

E. NEW BUSINESS

2. Grewingk Glacier Vista; KPB File 2023-095



KPB File 2023-095
T 06S R 13W SEC 11
Kachemak



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. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

4. THIS SUBDIVISION IS SUBJECT TO A RIGHT-OF-WAY EASEMENT OF NO DEFINITE LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION PER BK 30 PG 32 HRD.

5. THIS SUBDIVISION IS SUBJECT TO A RIGHT-OF-WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION PER BK 119 PG 714 HRD.

6. THIS SUBDIVISION IS SUBJECT TO A 60' WIDE RIGHT-OF-WAY EASEMENT PER BK 174 PG 718 HRD.

7. THERE ARE POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA AND TOPOGRAPHY.

LEGEND

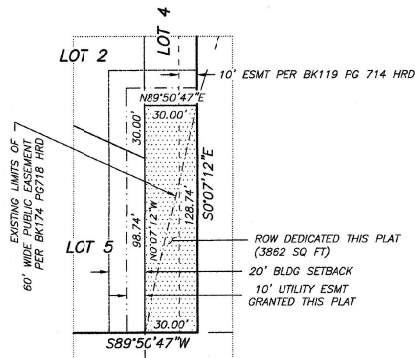
- ① SET 2" AC 7968-S 2022
- ② FND 2" AC 7968-S 1999
- ③ FND 5/8" REBAR
- ④ FND 1/2" REBAR
- ⑤ FND 2.5" BC MON 1301-S 1971 ON 1" GIP

10' UTILITY ESMT GRANTED THIS PLAT

20' BUILDING SETBACK

(M) MEASURED BOUNDARY DATA PER THIS SURVEY
(C) COMPUTED BOUNDARY DATA

DETAIL "A"
SCALE: 1"=50'



WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

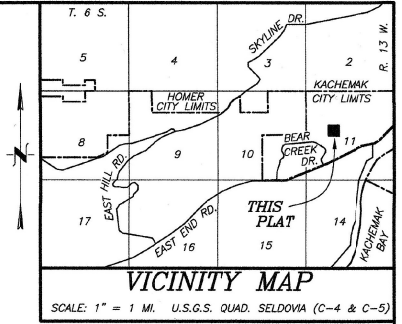
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	32.38'	53.16'	34°54'03"	N72°23'55"E	31.88'
C2	83.44'	53.16'	89°55'22"	N9°59'10"E	75.13'
C3	51.19'	53.16'	55°10'30"	N62°33'49"W	49.24'

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 CRESTED CRANE ST. RIGHT-OF-WAY DEDICATED THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

KENAI PENINSULA BOROUGH

DATE



CERTIFICATE OF OWNERSHIP

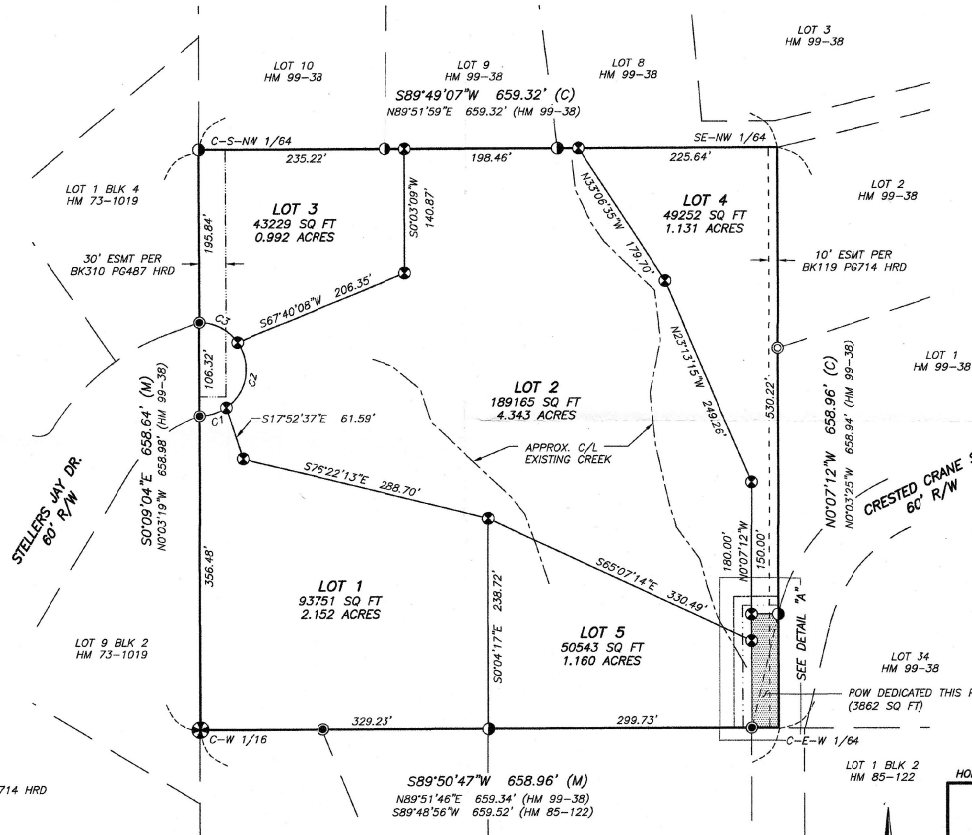
I HEREBY CERTIFY THAT ROSS COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF ROSS COMMUNITY PROPERTY TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

THERESA KATHLEEN ROSS, TRUSTEE
ROSS COMMUNITY PROPERTY TRUST
P.O. BOX 3478
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2023.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

