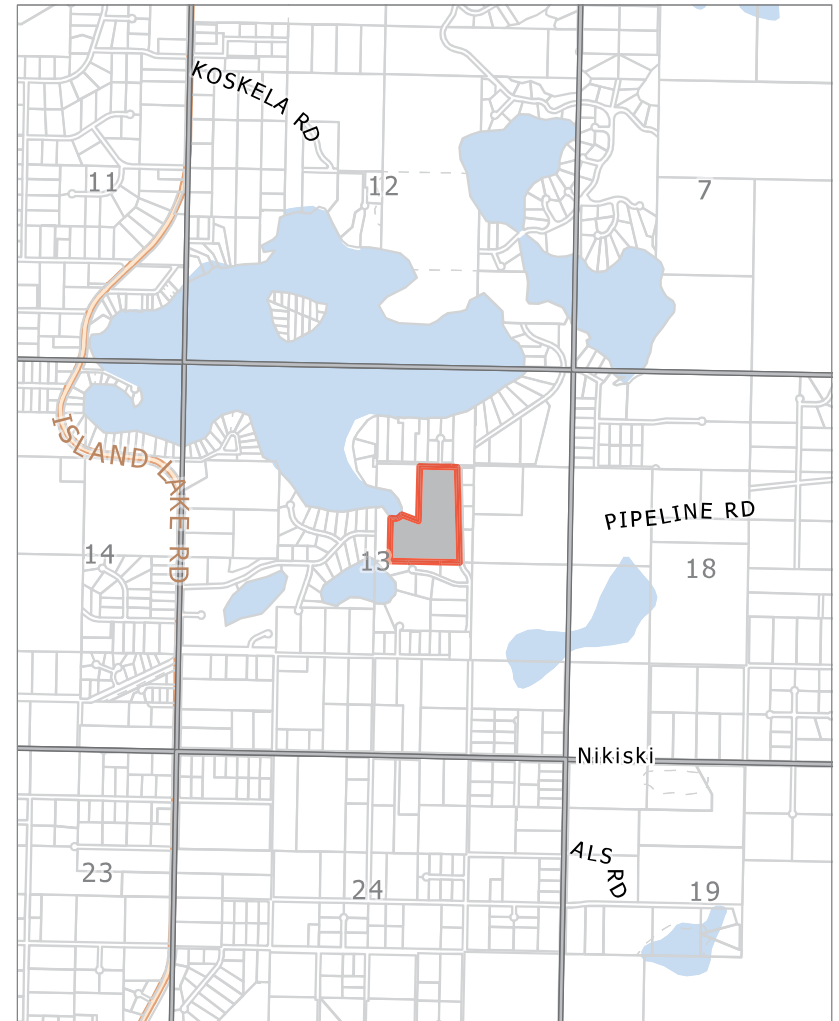


E. NEW BUSINESS

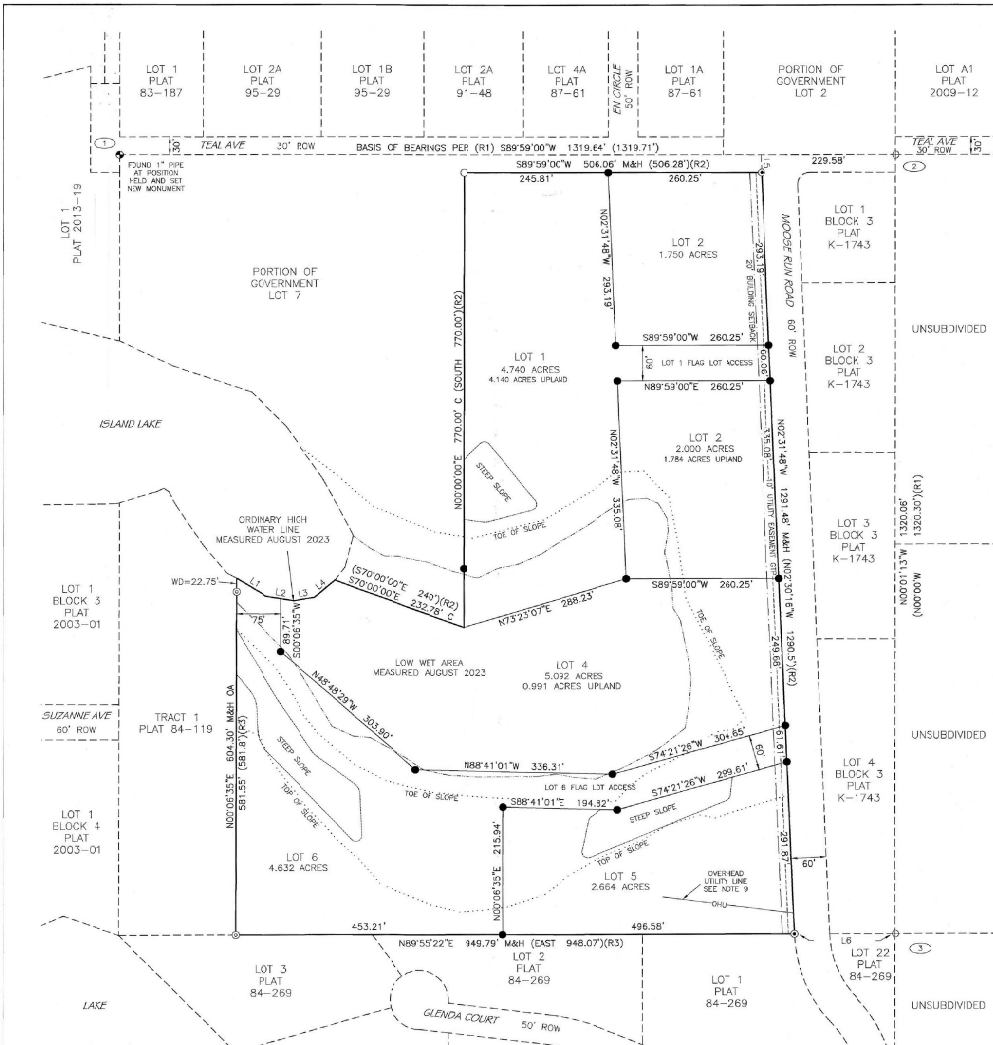
**4. Teal Bay Subdivision Pattison Addition
KPB File 2023-098**



KPB File 2023-098
T 07N R 12W SEC 13
Nikiski

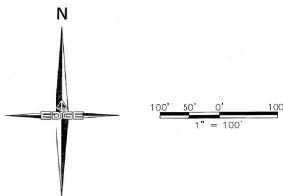


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LEGEND

- | | | | |
|-------|---|-----|--------------------------|
| ⊕ | FOUND PRIMARY MONUMENT AS REFERENCED | --- | SUBDIVISION BOUNDARY |
| ⊙ | FOUND PROPERTY CORNER - 5/8" REBAR | --- | INTERIOR LOT LINE |
| ⊗ | FOUND PROPERTY CORNER - 1/2" REBAR | --- | ADJACENT PROPERTY LINE |
| ○ | FOUND PROPERTY CORNER - 1-1/2" ALUMINUM CAP STAMPED LS 5152 2002 | --- | 20 FOOT BUILDING SETBACK |
| ⊙ | SET PRIMARY MONUMENT AS REFERENCED | --- | 10 FOOT UTILITY EASEMENT |
| ⊙ | SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2022 | --- | EDGE LOW WET AREA |
| ⊙ | MONUMENT REFERENCE NUMBER | --- | TOP AND TOE OF SLOPE |
| (R1) | RECORD DATA, SEE REFERENCE | --- | OVERHEAD UTILITY LINE |
| (GTP) | GRANTED THIS PLAT | --- | ROW |
| | | --- | M&H |
| | | --- | C |
| | | --- | COMPUTED |
| | | --- | OA |
| | | --- | OVER ALL |



