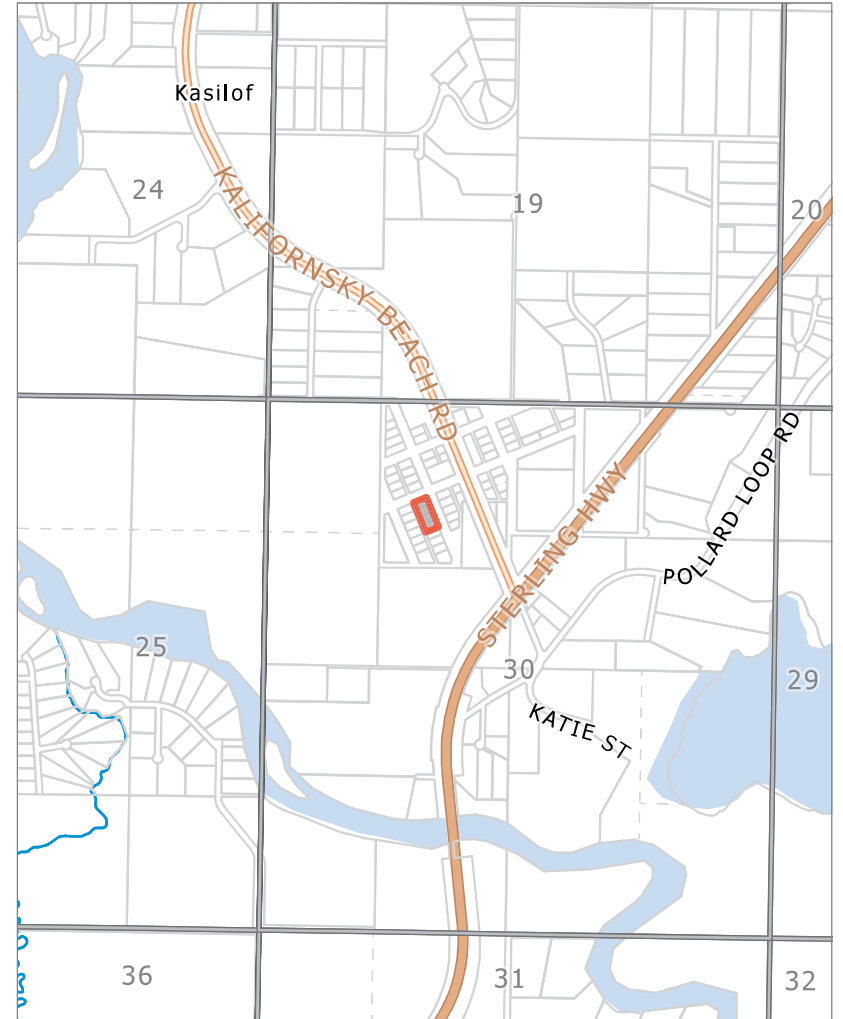
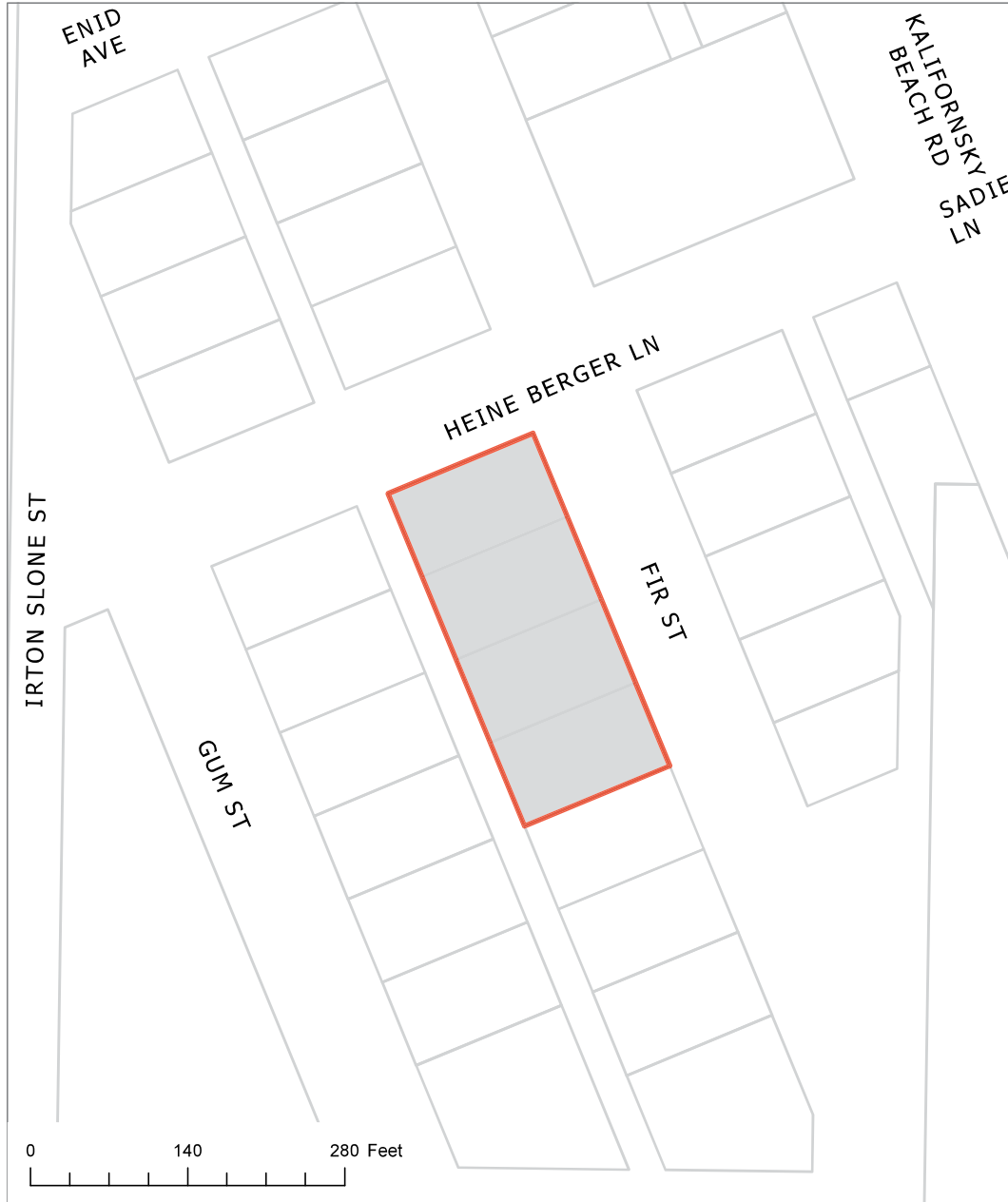