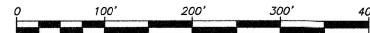


PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE



GRAPHIC SCALE

HOMER RECORDING DISTRICT

KPB FILE NO. 2023-XXX

GREWINGK GLACIER VISTA

A SUBDIVISION OF THE SW1/4 SE1/4 NW1/4 SECTION 11,
T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 9.969 ACRES

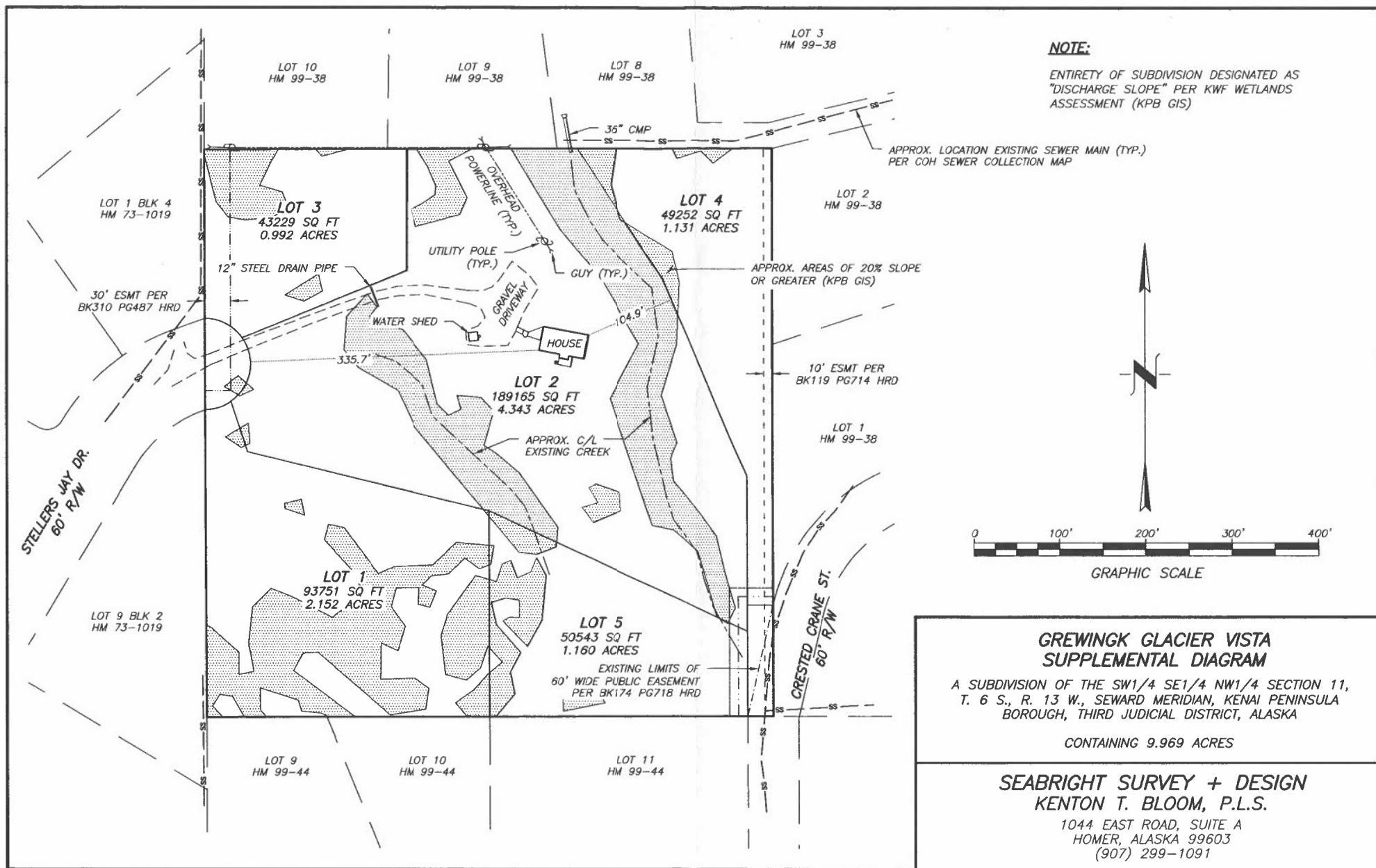
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

CLIENTS: ROSS COMMUNITY PROPERTY TRUST
P.O. BOX 3478 HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KB	JOB #2023-43
DATE: 08/2023	SCALE: 1"=100'	SHEET #1 OF 1

KPB 2023-095



AGENDA ITEM E. NEW BUSINESS

ITEM #2 - PRELIMINARY PLAT
GREWINGK GLACIER VISTA

KPB File No.	2023-095
Plat Committee Meeting:	September 25, 2023
Applicant / Owner:	Ross Community Property Trust of Homer, Alaska
Surveyor:	Kenton Bloom / Seabright Survey + Design
General Location:	Kachemak City

Parent Parcel No.:	174-192-17
Legal Description:	T 6S R 13W SEC 11 Seward Meridian HM SW1/4 SE1/4 NW1/4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Water: On site / Sewer: City
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.969-acre parcel into five lots ranging in size from 0.992 acres to 4.343 acres.

Location and Legal Access (existing and proposed): The subdivision is located within the city limits of Kachemak City off of East End Road just after mile marker three. The proposed subdivision front along Crested Crane Street and Stellers Jay Drive. Crested Crane Street is a 60-foot-wide dedication located to the east of the subdivision and Stellers Jay Drive is a 100-foot dedication that ends at the subject parcel on the west side. The plat is proposing a partial bulb turnaround area for Stellers Jay Drive and dedicating a portion of right-of-way to Crested Crane Street.

Stellers Jay Drive has a 100-foot right-of-way. The subdivision is dedicating a small bulb to finish off Stellers Jay Dr as shown. The measurements for the portion being dedicated for Crested Crane Street can be seen on the preliminary plat as Detail A. The borough does not have any authority of rights-of-ways within cities. **Staff recommends:** the Certificate of Acceptance will need to be corrected to Kachemak City accepting the new dedications and include Stellers Jay Drive.

Due to terrain and existing rights-of-ways in the area ending in cul-de-sac bulbs, the block length is not compliant. **Staff recommends:** the Plat Committee concur an exception is not required due to these restrictions.

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

Site Investigation: This entire area is covered by wetland classification of Discharge Slope. The surveyor supplied a supplemental map to detail this information and all slopes over 20 percent grade. The wetland determination note is shown and **staff recommends:** the note remain and any areas with over 20 percent grade be shown on the final plat.

Per the Floodplain-Planner this is in a flood hazard area. **Staff recommends:** the flood hazard note be added and include the map panel as shown in the Planner's comment.

There are improvements in the subject parcel and appear to be entirely within proposed lot two. No encroachments are apparent.

KPB River Center review	<p>See attachments</p> <p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: X (shaded) Map Panel: 02122C-2115E In Floodway: False Floodway Panel:</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: VACANT Comments:</p>
State of Alaska Fish and Game	

Staff Analysis The parcel is currently an undeveloped parcel of land and this plat will be the first platting action for the site. There are no easements to transfer forward.

A soil report will not be required as the site will be connected to Homer sanitary sewer system, the correct plat note is shown. An installation agreement or documentation one is not required will need to be provided to staff before the plat can be finalized.

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.

Kachemak City heard and unanimously passed Resolution 2023-29 accepting the preliminary plat the at their regularly scheduled August 9, 2023 meeting. Minutes are available in the packet.

Utility Easements As this parcel has never been subdivided there are no platted utility easements to carry forward.

This plat is proposing a 10' utility easement fronting along all rights-of-way. Please add utility line to Steller's Jay Dr. dedication.

According to the Certificate to Plat there are several recorded easements on the property. They are drawn on the plat and noted in the plat notes.

Instead of listing the Book and Page near the depicted easements **staff recommends:** using "see note" to refer to each easement.

