

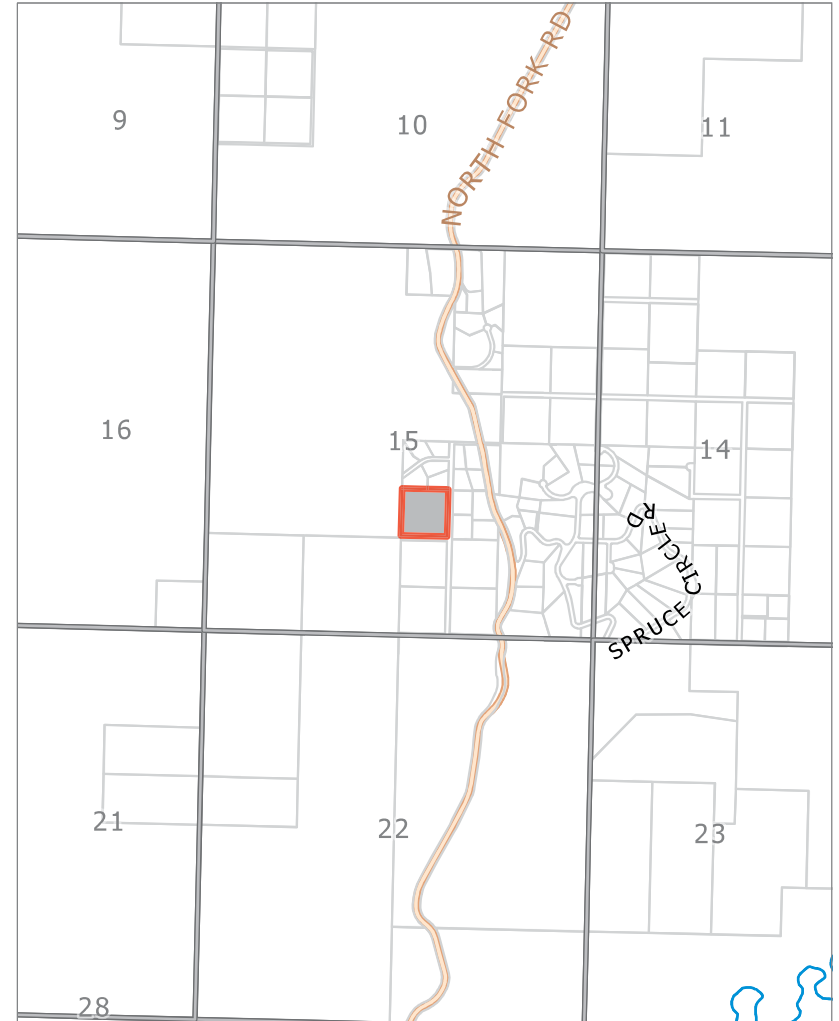
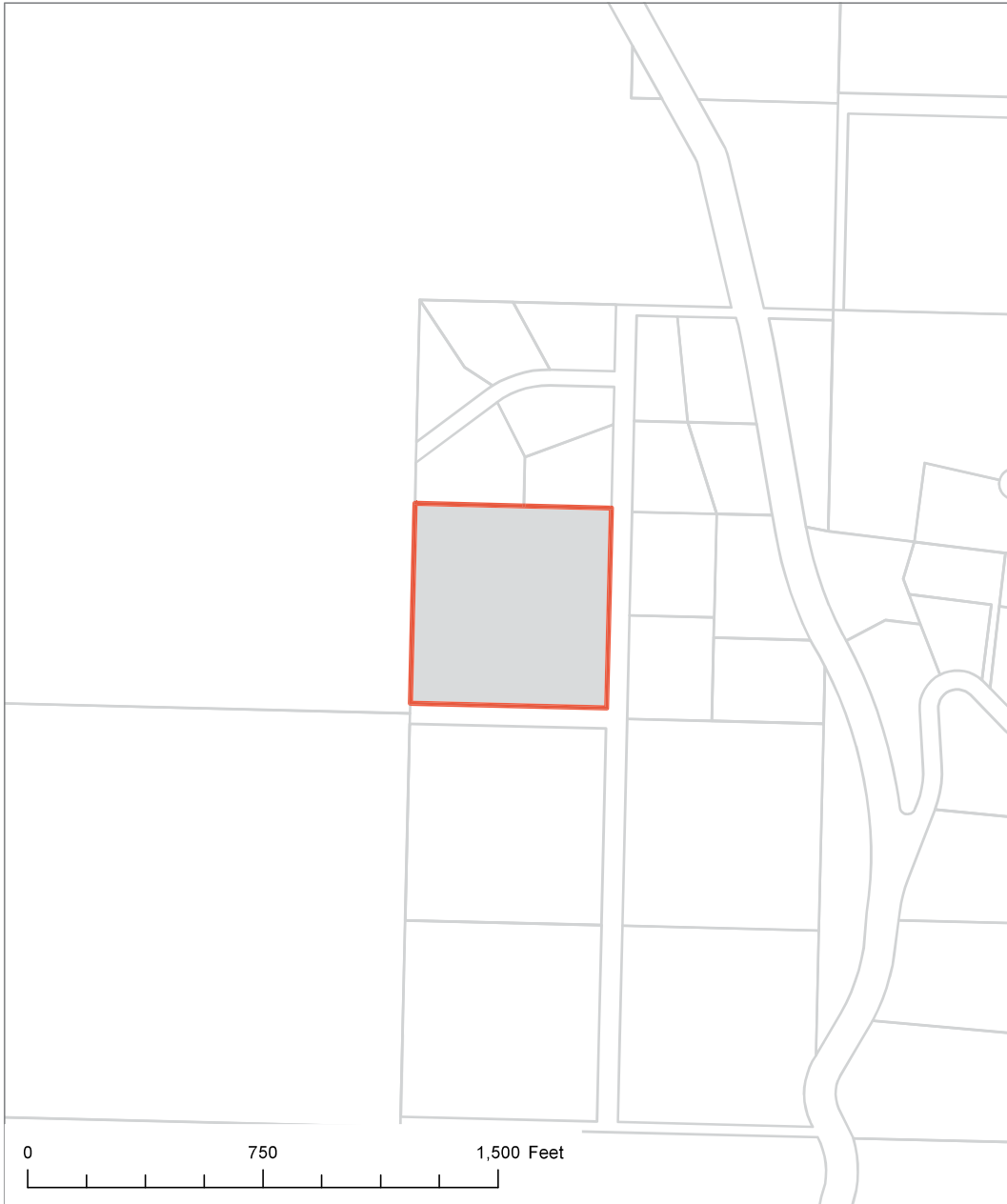
E. NEW BUSINESS