KPB 2023-098

NOTES

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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3. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
4. THE NATURAL MEADERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SUBLEINES AND THE INTERSECTION WITH THE NATURAL MEADERS.
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7. THIS SUBDIVISION SUBJECT TO ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
8. THIS SUBDIVISION SUBJECT TO RIGHTS OF THE PUBLIC AND/OR GOVERNMENT AGENCIES IN AND TO ANY PORTION OF SAID LAND LYING WITHIN TEAL AVE., TEAL COURT AND MOOSE RUN RD.
9. APPROXIMATE LOCATION OF OVERHEAD ELECTRIC LINE. THERE IS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT, GRANTED THIS PLAT, CENTERED ON EXISTING COMMUNICATION LINE.
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ENGINEER

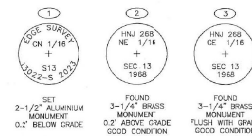
LICENSE NUMBER

DATE

REFERENCES

- (R1) ISLAND LAKE SUBDIVISION, TRUST LAND SURVEY 2012-01, PLAT 2013-19, KENAI RECORDING DISTRICT
 (R2) WARRANTY DEED, BOOK 59, PAGE 267, KENAI RECORDING DISTRICT
 (R3) TEAL BAY SUBDIVISION NO. 2, PLAT 84-119, KENAI RECORDING DISTRICT

MONUMENT SUMMARY



LINE TABLE

LINE	BEARING	DISTANCE
L1	S34°49'08\"E	56.38'
L2	N80°23'13\"W	43.56'
L3	N80°48'58\"E	35.99'
L4	S49°49'20\"W	45.09'
L5	S22°51'48\"E	36.03'
L6	N89°55'22\"E	171.71'

PLAT APPROVAL

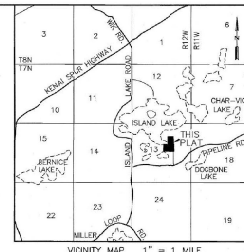
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 25, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK ANTONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

WAYNE PATTISON
 PO BOX 2625
 KENAI, ALASKA 99611

NOTARY ACKNOWLEDGEMENT

FOR: WAYNE PATTISON
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____, 2023

PUBLIC NOTARY SIGNATURE

PRELIMINARY PLAT

KPB FILE No. 2023-000

TEAL BAY SUBDIVISION PATTISON ADDITION

A SUBDIVISION OF
 PORTION OF GOVERNMENT LOT 7
 LOCATED WITHIN NW 1/4 SECTION 13,
 17N., R.12W. S.M.
 STATE OF ALASKA
 KENAI PENINSULA BOROUGH
 KENAI RECORDING DISTRICT

OWNERS:
 WAYNE PATTISON
 PO BOX 2625
 KENAI, ALASKA 99611

CONTAINING 26.879 ACRES



8000 KING STREET ANCHORAGE, AK 99516
 Phone (907) 344-5390 Fax (907) 344-7794
 AEC# 1392

DRAWN BY: JY
 CHECKED BY: MA
 DATE: 08/25/2023
 SCALE: 1\"/>

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
TEAL BAY SUBDIVISION PATTISON ADDITION**

KPB File No.	2023-098
Plat Committee Meeting:	September 11, 2023
Applicant / Owner:	Wayne L & Lynette M Pattison of Kenai, Alaska
Surveyor:	Mark Aimonetti / Edge Survey and Design, Inc
General Location:	Moose Run Rd, Nikiski, Nikiski APC

Parent Parcel No.:	014-134-36
Legal Description:	Part of Gov't Lot 7 in T7N R12 W Sec 13
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 20.879-acre parcel into 6 lots ranging in size from 1.750 acres to 5.092 acres.

Location and Legal Access (existing and proposed):

The preliminary plat is located on Moose Run Road. The plat is accessed from mile post 1 of State maintained Island Lake Road to Borough maintained Pipeline Road, then to borough-maintained Moose Run Road. Moose Run Road is a 60 feet wide right-of-way.

