griebel, Scott <SGriebel@kpb.us>  
**Subject:** Street Naming Resolution 2023-04

Hello,

The Borough has received a petition to name a private road in the Fritz Creek area. The proposed road is accessed by Hutler Rd. a borough maintained road. I've attached a map for review.

Please let me know if you have any comments.

Thank you,

*Rhealyn Leavitt*

Senior Clerk  
Planning Department  
Ph: (907) 714-2200

**KENAI PENINSULA BOROUGH**  
**144 North Dinkley Street**  
**Soldotna, Alaska 99669**







# Planning Department

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

RECEIVED

JUL 18 2023

## PETITION TO NAME / RENAME A STREET

Kenai Peninsula Borough Planning Department

ATTENTION: E911 Addressing Officer

144 North Binkley Street Soldotna, AK 99669-7520 (907) 714-2200

KPB PLANNING DEPT.

Petitioner's Name: (Please Print) Randolph Tavenner  
 Mailing Address: 705-316th St NE Stanwood, WA 98292  
 E-mail Address: randy.tavenner@gmail.com  
 Telephone: 360-770-7415  
 Current Street Name: None  
 Proposed Street Name: Shadow Drive  
 Location of Current Street: Township: 5S Range: 12W Section: 14  
 Subdivision: MOON SHADOW 2

The Right-of-Way is: (Please Check)

Public

Private

Is the Right-of-Way in use?

☒ Yes

☐ No

Is the road constructed?

☒ Yes

☐ No

Is there a street sign along the Right-of-Way?

☐ Yes

☒ No

Reason for Requested Change: Road will eventually serve  
lots 7, 8, 9, 10 and 11

List Three (3) Choices for a new Street Name, in order of preference.

1. Shadow Drive
2. Shadow Drive
3. Shadow Drive

New Name Suggestions must not be on the Road Inventory List which can be found at:

[https://www.kpb.us/images/KPB/PLN/911/Road\\_Inventory.pdf](https://www.kpb.us/images/KPB/PLN/911/Road_Inventory.pdf)

New Street Names must be checked, and approved by the E911 Addressing Officer by email [addressing@kpb.us](mailto:addressing@kpb.us); fax 714-2378; or phone 714-2200.

1. Petition signed by property owners (see instructions).
2. A map showing the road to be named and surrounding property.
3. The filing and sign fees are established by KPB Planning Commission Resolutions 96-22 and 85-3, as follows:
  - (A) For name changes or naming of public street dedications other than those named during the subdivision process:

(1)	Street Naming Petition and Hearing Advertising Fee	\$300	<input type="checkbox"/>
(2)	Installation of each new Borough Service Area Sign, Post, etc. (per sign)	\$150	<input type="checkbox"/>
(3)	Replacement of existing Borough Service Area Sign, due to change where no post is needed. (per sign)	\$ 80	<input type="checkbox"/>

(1)	Street Naming Petition and Hearing Advertising Fee	\$300	<input checked="" type="checkbox"/>
(2)	Installation of each new Borough Service Area sign, Post, etc. (per sign)	\$150	<input checked="" type="checkbox"/>
(3)	Replacement of existing Borough Service Area Sign, due to change where no post is needed. (per sign)	\$ 80	<input type="checkbox"/>
(4)	If no signs are required	No Fee	<input checked="" type="checkbox"/>

R. I. Ann 7/18/23  
Signature Date

PETITION FOR RENAMING A STREET

Existing Road Name: None

Proposed Road Name: Shadow Drive

Name of Primary Petitioner: Randolph Tavenner

Identify the Owners of Land affected (include mortgage holders, contract holders and, if owned by a corporation or partnership, provide the needed authority to sign):

Name (print): Randolph + Jan Tavenner Phone: 360-770-7415

Signature: R. Tavenner

Mailing Address: 705 - 316th St NE Stanwood, WA 98292

Legal Description: Map Shadow 2 Sub, Lots 8, 9, 10, 11  
(80% of Lots accessed by Private Road)

Name (print): \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Name (print): \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Name (print): \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