2. Hidden Hills Tract G5 Replat; KPB File 2023-092

Surveyor: Geovera LLC; Owner: Engebretsen

Location: Cryptic Ave. Off North Fork Rd.; PIN: 171-330-20

Anchor Point Area / Anchor Point APC



KPB File 2023-092
T 05S R 14W SEC 15
Anchor Point



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.

NOTES

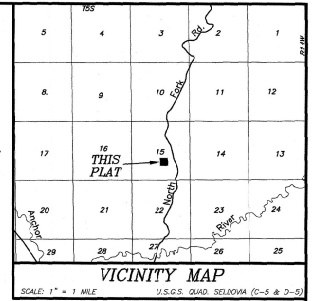
1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
2. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY A RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10' OF THE BUILDING SETBACK 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. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
5. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK28, PG 220 HRD).
6. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30-FOOT-WIDE ELECTRICAL EASEMENT, INCLUDING GUYS AND ANCHORS, GRANTED THIS PLAT.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???, 2023

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

SCALE 1"=65'



CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

ALLEN ENGBRETSEN
PO BOX 534
HOMER, ALASKA 99603

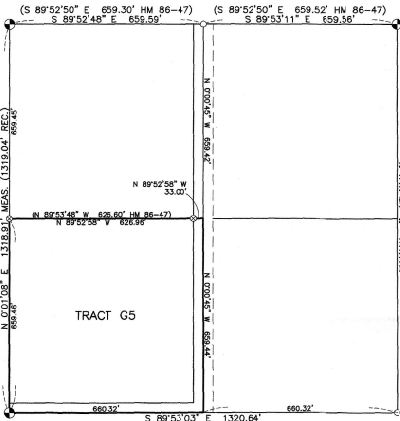
LINDA ENGBRETSEN
PO BOX 534
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

