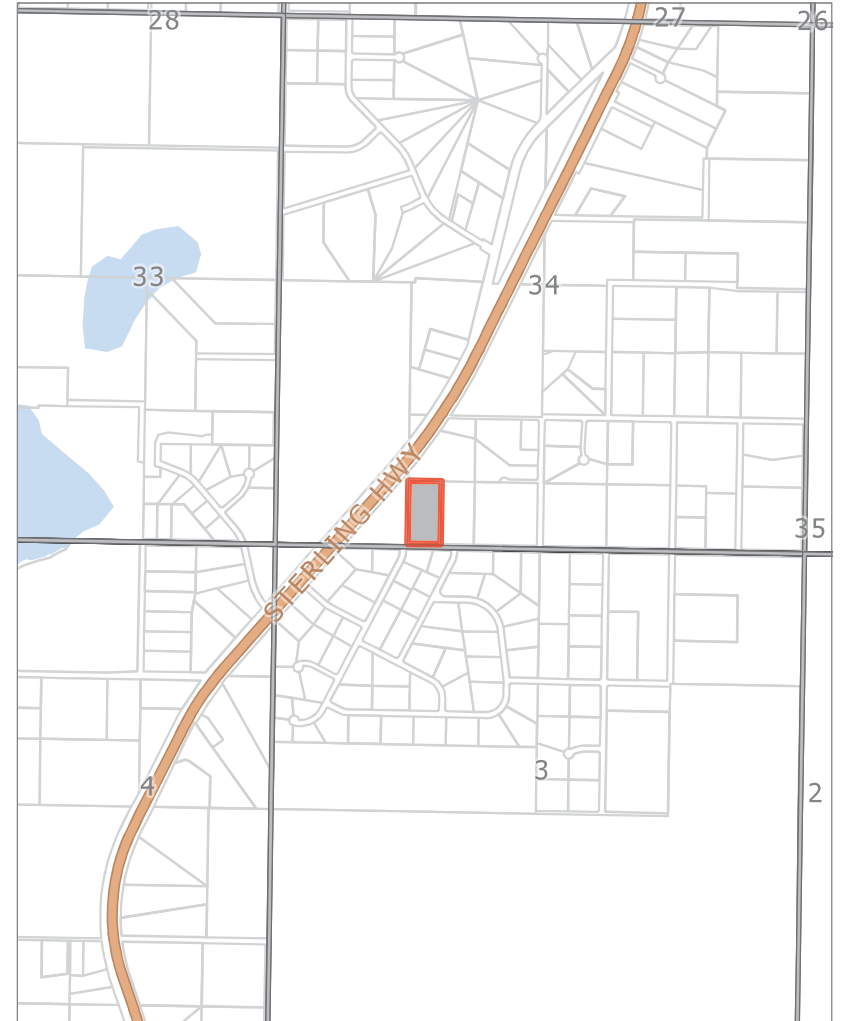