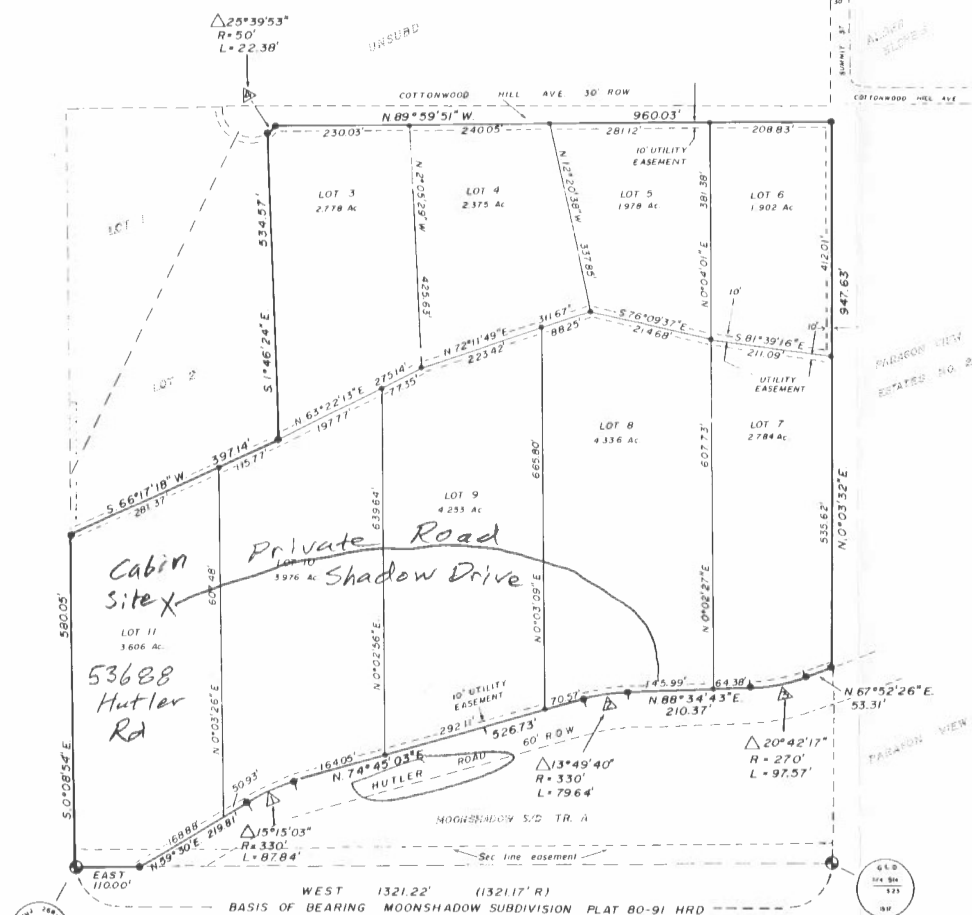
Legal Description: \_\_\_\_\_

Name (print): \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_



#### NOTES

1. A building setback of 30' is required from all street right-of-ways for new construction unless a lesser standard is approved by the appropriate Planning Commission.
2. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
4. Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, maintain, install or operate a pressurized water system or water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
5. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
6. See public record at the State Recorders Office for Engineers Report Map for lot specific building setbacks and for any covenants, easements, or restrictions not shown on this plat.
7. Alternate access on Cottonwood Hill Avenue has been constructed to an equal or better standard than the ingress/egress road shown on the plat of Moonshadow 1 Subdivision, Plat No. 88-34 HRD.
8. The first 10 ft. of the building setback is a utility easement.

#### LEGEND

- Found Monument of Record
- Set 2" Aluminum cap on 5/8" x 36" long rebar

#### SURVEYORS' CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date: 6/24/93  
Roger W. Imhoff LS-5780

#### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

July 14, 1988  
KENAI PENINSULA BOROUGH  
By: [Signature] Authorized Official

#### OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all right-of-ways to public use and grant all easements to the use shown.

[Signature]  
Randolph Bruce Tavener  
425 Trumpeter Way  
Friday Harbor, WA 98250

[Signature]  
Janet L. Tavener  
425 Trumpeter Way  
Friday Harbor, WA 98250

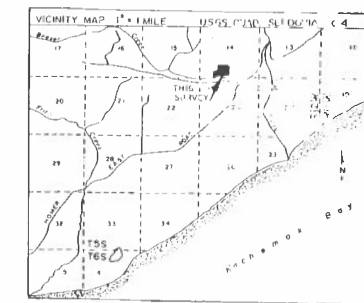
#### NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me, this 11<sup>th</sup> day of June, 1993, for

[Signature]  
Randolph Bruce Tavener and Janet L. Tavener

Notary Public for Alaska WA-4100124  
My Commission expires 12/31/95

CERTIFICATE OF APPROVAL BY THE ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
This subdivision has been reviewed by the Department of Environmental Conservation and is in compliance with the requirements of the Alaska Department of Environmental Conservation.  
[Signature] E. E. G. 6-30-93  
DATE



#### MOONSHADOW 2 SUBDIVISION

A SUBDIVISION OF THE UNDIVIDED REMAINDER OF MOONSHADOW 1 SUBDIVISION AS SHOWN ON PLAT NO. 88-34 HRD. LOCATED WITHIN THE SE 1/4 SW 1/4 SECTION 14, T. 53, R. 12 W., S. 46, IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINS 22.988 ACRES, MORE OR LESS

CLIENT: RANDOLPH TAVENER 425 TRUMPETER WAY FRIDAY HARBOR, WA 98250	SURVEYOR: ROGER W. IMHOFF PO BOX 258 STONER, AK 99603
FILE TAVENER	FILE 88-
Drawn: RWI	DATE: May 20, 1993
Scale 1" = 100'	KPB File No. 88-055 / 93-113

93-40  
HOMER  
8-13 93  
9-24 A  
Roger Imhoff





# Planning Department

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

Peter Micciche  
Borough Mayor

## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO NAME A PRIVATE ROAD

Public notice is hereby given that a petition was received to name a private road in the Fritz Creek area. Area under consideration is described as follows:

- A. **Location:** *Unnamed private road*, Section 14, T05S, R12W, Seward Meridian, Kenai Peninsula Borough, AK; in the Fritz Creek Community, ESN 202.  
**Reason for Renaming:** Petition from property owner.  
**Proposed Names:** SHADOW DR
- B. Purpose as stated in petition: Road will eventually serve lots 7, 8, 9, 10, and 11.
- C. Petitioner(s): Randolph Tavenner

The location of the proposed private road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, August 28, 2023**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska and remotely through zoom.

To attend the meeting using Zoom from a computer, visit <https://us06web.zoom.us/j9077142200>. You may also connect to Zoom by telephone, by calling toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/planning-dept/planning-commission>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [addressing@kpb.us](mailto:addressing@kpb.us), or mailed to the attention of Addressing, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378.] All written comments or documents must be submitted by **1:00 PM, Friday, August 18, 2023**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050).