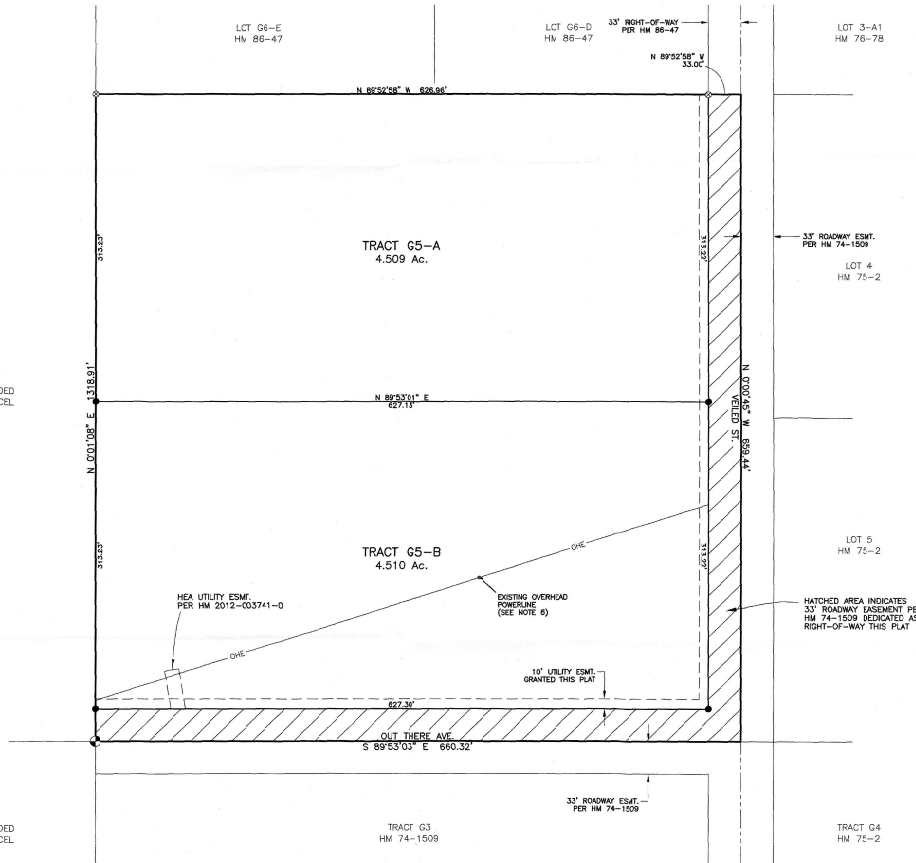
FOR ALLEN ENGBRETSEN AND LINDA ENGBRETSEN
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2023.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



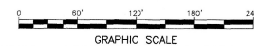
SECTION BREAKDOWN
SCALE: 1"=200'



LEGEND

- INDICATES 2-1/2" BRASS CAP MON (3087-S, 1973) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (REC. HM 86-47) RECOVERED THIS SURVEY
- INDICATES 1/2" IRON PIPE (REC. HM 75-2) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2023) SET THIS SURVEY
- () INDICATES RECORD DATA AS SHOWN
- INDICATES AREAS WITH SLOPES GREATER THAN 20%
- INDICATES EXISTING DRAINAGE

KPB 2023-092



HOMER RECORDING DISTRICT KPB FILE No. 2023-???

HIDDEN HILLS TRACT G5 REPLAT

THE SUBDIVISION OF TRACT G5,
HIDDEN HILLS SUBDIVISION ADDITION NO. 1 (HW 74-1509)
LOCATED WITHIN THE N1/2 SE1/4 NE1/4, SEC 11,
T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 9.223 ACRES

OWNERS:
ALLEN ENGBRETSEN AND LINDA ENGBRETSEN
PO BOX 534 HOMER, ALASKA 99603

GEOVERA, LLC

PO BOX 3235
HOMER, ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS AUGUST 2023 SCALE: 1" = 60'
CHK BY: SCS JOB #2023-42 SHEET 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
HIDDEN HILLS TRACT G5 REPLAT**

KPB File No.	2023-092
Plat Committee Meeting:	September 11, 2023
Applicant / Owner:	Allen and Linda Engebretsen of Homer, Alaska
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Anchor Point / Anchor Point APC

Parent Parcel No.:	171-330-20
Assessor Description:	T 5S R 14W SEC 15 SEWARD MERIDIAN HM 0741509 Hidden Hills Sub Addn No 1 Tract G5
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	N/A

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.991 acre parcel into two tracts ranging in size from 4.509 acres to 4.510 acres and two dedications.