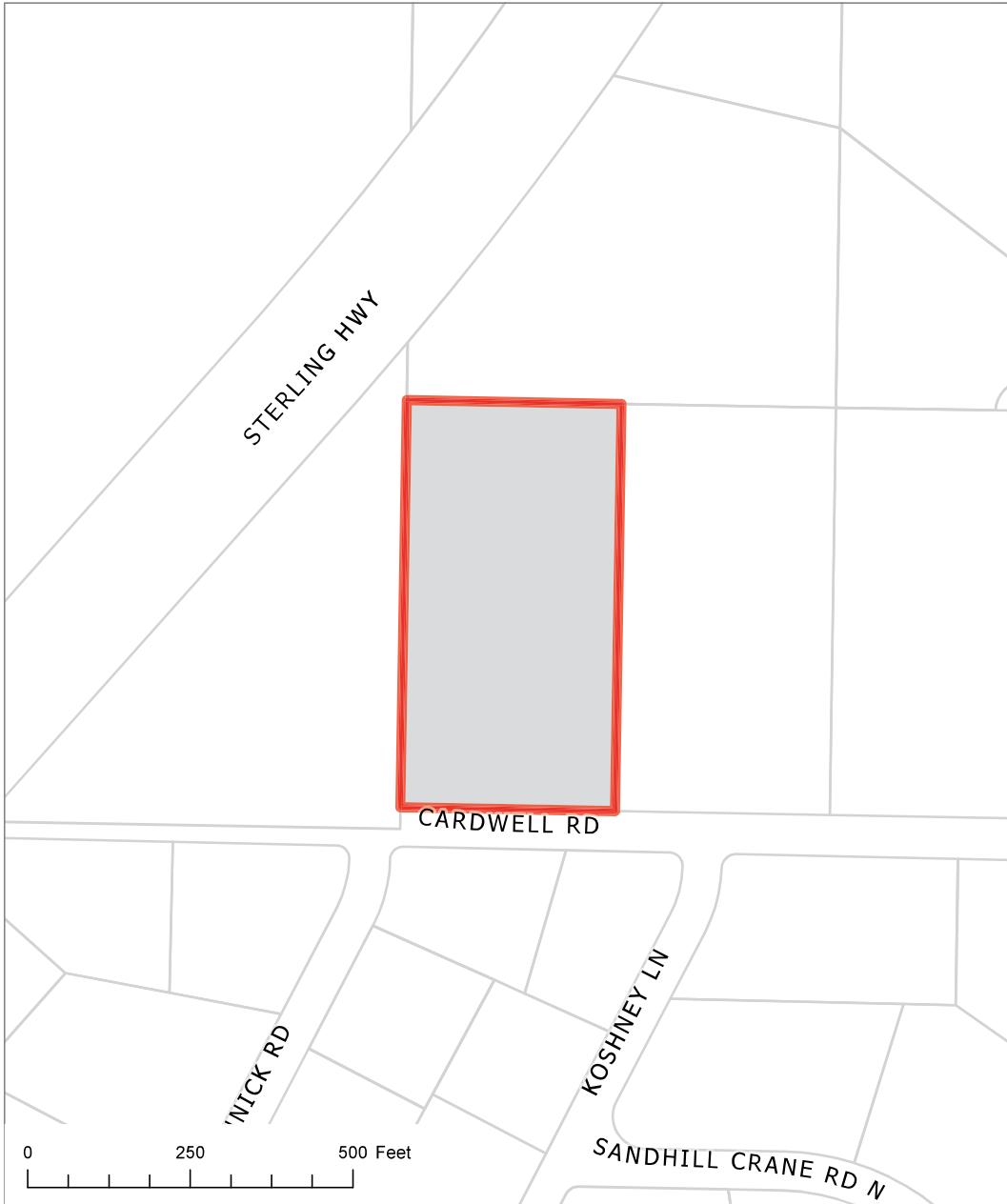