HEA has requested locations and if on the property, easements drawn. The request are noted below and are included in the packet to view.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	HEA requested several easements. These are available in the packet.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 41416 STELLERS JAY DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: CRESTED CRANE ST, STELLERS JAY DR</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: 41416 STELLERS JAY DR WILL BE DELETED AND A NEW ADDRESS ASSIGNED UPON OWNER REQUEST</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan 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 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

- Update the KPB file number to 2023-095
- Add basis of bearing to drawing.

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: Include the City of Kachemak in the title block.

- 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: Correct the width of Stellers Jay Drive to 100'.

- 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: Areas with contours over 20 percent should be shown on the final.

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.

20.30.190. Lots-Dimensions.

- B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff recommendation: place the standard note on the plat for the flag lot(s): No structures are permitted within the panhandle portion of the flag lot(s).

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

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.020, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

Staff recommendation: provide the flood hazard note and include the map panel as provided by the Floodplain - Planner comment.

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: Sewer will be provided by a connection from the City of Homer and water will be on individually supplied on site.

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: an installation agreement or documentation one is not required will need to be submitted to the Planning Department.

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.

- Remove the building setback from plat note and drawing and provide the following note "Per KPB 20.30.250 the building setback of record has been removed. All development must comply with the municipal zoning requirements."
-

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: The borough doesn't manage or maintain any rights-of-ways within the boundaries of cities. Please update the Certificate of Acceptance to Kachemak City and comply with 20.60.190.

RECOMMENDATION:

STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**

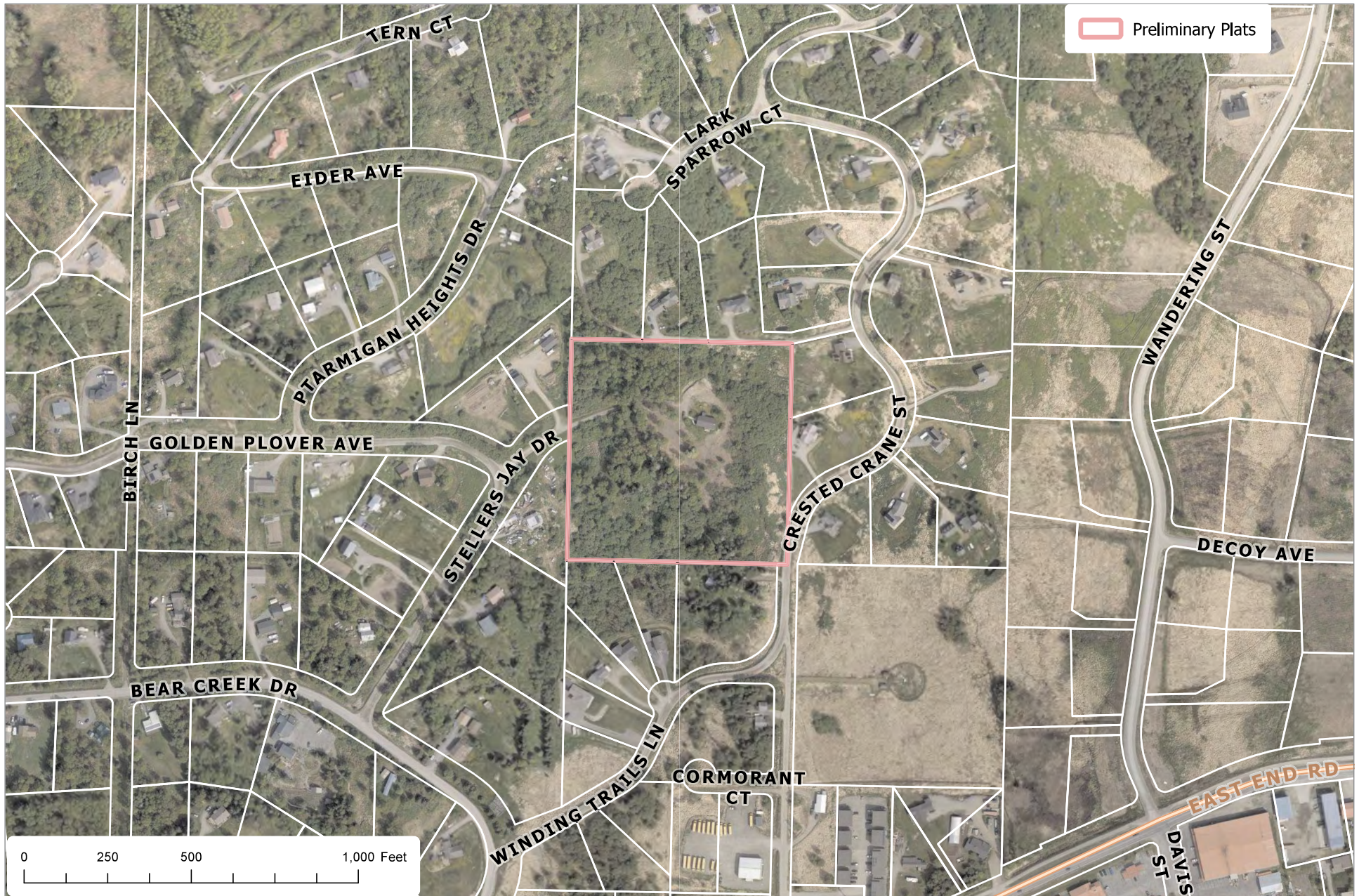
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