## **E. NEW BUSINESS**

- 5. Townsite of Kasilof Pree Replat; KPB File 2023-117  
Edge Survey & Design, LLC / Kenai Peninsula Borough, Pree  
Location: Heine Berger Lane off Kalifornsky Beach Road  
Kasilof Area**



KPB File 2023-117  
T 03N R 11W SEC 30  
Kasilof





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.





AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
TOWNSITE OF KASILOF PREE REPLAT**

<b>KPB File No.</b>	2023-117
<b>Plat Committee Meeting:</b>	November 13, 2023
<b>Applicant / Owner:</b>	Jon David Pree / Visalia, CA Kenai Peninsula Borough / Kenai, AK
<b>Surveyor:</b>	Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Old Town Kasilof / Kasilof area

<b>Parent Parcel No.:</b>	133-150-09, 133-150-10, 133-150-11 and 133-150-12
<b>Legal Description:</b>	T 3N R 11W SEC 30 Seward Meridian KN 0000000 US Survey 3564 Townsite Of Kasilof Lots 5-8 BLK 13 KNU03564
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine four 11,200 square feet lots into one 44,800 square feet (1.028 acres) lot as part of a purchase agreement from the Kenai Peninsula Borough.

**Location and Legal Access (existing and proposed):** Legal access is from Heine Berger Lane which is developed but not borough maintained to the north and Fir Street along the east side which is undeveloped. Heine Berger Lane is accessed from Kalifornsky Beach Road just north of the Sterling Highway intersection.

Here are no dedications, vacations or access easements being proposed with this subdivision.

Block length is compliant along these lots and no dedication would be needed.

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

**Site Investigation:**

The terrain of the land is flat with a slight fall to the west toward the Kasilof River.

There are no structures on the property.

The are no low wetlands located within the subdivision.

KPB River Center review	See attachments  A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: D
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	Map Panel: 02122C-0860E In Floodway: False Floodway Panel:  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 property was originally subdivided as US Survey 3564 Alaska Townsite of Kasilof. There were 15 blocks in the townsite, this is being divided out of Block 13, Lots 5 through 8.

A soils report will not be required as this subdivision is combining lots and vacating lot lines to create fewer lots.

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.

The property is currently vacant and there does not appear to be any encroachments from adjacent properties.

**Utility Easements** There are no easements to carry forward from the previous plat and there are no easements noted in the certificate to plat.

This plat will be granting 10-foot utility easements along all dedicated rights-of-ways.

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	
ACS	No objections
GCI	

**KPB department / agency review:**

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 51585 HEINE BERGER LN  Existing Street Names are Correct: Yes  List of Correct Street Names: HEINE BERGER LN, FIR ST  Existing Street Name Corrections Needed:
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	<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>

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

#### **STAFF RECOMMENDATIONS** **CORRECTIONS / EDITS**

- Add KPB No 2023-117

#### **KPB 20.25.070 – Form and contents required**

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

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;  
**Staff recommendation:**
- Correct name of Heine Berger Lane to the north
- 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:**
- Blacken area representing the subdivision
- 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:**
- Lots to the east need correct lot numbers listed.
  - Add Lot 6 Block 12 label to the east.

### **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.

20.30.280. 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.

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### **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:* Soil report not need as lots being reduced.

**Staff recommendation:** comply with 20.40.

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### **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.