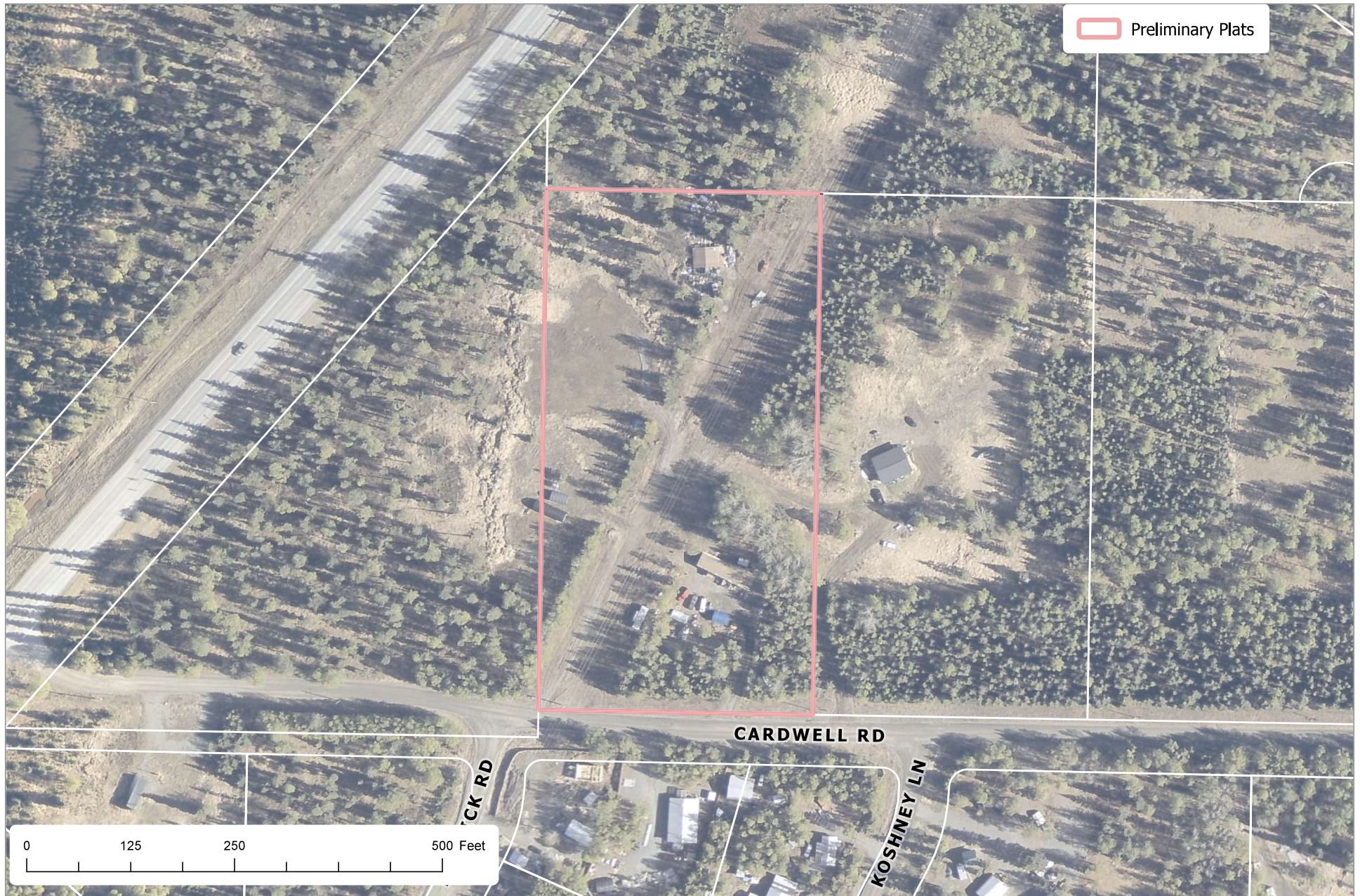