All lots will have access from Moose Run Road.

There will be no dedications or vacations with this plat.

The block does not close or contain compliant lengths. There is a lake to the west and low wet land in the middle of this property making a dedication difficult. ***Staff recommends: the plat committee concur that an exception is not needed as a dedication is not possible to improve the block.***

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

Site Investigation:

The proposed plat has steep slopes toward a low wet area basin near Island Lake that are shown on the drawing. ***Staff recommends: the top and toe of any steep terrain remain on the final plat.***

There appears to be only one structure located on the property and will be located on proposed lot 5.

KPB satellite imagery indicates this property may contain wet areas. ***Staff recommendation: place a note on the final plat indicating 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.***

KPB River Center review	A. Floodplain 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 The proposed subdivision is a division of a remainder of an aliquot lot being Government Lot 7 of Section 13, Township 7 N, Range 12 W, SM State of Alaska, previously undeveloped. A subdivision to the east created Moose Run Road from part of Gov't Lot 7 and a deed description to the north and west created Teal Court from another part of Gov't Lot 7. There are no easements created to bring forward to this subdivision.

A soils report will be required and an engineer will sign the final plat.

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.

Nikiski 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

The certificate to plat refers to two blanket easements to Homer Electric Association and they are listed in the plat notes.

The plat is proposing a 10-foot utility easement along the street rights-of-way. The appropriate note is shown.

Over head utility line shown on the plat is referenced to note 9. Wording of note 9 should be changed from 'existing *communication* line' to 'existing *electric* line'.

HEA has requested the overhead line along the south boundary of the plat be located and any portion inside the boundary be shown and a plat note added stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat".

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 has requested overhead line along south boundary be located and if any part is in plat, show and label or provide plat note stating "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."
ENSTAR	No comments or recommendations.
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 49515 MOOSE RUN RD 49715 MOOSE RUN RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: TEAL CT, EN CIR, MOOSE RUN RD, GLENDA CT, SUZANNE AVE</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: ADDRESSES WILL STAY WITH NEW RESPECTIVE LOTS.</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.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Correct plat note 6, references to river should be changed to lake.
Correct the numbering of the plat notes.
Correct the year in the Plat Approval note.

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 KPB No to 2023-098.

Change NW1/4 to NE1/4 in location info.

Add Lynette M to owners and add middle initial L to Wayne.

- 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: *Change Teal Avenue on the west to Teal Court.*

- 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: *Remove T8N*

- 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: *On adjacent properties, remove the word "plat" and add KN in front of the plat filing. Add Suzanne to the lake to the southwest.*

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff recommendation: *There are two Lot 2 shown on the plat, correct one of them.*

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.*

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:

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.*

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *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.