### **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**



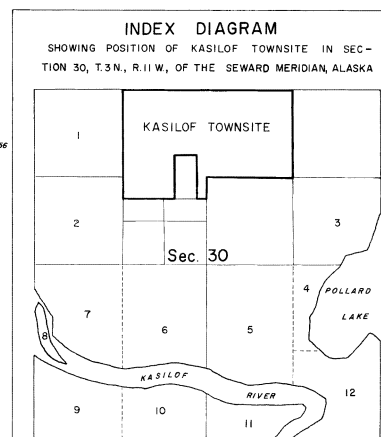


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This plat represents the subdivision into blocks, lots, streets, and alleys of a portion of section 30, T. 3 N., R. 11 W., Seward Meridian, Alaska, as executed by Harold Radcliffe, Cadastral Surveyor, during the period July 15 to August 29, 1958, under Special Instructions for U. S. Survey No. 3564, Alaska, dated July 7, 1958.



# U. S. SURVEY NO. 3564, ALASKA TOWNSITE OF KASILOF

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D.C. July 27, 1960

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*Donald B. Cameron*  
Cadastral Engineering Staff Officer

NOTE: Chain distance on line between NE 1/16 Sec.30 and E 1/16 Sec.30 should read (20.100 CHS.)  
Memo. 5.04b 5/19/61

SUPPLEMENTAL PLAT  
U. S. SURVEY  
No. 3564, ALASKA  
TOWNSITE OF KASLOF

This plat removes the following designations:

"Park and Recreational Reserve" from  
Block 9; "Municipal Reserve" from  
Block 10, Lot 1, and Block 12, Lots  
1 and 2; "School Reserve" from  
Block 10, Lot 2; and "Park" from  
Blocks 14, 15, and 16.

This plat is based upon the plat accepted July 27,  
1960, for U.S. Survey No. 3564, Alaska.

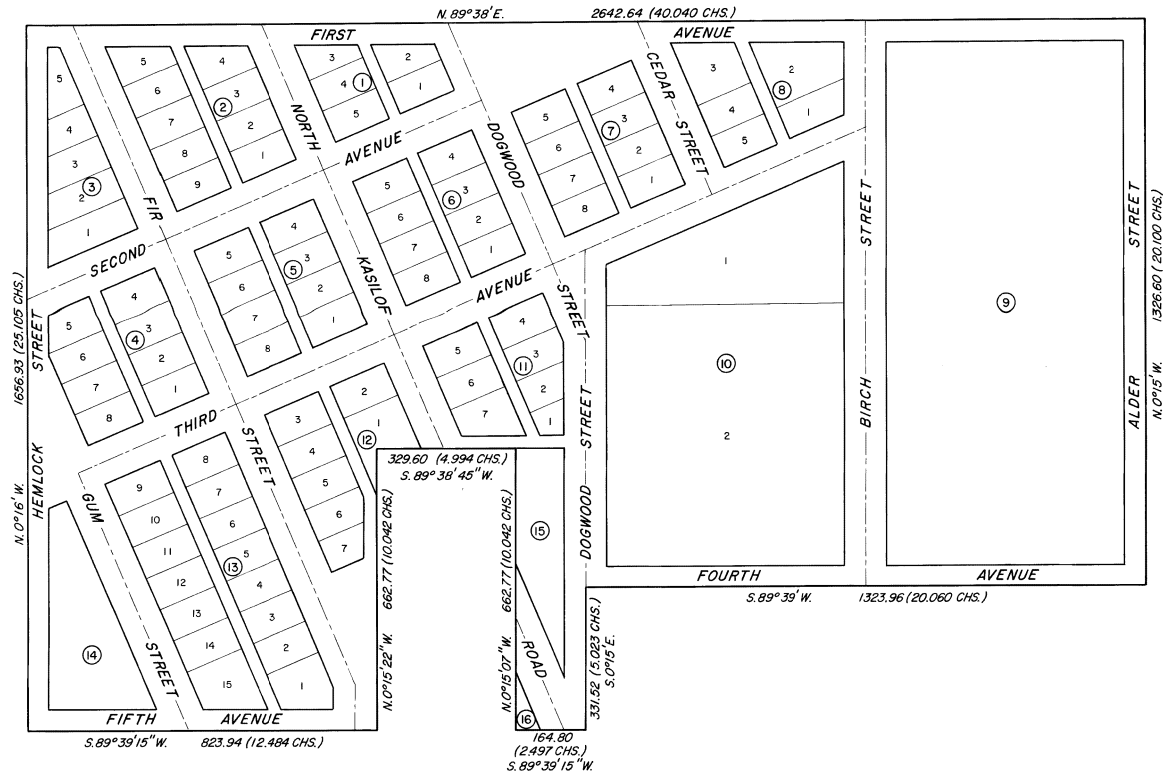
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska April 22, 1982

This plat is based upon the official records and,  
having been correctly prepared in accordance with  
the regulations of this Bureau, is hereby accepted.

For the Director

*Francis P. Smith*

Chief, Division of Cadastral Survey, Alaska



SCALE IN FEET