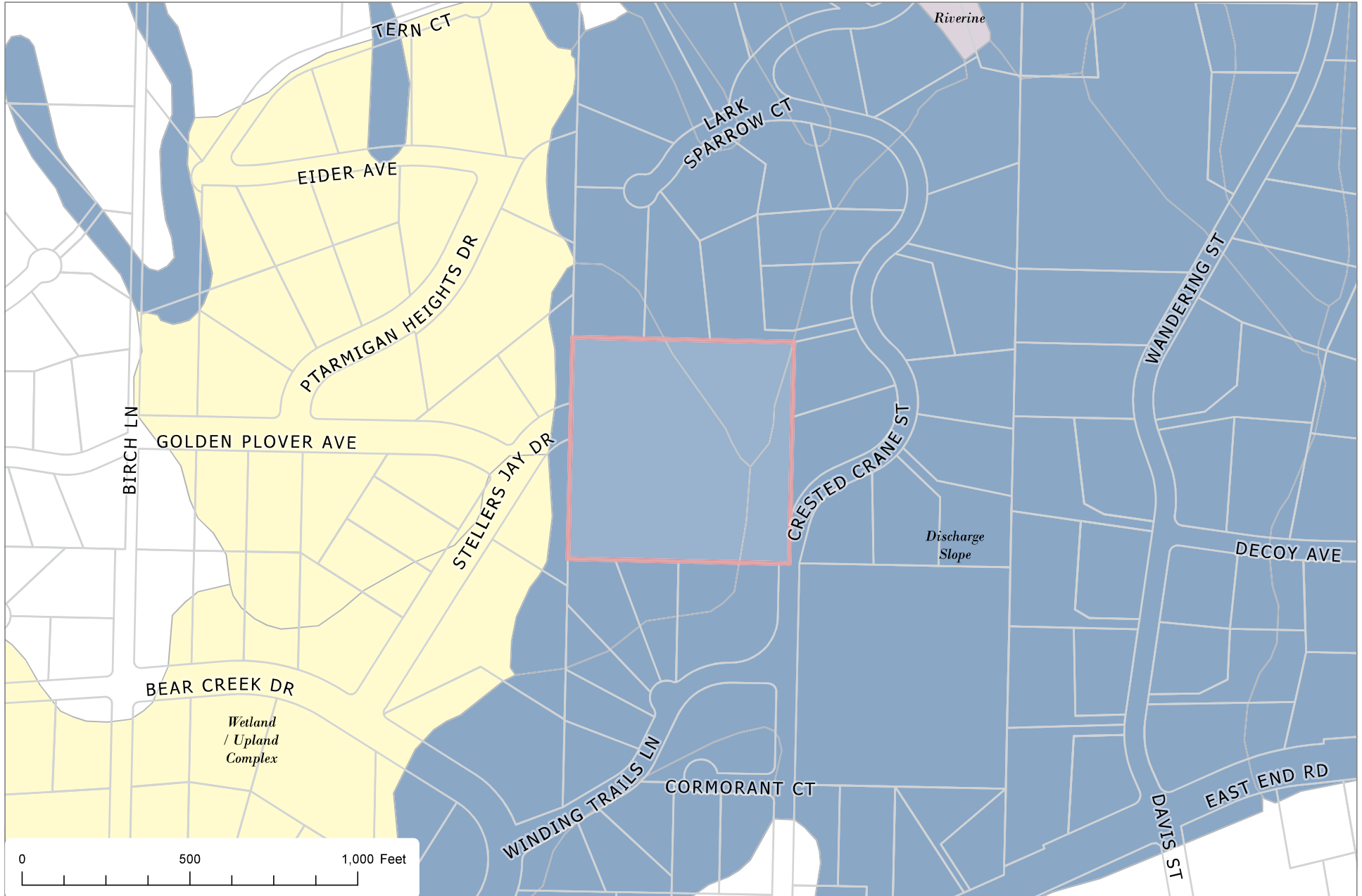
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



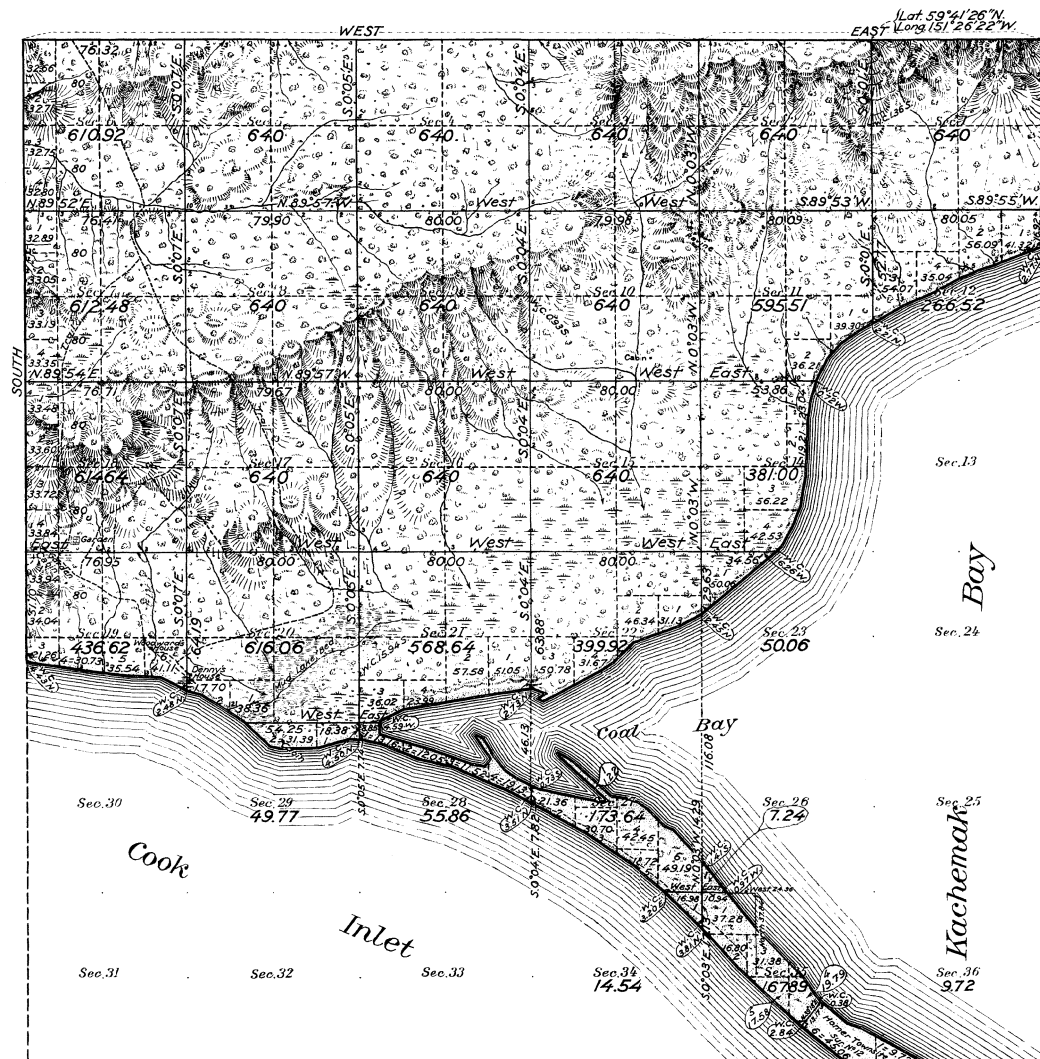
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Township No. 6 South Range No. 13 West of the Seward Meridian, Alaska.