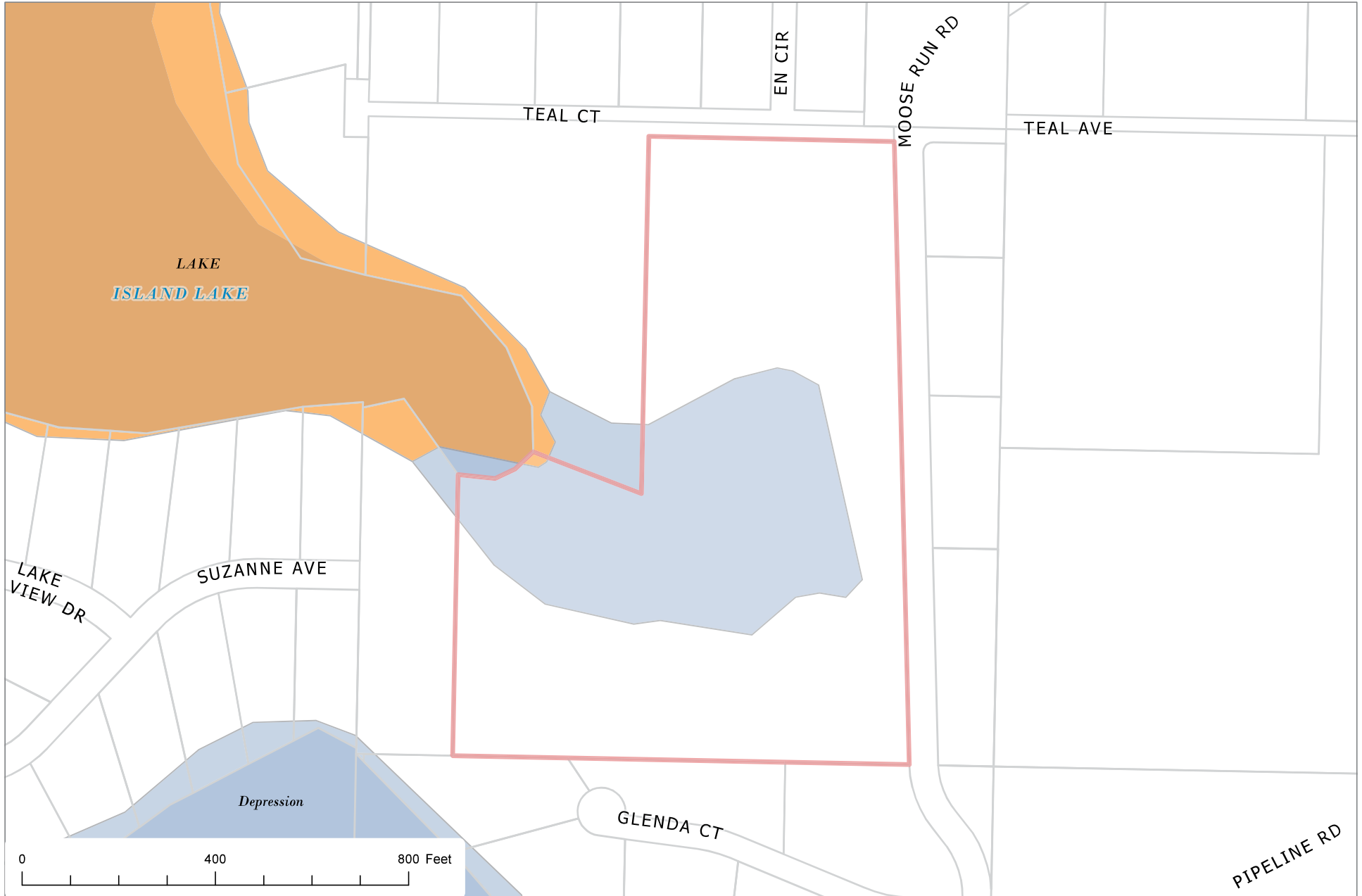
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