Location and Legal Access (existing and proposed): This property is located at the corner of Out There Avenue and Veiled Street west of North Fork Road in Anchor Point. Both streets were identified as 66 foot wide "Roadway Easements" and not formally dedicated. This platting action will be dedicating 33 feet to Veiled Street and Out There Avenue for acceptance by the Kenai Peninsula Borough. Both streets are currently maintained by the Road Service Area with maintenance ending at the southwest corner of the subdivision. A Certificate of Acceptance will be required on the final plat for acceptance by the borough.

There appears to be a patent easement listed in the certificate to plat at serial number 64-1437, patent 50-65-0149. **Staff recommends:** the surveyor verify its validity and location and show as necessary.

The block is defined by Vicki Lane, Veiled Street, and Out There Avenue and is compliant.

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

Site Investigation: This subdivision has no classified wetlands located within the boundary of the parcel. A wetland determination note is present under plat note four and can remain.

There are gradual slopes running west to east towards Veiled Street and none are over 20 percent in grade.

The parcel is currently vacant with no improvements.

KPB River Center review	A. Floodplain
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	Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: VACANT Comments:
State of Alaska Fish and Game	

Staff Analysis

This subdivision was created from aliquot described property from Hidden Hills Subdivision Addition No 1 HM 74-1509. No other platting actions have occurred for this subject parcel. This replat will be granting a 20 foot building setback along all dedicated rights-of-way **staff recommends: in addition to the plat note the setback be depicted on the face of the plat.**

As the tracts are under 200,000 square feet a soils report will be required and an engineer will sign the final plat per KPB 20.40.040(A).

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Anchor Point Advisory Planning Commission minutes for the September 7, 2023 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

There are no platted utility easements for this parcel to carry over. The front 10 feet of the 20 foot building setback will be granted as a utility easement. Plat note six will be granting a 30-foot-wide utility easement for the existing overhead powerline, the recording information should be added to the note. The Certificate to Plat also indicated a recorded easement for the benefit of Homer Electric Association Inc (HEA) and is depicted correctly with the corresponding plat note.

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	No comments or recommendations
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE
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	<p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: OUT THERE AVE, VEILED ST</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: No other comments</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>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Anchor Point Advisory Planning Commission	

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation: Update the KPB file number to 2023-092. Correct the aliquot description and Township and Section.

Change the acres to 9.991 to include the right-of-way area. As they were easements before.

- 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: Please show less area in the vicinity map to give a closer view of where the subdivision is located.

- 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: Please correct the plat number for G4 located to the southeast. The plat 75-2 is the vacated right-of-way included in this parcel.

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.

20.30.060. Easements-Requirements.

A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.

B. Upon submittal of a preliminary plat, the planning department shall provide a copy to public utility companies for their comments-and recommended design of utility easements. If the property is subject to existing natural gas or petroleum pipeline easements, a copy shall also be furnished to the appropriate company for comment.

C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**

Include the filing information of the easement in plat note #6.

20.30.240. Building setbacks.

B. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

Staff recommendation: Depict the building setback along both dedications.

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: tracts are less than 200,000 square feet and a soils report will be required and an engineer will need to sign the final plat.

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.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: Provide certificate of acceptance.

20.60.110. Dimensional data required.

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monumented lines were not surveyed during this platting action, show the computed data per the record plat information.

B. The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

Staff recommendation: comply with 20.60.110.

- West line of the plat needs correct distance listed on the primary drawing.
- North line should give an overall distance for the line on the primary drawing.

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final plat:

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.

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.*

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

- Add Certificate of Acceptance
- Add date of September 11, 2023 to Plat Approval certification

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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