E. NEW BUSINESS

- 13. Peaceful Acres Redwine Addition; KPB File 2023-122
Segesser Surveys / Redwine
Location: Cardwell Road
Kalifornsky Area / Kalifornsky APC**



KPB File 2023-122
T 04N R 11W SEC 34
Kalifornsky



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.

LEGEND:

- 2 1/2" BRASS CAP MON. GLO 1937 FOUND
- 2 1/2" ALUM. CAP MON. L55152 FOUND
- 5/8" REBAR w/ALUM. CAP L55152 FOUND
- 5/8" REBAR w/PLASTIC CAP L58859 SET
- RECORD DATUM PLAT 2003-16 KRD

NOTES:

- Basis of bearing taken from Peaceful Acres Jackson Replot #2, Plat 2003-16, Kenai Recording District.
- Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 6 Page 125, Kenai Recording District. No definite location disclosed.
- Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines 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.
- TRANSMISSION LINE EASEMENT:** Driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement without the express written permission of HEA.
- WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer License No. Date



SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska; this plat represents a survey made by me or under my direct supervision; the monuments shown hereon actually exist as described; and all dimensions and other details are correct.

Date

KPB 2023-122

KN 74-18
Tract D
Block 3

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	143°07'48"	50.00	124.30	150.00	94.87	S18°15'54"E
C2	170°00'00"	50.00	28.99	13.40	25.89	S74°49'03"E
C3	113°07'48"	50.00	68.72	75.73	83.45	S03°15'53"E

LINE	BEARING	DISTANCE
LT	S70°29'18"W	28.31



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT 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.

GEORGE E. REDWINE
48700 CARDWELL ROAD
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No.

Peaceful Acres
Redwine Addition

A resubdivision of Tract C1 Block 3 Peaceful Acres Jackson Replot #2, Plat 2003-16, Kenai Recording District.
Located within the SE1/4 SW1/4 Section 34, T4N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Surveyor Seeger Surveys 50485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner George E. Redwine 48700 Cardwell Rd. Soldotna, AK 99669
JOB NO. 23087	DRAWN: 9-26-23
SURVEYED: July, 2023	SCALE: 1"=5C
FIELD BOOK: 23-2	SHEET: 1 of 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #13 - PRELIMINARY PLAT
PEACEFUL ACRES REDWINE ADDITION**

KPB File No.	2023-122
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	George Redwine of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Kalifornsky Area

Parent Parcel No.:	131-360-53
Legal Description:	T 4N R 11W SEC 34 Seward Meridian KN 2003016 Peaceful Acres Sub Jackson Replat #2 BLK 3 TRACT C1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.458 acres parcel into three tracts ranging in size from 1.000 acres to 1.762 acres. There will also be a dedication of a cul-de-sac.

Location and Legal Access (existing and proposed): Current access to the subdivision is along Cardwell Road located off Sterling Highway just past mile marker 103 in the Kalifornsky area. The plat shows to be dedicating a half of cul-de-sac that will give access to Tracts C1A and C1B, Tract C1C will continue to have access to Cardwell Road.

The plat is not affected by a section line easement and will not be completing a vacation either.

Block length is compliant with Cardwell, Road Sterling Highway, Johns Road and Harold's Road. The half cul-de-sac dedication on the west of this plat helps with breaking the block more. Having the Serling Highway north of the cul-de-sac stopping it from continuing through is a hinderance but Cardwell Road does continue out to Sterling Highway as an outlet.

The cul-de-sac does not have a name shown on the dedication. ***Staff recommends: the surveyor get with Addressing to obtain an approved name.***

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Dedication to support Tract "C1A" assumes additional dedication by adjacent property (13136053). Access for C1A can be supported, but RSA maintenance cannot be considered without further dedication. No additional comments.
SOA DOT comments	No comment - Engineering

Site Investigation: There are no steep areas located within the plat. The plat is relatively flat, sloping southerly with a slight high spot across the north end.

There are a few structures located on the property. One will be located on Tract C1A, one will be located on Tract C1C. There appears to be two structures that are currently in the location of what is proposes as the cul-de-sac

dedication, with one possibly encroaching across the west line. **Staff recommends:** *the surveyor confirm the location of the structures on the west and give a report to staff on location and any remediation to be taken if needed.*

There are no wetlands, streams or rivers on this plat. The plat is not located in a designated flood hazard zone or floodway either.

KPB River Center review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</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 property was originally an aliquot part of the southwest quarter (SW1/4) of Section 34, Township 4N, Range 11W, SM, Alaska. It was then divided as Tract C by Peaceful Acres Subdivision KN 74-18 that was a paper plat of the John W Martin homestead. Peaceful Acres Subdivision dedicated the 33-foot right-of-way for Cardwell Road on the south. The current configuration of Tract C1 was created by Peaceful Acres Jackson Replat #2 KN2003-16.

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.

Kalifornsky Beach Advisory Planning Commission is currently inactive.