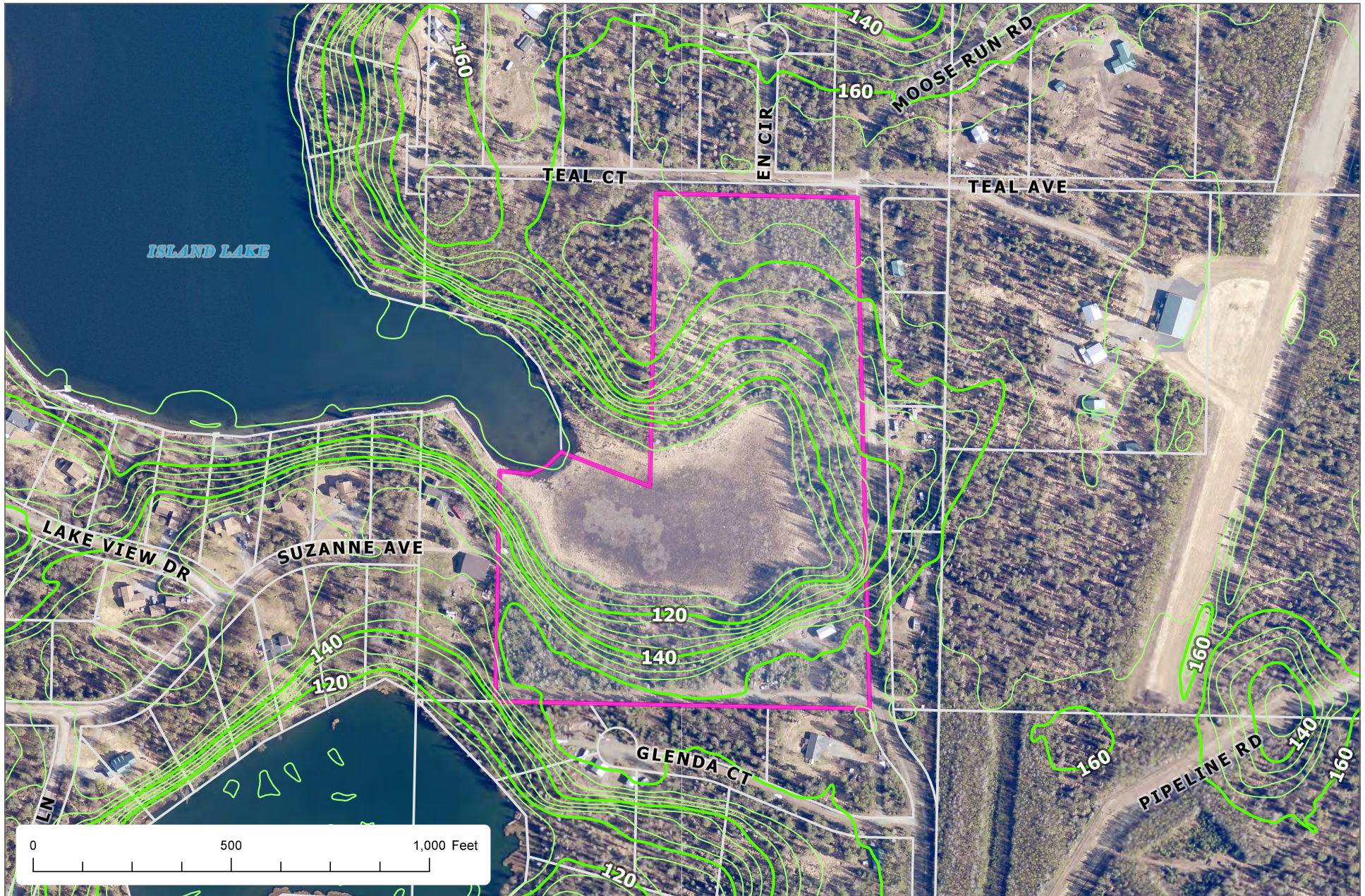
END OF STAFF REPORT