Survey accepted G.L.O.
July 15, 1918



Areas in Acres	
Public Land	12616.25
Indian Reservation	
Indian Allotments	
Mineral Claims	
Homer Township	54.78
Total Area	12671.03

Scale 40 Chains to an inch

Mean Magnetic Declination 24°15'E

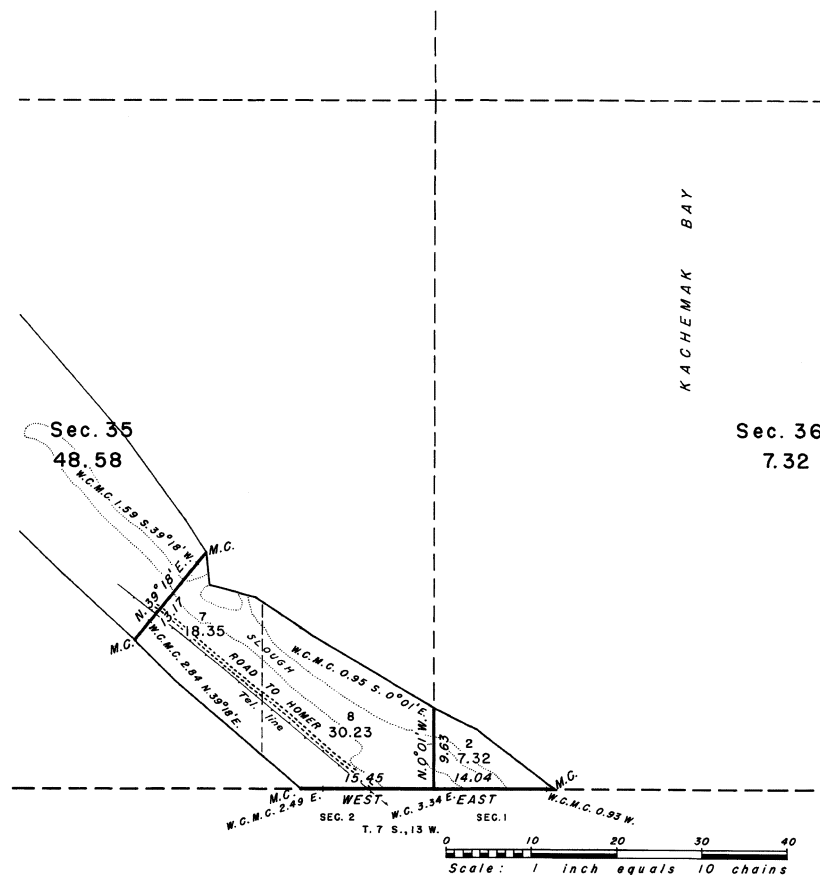
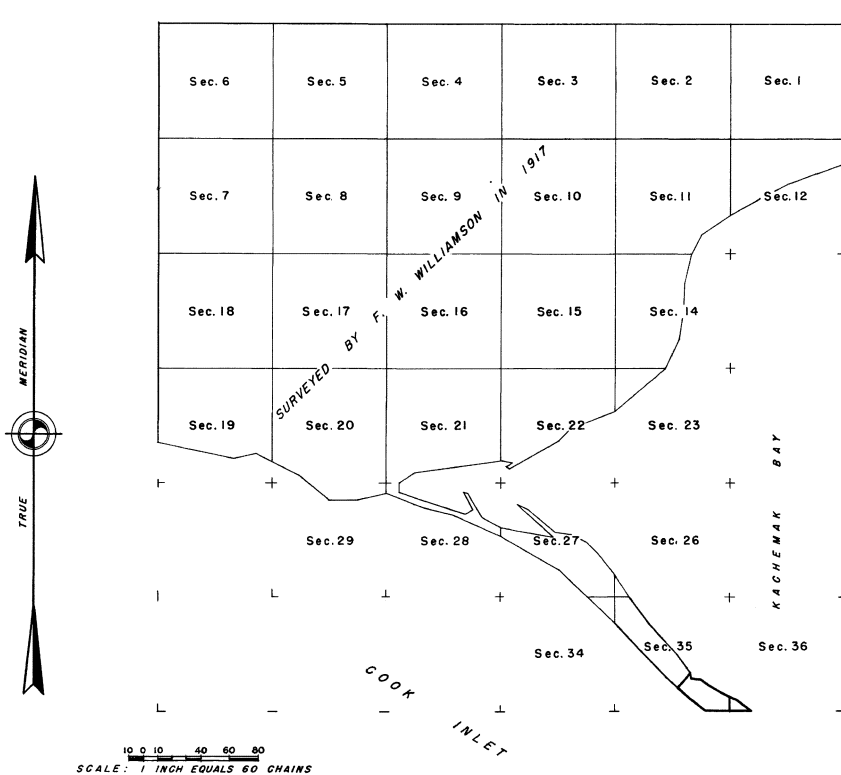
Surveys Designated	By Whom Surveyed	Group		Amount of Surveys			When Surveyed	
		No.	Date	Mls.	chs.	fts.	Began	Completed
North Boundary	F.W. Williamson U.S.	7	June 1, 1917	5	76	32	June 24, 1917	Aug. 12, 1917
East "	"	"	"	1	16	92	"	"
West "	"	"	"	3	51	10	"	"
Subdivisions	"	"	"	33	72	78	"	"
Meanders	"	"	"	15	04	19	"	"
Retracements	"	"	"	0	13	17	"	"

The above map of Township No. 6 South Range No. 13 West of the Seward Meridian, Alaska is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U. S. Surveyor General's Office.
Juneau, Alaska, June 28, 1918.

Charles E. Davidson
Surveyor General.

TOWNSHIP NO.6 SOUTH RANGE NO.13 WEST OF THE SEWARD MERIDIAN, ALASKA



MEAN MAGNETIC DECLINATION 24°30'E.

AREA SURVEYED: 55.90 ACRES

LINES DESIGNATED	BY WHOM SURVEYED	GROUP NO.	DATE OF SPECIAL INSTRUCTIONS	WHEN SURVEYED BEGUN	WHEN SURVEYED COMPLETED
EXTERIOR SUBDIVISIONAL MEANDER RETRACEMENT	E. D. CALVIN, C.E.	55	JUNE 16, 1939	SEPT. 17, 1940	SEPT. 21, 1940

UNITED STATES DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE

Denver, Colorado, July 5, 1945

Washington, D. C. December 20, 1945.

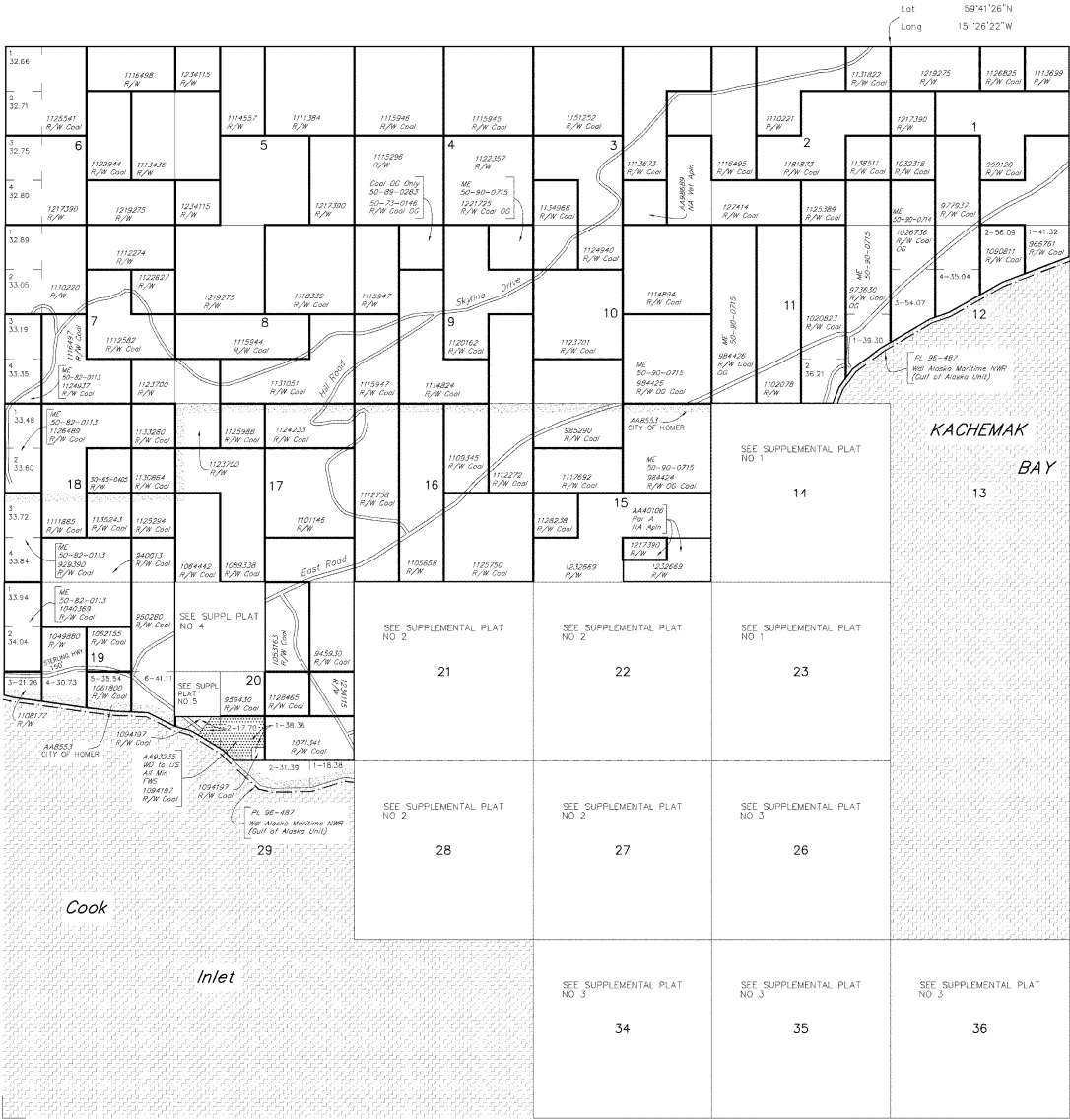
This plat of Township No. 6 South, Range No. 13 West, of the Seward Meridian, Territory of Alaska, is strictly conformable to the field notes of the survey thereof which have been examined and approved.

E. D. Calvin
Supervisor of Surveys

The survey represented by this plat having been correctly executed in accordance with the requirements of law and the regulations of this office, is hereby accepted.

Joel David Wolfsohn
Assistant Commissioner

SURVEYED TOWNSHIP 6 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES
AND ACQUIRED LANDS

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLO 5184 WOI O affects Lds/Interests not conveyed

A055316 SS Unpat Lds W/A entire Tp

A058712 SS Reserved Min Estate Only

AAB1235 Acq Conservation Esm't affects:

Sec 27: Parcel 1: Lot 6 lying east of Homer Spit
R/W. Except that portion lying within Plat 77-55.
Parcel 2: Lots 7 & 8, Parcel 3: Lot 9 lying East of
Homer Spit R/W

AAB1237 Acq Conservation Esm't affects:

Sec 27:
Parcel 1: Tract A, of Retracement and Subdivision
of tract A, Walter Dufour Property, according to plat
No. 63-660.

Parcel 2: Lot 1 of Retracement and Subdivision
Tract A, Walter Dufour Property, according to plat
No. 63-660.

Parcel 3: Tract B, Walter Dufour tract B according
to Plat No. 77-55.

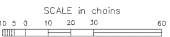
Parcel 4: Government Lot 3, Excepting Therefrom,
those portions deeded to the state of Alaska by
Deeds recorded 1/3/1966, in Volume 39 at page 299.

Parcel 5: Government Lot 5, Excepting Therefrom,
those portions deeded to the state of Alaska by
Deeds recorded 1/3/1966, in Volume 39 at page 291.

AAB1236 Acq Conservation Esm't affects:

Sec 20: NW1/4SE1/4. Except that portion of land
lying East of the Homer Spit Road in its present
location, and further excepting that portion deeded to
State of Alaska, Department of Highway in Deed
recorded in Book 75, page 67, and further excepting
therefrom that portion deeded to State of Alaska,
Department of Transportation & Public Facilities in
deed recorded in Book 264 at page 326.

A055316 SS Amdt Pl 96-487 Sec 806(a) Top Filed



WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords herein do not reflect title changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

CURRENT TO		Acq
5-10-2023		Sew Mer
		T 6 S
		R 13 W

ACAD

CITY OF KACHEMAK
REGULAR CITY COUNCIL MEETING UNAPPROVED MINUTES
AUGUST 9, 2023

1. CALL TO ORDER – PLEDGE OF ALLEGIANCE The meeting was called to order by Mayor, Connie Isenhour at 6:00pm.
2. ROLL CALL Council members Isenhour, Overway, Rosi, Speakman and Fry were in attendance, a quorum was met. Motion: Speakman/Fry to excuse Council member Cooper and Weber. Vote: Motion approved, unanimous.
3. APPROVAL OF THE AGENDA Motion: Speakman/Fry to approve the amended agenda to include Resolution 2023-29 and Resolution 2023-30. Vote: Motion approved, unanimous.
4. ANNOUNCEMENTS/VISITORS Visitors in attendance: Lane Chesley, Tim Dillon, Dorothy Fry and Heath Smith.
A. LANE CHESLEY: BOROUGH ASSEMBLY REPORT Assemblyman Chesley provide a copy of KPB Resolution 2023-053 which established a voter turnout working group to explore actionable options and ideas aimed at increasing awareness, participation, and voting in local elections. The working group will include 14 members comprised of the Borough Clerk, 6 City Clerks, 2 community members chosen by the Mayor, one community member qualified to represent the interests of persons with physical, visual, reading or impairments that affect one's ability to vote privately; two members of the Borough's canvas board; and one member representing the League of Women Voters; and one member representing the Kenai Peninsula Votes group.
B. TIM DILLON, EXECUTIVE DIRECTOR: KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT Mr. Dillon provided a copy of a presentation to Council. He asked that the Clerk forward a copy of the presentation to Council Member Cooper. He will return in November with the new director.
Kachemak resident Dorothy Fry commented about the increased sewer rates and Homer not notifying Kachemak quickly. The pump fee used to be included in the rate. We have done so much for Homer and need to be a community that works together. Mayor mentioned that the Annexation process has changed, and we would be the primary vote. Speakman said we have a MOU with them, but it seems no one knows about it. Mayor said she met with Homer City Clerk, Melissa Jacobsen and Finance Director, Elisabeth and they did not know the MOU existed.