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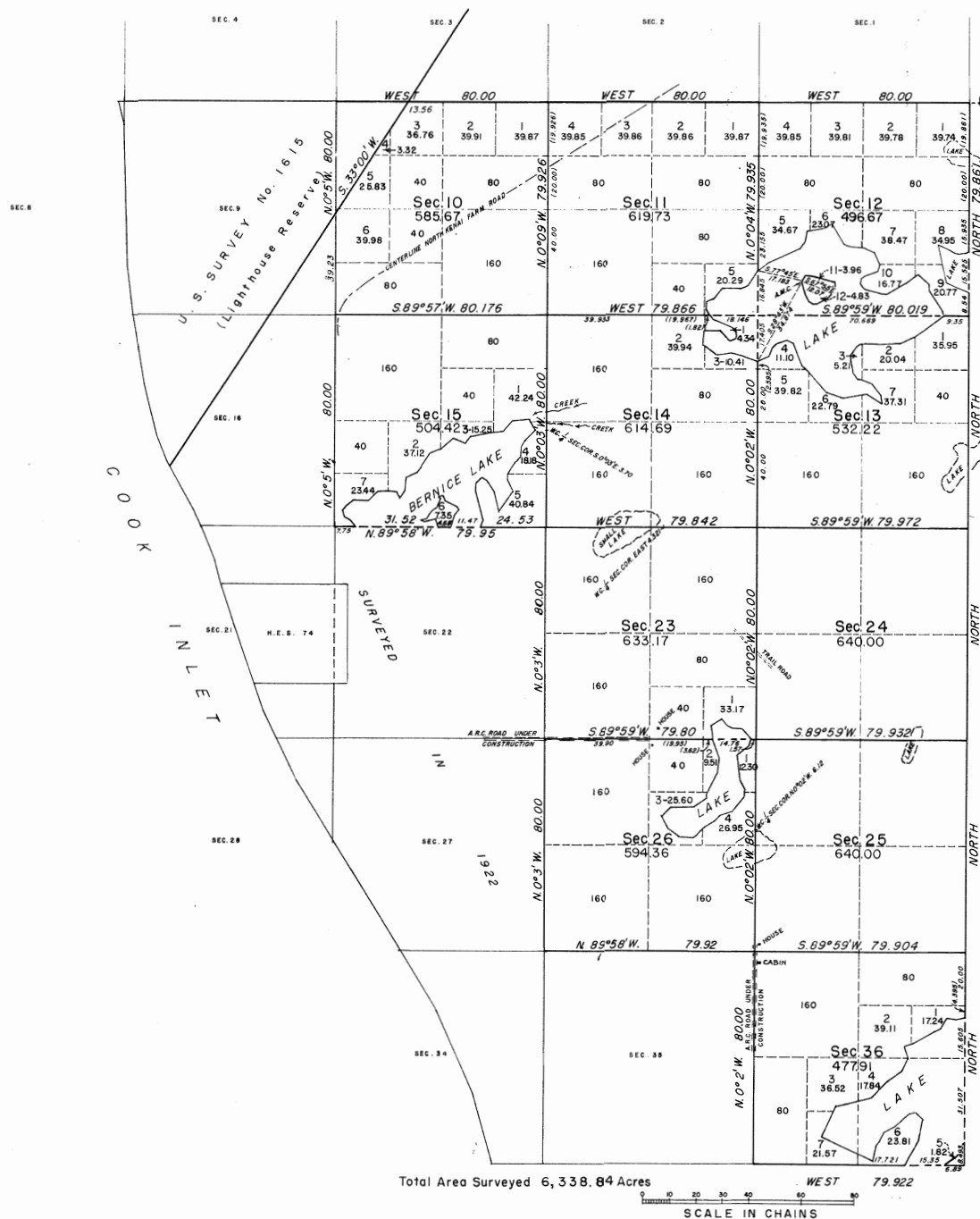