Heath Smith a resident of the City of Homer announced that he will be running for Chesley's Borough Assembly seat in the upcoming election.
5. APPROVAL OF THE JULY REGULAR MEETING MINUTES Motion: Fry/Speakman to approve the July regular meeting minutes. Vote: Motion approved, unanimous
6. FINANCE COMMITTEE REPORT
A. FY23 FINANCIAL STATEMENT
B. FY24 FINANCIAL STATEMENT
C. ACCOUNT BALANCE
Isenhour reported that the Finance Committee met last Wednesday and looked at FY23 and FY24. They requested the Clerk add FY23 YTD to the FY24 Financial Statement.
7. ORDINANCES
<i>SECOND READING</i> A. ORDINANCE 2023-07 AN ORDINANCE OF THE CITY OF KACHEMAK, ALASKA, AMENDING KACHEMAK CITY CODE TITLE 3 TO CLARIFY, AMEND AND REPLACE SECTIONS WITHIN THE CODE TO MEET THE NEEDS OF THE CITY AND TO COMPLY WITH ALASKA STATE LAW IN REVISING MUNICIPAL CODE EVERY FIVE YEARS. <u>ATTACHMENT:</u> 1. CURRENT KACHEMAK CITY CODE TITLE 3 WITH REVISIONS NOTED
Motion: Fry/Overway to postpone the second reading of Ordinance 2023-07 until the September meeting. Vote: Motion approved, unanimous. We are still waiting for the revisions from Cooper. Discussion on breaking it down by household or get rid of 5 property minimum as it is unfair to limit roads without 5. Should we count developed and undeveloped property differently?
7. RESOLUTIONS
A. RESOLUTION 2023-28 A RESOLUTION OF THE CITY OF KACHEMAK, ALASKA, ISSUING A LETTER OF NON-OBJECTION TO ACCEPT THE REPLAT OF KPB PARCEL 17445102 TO DEDICATE ADDITIONAL RIGHT-OF-WAY. Motion: Fry/Rosi to approve Resolution 2023-28. Vote: Motion approved, unanimous.
B. RESOLUTION 2023-29 A RESOLUTION OF THE CITY OF KACHEMAK, ALASKA, ISSUING A LETTER OF NON-OBJECTION TO ACCEPT THE REPLAT OF KPB PARCEL 17419217 TO DEDICATE ADDITIONAL RIGHT-OF-WAY.

<p>Motion: Speakman/Fry to approve Resolution 2023-29 Vote: Motion approved, unanimous. Comment about the bridge that crosses gully is not something the city has to maintain.</p>
<p>C. RESOLUTION 2023-30 A RESOLUITON OF THE CITY OF KACHEMAK, ALASKA, APPOINTING ELECTION JUDGES FOR THE OCTOBER 03, 2023, REGULAR ELECTION. Motion: Overway/Fry to approve Resolution 2023-30. Vote: Motion approved, unanimous. Election judges are Jackie Norvell, Amy Fetterhoff, Lauren Seaton & Janet Simmons.</p>
<p>8. <u>MAYOR'S REPORT</u> ATTACHMENT: Attending AML/ACOM this week in Homer. AML has a resolution asking the Governor not to veto State Board and Commissions decisions. A family has been asking about more mailboxes and she will research more. We can save more money by moving our mailing address to the city. The City and Borough election candidate filing period is earlier than ours so they can get into the voter pamphlet.</p>
<p>9. <u>CLERK'S REPORT</u> <u>ATTACHMENTS:</u> A. JULY 27, 2023, PUBLIC NOTICE: SEWER RATE INCREASE B. 2023 ELECTION CALENDAR & PUBLIC NOTICE</p>
<p>10. <u>PENDING BUSINESS</u></p>
<p>A. <u>CAPITOL PROJECT UPDATES</u> 1. <u>COMMUNITY CENTER EXTERIOR PAINTING</u> Isenhour commented on the phenomenal job Jake has been doing. He only has to finish up the emergency lettering on the red board. 2. <u>COMMUNITY CENTER SEWER REPAIR</u> Danny/Dutch Boy plans to work on the landscaping and sewer line at the same time in a couple of weeks. 3. <u>COMMUNITY CENTER MOA PUBLIC HEALTH PARK GRANT.</u> 4. <u>HOMER FOUNDATION LANDSCAPING GRANT.</u> 5. <u>COMMUNITY CENTER EXTERIOR STAIR PROJECT</u> They have started and are waiting for the metal treads to complete. 6. <u>COMMUNITY CENTER RAIN GUTTERS</u> They should be installed next week.</p>
<p>B. <u>COMMUNITY CENTER SIGN</u> Isenhour commented that someone had an idea to do a city logo design contest and the logo could be incorporated into a sign.</p>
<p>C. <u>CLERK EVALUATION</u> Most of the forms have been received. Weber will turn his in and the committee will meet.</p>

D. SECURITY CAMERA INSTALLATION Fry got the equipment needed from Yenny. The football team has been contacted to dig the trench. The original bid was \$2500, and we have spent \$120 so far.
11. NEW BUSINESS
A. CLAYTON WAY: AUGUST 1, 2023, EMAIL FROM KPB Isenhour spoke to Buck Jones (East Road Services) as he bid on the work with the Borough. The entrance onto Clayton is paved, the sink hole appears every Spring/Summer just behind the paving. The first 875 ft is in Kachemak City, then it turns into Borough and finally becomes a private road.
B. KPB VOTER TURNOUT WORKING GROUP <u>ATTACHMENT:</u> KPB RESOLUTION 2023-053 Clerk Speakman will serve on this working group.
C. Merchant Service Fees Isenhour discussed that the city has been subsidizing credit card fees for sewer fees, the amount monthly is over \$200. Both the City of Homer and KPB use Intellipay which would charge the user the fee so the city would receive the full amount which we pay to the City of Homer. The fee is \$2.50 for credit cards and \$1.50 for electronic checks.
12. COMMENTS OF THE PUBLIC Heath Smith commented on testimony heard at the Borough Assembly regarding a request to DOT to stop using brine as it is damaging vehicles.
13. COMMENTS OF THE COUNCIL Rosi commented that the drainage by the new antenna had been fixed.
14. ADJOURNMENT The meeting was adjourned at 7:30pm.

Formally Submitted for Approval

Debbie Speakman, City Clerk



Connie Isenhour, Mayor

Note-Clerk Resigned on August 14, 2023

City of Kachemak
P.O. Box 958
Homer, AK 99603
p. 907.235.8897 e. cityclerk@kachemak.city

Planning Department
Kenai Peninsula Borough
144 North Binkley
Soldotna, AK 99669-7520

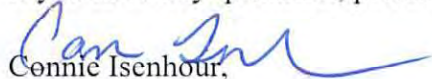
August 10, 2023

RE: Ross Community Property Replat, KPB Parcel 17419217

Dear Kenai Peninsula Planning Commission,

At its August 9, 2023, Regular City Council Meeting, the Kachemak City Council unanimously passed Resolution 2023-29 accepting the preliminary replat of KPB Parcel 17419217 (T 6S R 13W SEC 11 SEWARD MERIDIAN HM SW1/4 SE1/4 NW1/4) as shown on the preliminary plat submitted by Seabright Survey & Design, to subdivide the 10-acre parcel into 5 separate parcels. The subdivision meets Title 10.01.01 of Kachemak City Code requiring parcels to remain at minimum 40,000 square feet.

If you have any questions, please give us a call at (907) 235.8897.


Connie Isenhour,
Mayor

CITY OF KACHEMAK
KACHEMAK, ALASKA
RESOLUTION 2023-29

A RESOLUTION OF THE CITY OF KACHEMAK, ALASKA, ISSUING A LETTER OF NON-OBJECTION TO ACCEPT THE REPLAT OF KPB PARCEL 17419217.

WHEREAS, the property located at 41416 Stellers Jay Drive (KPB Parcel 17419217) is in the City of Kachemak; and

WHEREAS, the property owner has requested a replat subdividing the 10-acre parcel into 5 parcels; and

WHEREAS, the subdivided parcels meet the requirements of City Code Title 10.01.01: Land Subdivision, and are greater than the minimum lot size of 40,000 square feet; and

NOW, THEREFORE, let it be resolved that the City Council of Kachemak, Alaska, shall submit to the Kenai Peninsula Borough Planning Department a letter supporting the preliminary replat for KPB Parcel 17419217.

PASSED and ADOPTED by a quorum of the City of Kachemak Council on this 9 day of August, 2023.

CITY OF KACHEMAK



Connie Isenhour, Mayor

ATTEST:

City Clerk Resigned August 14, 2023

Debbie Speakman, City Clerk

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

4. THIS SUBDIVISION IS SUBJECT TO A RIGHT-OF-WAY EASEMENT OF NO DEFINITE LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION PER BK 30 PG 32 HRD.

5. THIS SUBDIVISION IS SUBJECT TO A RIGHT-OF-WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION PER BK 119 PG 714 HRD.

6. THIS SUBDIVISION IS SUBJECT TO A 60' WIDE RIGHT-OF-WAY EASEMENT PER BK 174 PG 718 HRD.

7. THERE ARE POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA AND TOPOGRAPHY.

LEGEND

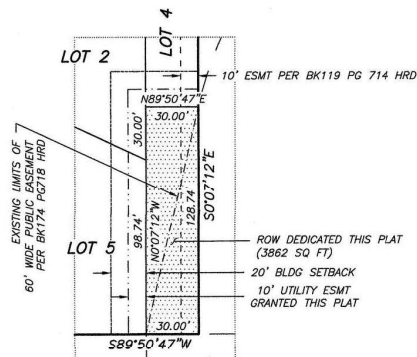
- ① SET 2" AC 7968-S 2022
- ② FND 2" AC 7968-S 1999
- ③ FND 5/8" REBAR
- ④ FND 1/2" REBAR
- ⑤ FND 2.5" BC MCN 1301-S 1971 ON 1" GIP

10' UTILITY ESMT GRANTED THIS PLAT

20' BUILDING SETBACK

(M) MEASURED BOUNDARY DATA PER THIS SURVEY
(C) COMPUTED BOUNDARY DATA

DETAIL "A"
SCALE: 1"=50'



WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	32.38'	53.16'	34°54'03"	N72°23'55"E	31.88'
C2	83.44'	53.16'	89°55'27"	N9°59'10"E	75.13'
C3	51.10'	53.16'	85°10'30"	N62°33'40"W	40.24'

Locate the overhead electric line, if it is located within the subdivision boundary, then depict the overhead electric line and provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

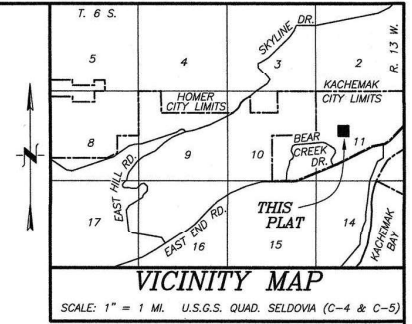
An underground electric service line runs from power pole S3-11-2632 to Lot 9. The approximate location is depicted. Provide a label or plat note stating, "The existing underground powerline is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat."

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 CRESTED CRANE ST. RIGHT-OF-WAY DEDICATED THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

KENAI PENINSULA BOROUGH

DATE



CERTIFICATE OF OWNERSHIP

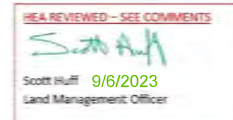
I HEREBY CERTIFY THAT ROSS COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF ROSS COMMUNITY PROPERTY TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

THERESA KATHLEEN ROSS, TRUSTEE
ROSS COMMUNITY PROPERTY TRUST
P.O. BOX 3478
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2023.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

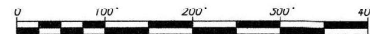


PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE



HOMER RECORDING DISTRICT

KPB FILE NO. 2023-XXXX

GREWINGK GLACIER VISTA

A SUBDIVISION OF THE SW1/4 SE1/4 NW1/4 SECTION 11, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 9.969 ACRES

SEABRIGHT SURVEY + DESIGN

KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

CLIENTS: ROSS COMMUNITY PROPERTY TRUST
P.O. BOX 3476 HOMER, AK 99603

DRAWN BY: KK CHKD BY: KB JOB #2023-43

DATE: 08/2023 SCALE: 1"=100' SHEET #1 OF 1

KPB 2023-095