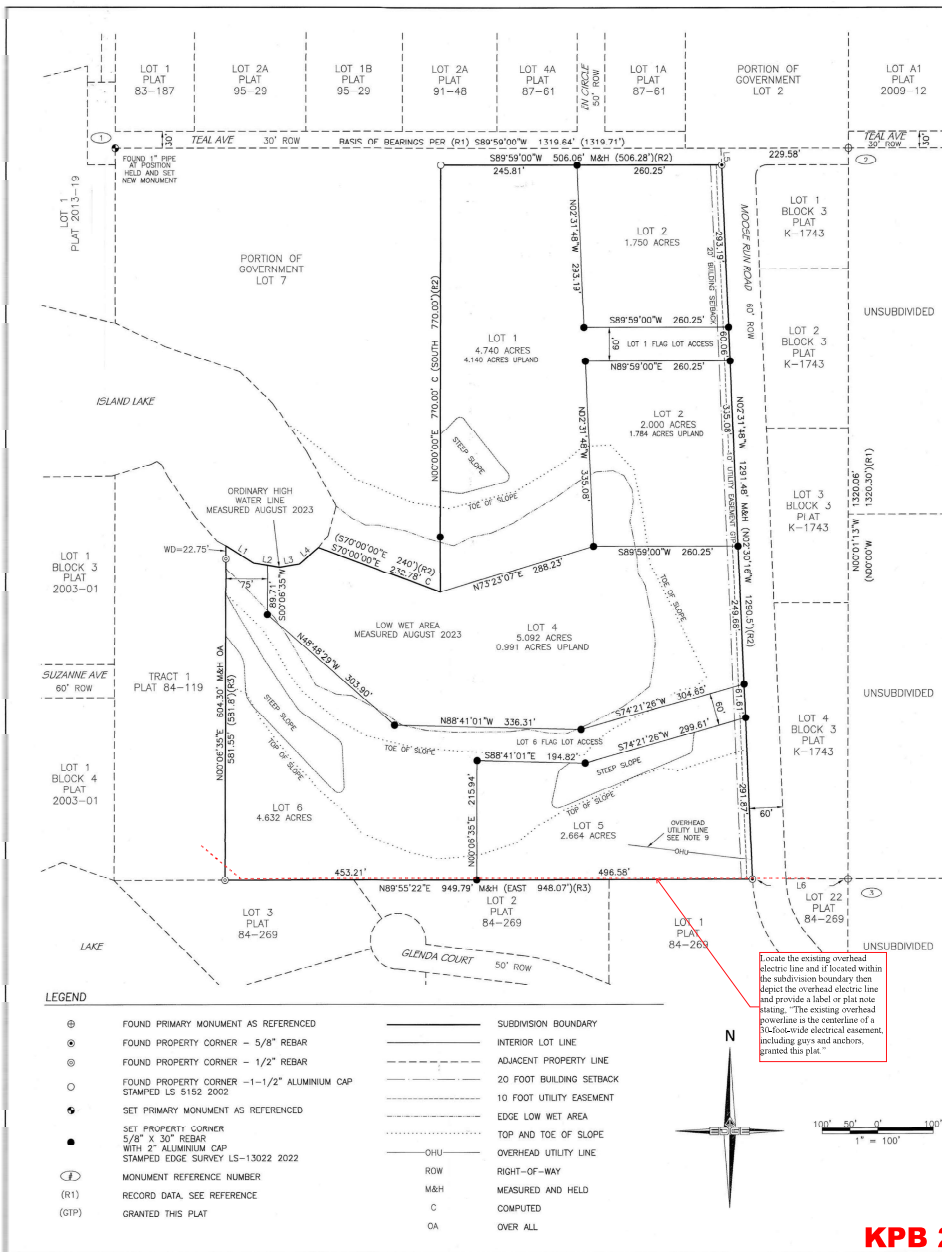
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TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE SEWARD MERIDIAN, ALASKA





NOTES

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LICENSE NUMBER

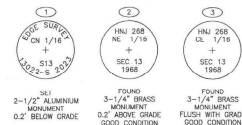
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NOTARY
STAMP
AREA

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PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 25, 2022.

KENAI PENINSULA BOROUGH

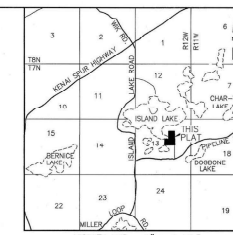
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RECORDERS
STAMP
AREA



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PO BOX 2625
KENAI, ALASKA 99611

NOTARY ACKNOWLEDGEMENT

FOR: WAYNE PATTISON
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2023

PUBLIC NOTARY SIGNATURE

PRELIMINARY PLAT

KPB FILE No. 2023-000

TEAL BAY SUBDIVISION PATTISON ADDITION

A SUBDIVISION OF
PORTION OF GOVERNMENT LOT 7

LOCATED WITHIN NW 1/4 SECTION 13,
17TH, R. 12W, S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
WAYNE PATTISON
PO BOX 2625
KENAI, ALASKA 99611

CONTAINING 20.879 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 544-0390 Fax (907) 544-7794
AEC# 1392

DRAWN BY: DATE: 08/28/2023 PROJECT: 22-577
CHECKED BY: SCALE: 1" = 100' SHEET: 1 OF 1
MA

KPB 2023-098