Utility Easements There is a 100-foot Transmission Line Easement and a 10' by 100' Utility easement being carried forward from KN2003-16. **Staff recommends:** *the surveyor locate the poles for the center of the 100-foot easement and shown correctly on plat drawing.*

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	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 48700 CARDWELL RD</p>
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	<p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: CARDWLL RD, KOSHNEY LN, MINNICK RD, STERLING HWY</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: NEWLY DEDICATED ROW WILL NEED AN APPROVED STREET NAME</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: Based on current imagery a driveway is along powerline easement</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

On plat note 5, fourth line down, line is misspelled as lie, please correct.
Add date of November 13, 2023 to Plat Approval.

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:

Add KPB file No 2023-122
Add total area to Title Block

- 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:
Add Cardwell Rd and Johns Rd to the vicinity map
Change Irish Hills Rd to Irish Hills Ave
Remove the triangle in section 4.
- 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 proposed 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: Parcels to the south need updated labels.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation: Appears to be an encroachment on west crossing onto adjacent land, please confirm structure locations.

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.

- 20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10
Staff recommendation: Please provide possible names to the KPB Addressing Officer for review and approval.
- 20.30.190. Lots-Dimensions.
- A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.
- 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).

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: Soils reports will be needed and an engineer will need to sign the plat. Wastewater statement may change after report completed.
- 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.

20.60.110. Dimensional data required.

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.

Record datum is mentioned, but none is given, surveyor should give record information where appropriate.

20.60.120. Accuracy of measurements. All linear measurements shall be shown to the nearest 1/10 foot, and angular measurements shall be at least to the nearest minute. All lot areas shall be shown to the nearest 10 square feet or to the nearest 1/1,000 of total acres. Meander lines, dry land areas and submerged land areas shall be shown in addition to total area when applicable. All boundary closures shall be to a minimum accuracy of 1:5,000. Boundary and lot closure computations must be submitted with the final plat.

Staff recommendation: provide boundary and lot closure computations with the paper final plat. KPB will verify closure complies with 20.60.120. Boundary does not close.

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 for road

20.60.200. Survey and monumentation.

Staff recommendation: comply with 20.60.200 Show monuments set.

Tie into BLM / GLO monuments

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.

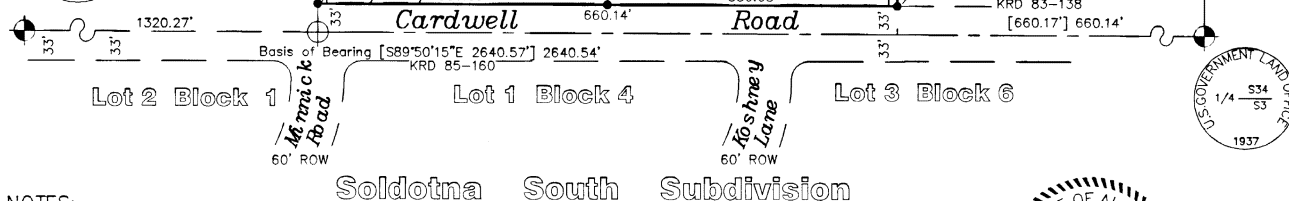
END OF STAFF REPORT



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.



Unsubdivided



NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) 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.
- 3) Front 10 ft. of the building setback adjacent to rights-of-way is also 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) **Transmission Line Easement:** Driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of driveway shall be closer than 25 ft. to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA.
- 5) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

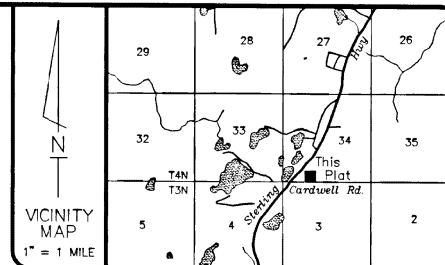
LEGEND:

- 2-1/2" Brass Cap Monument (found)
- 2-1/2" Alum. Cap Monument (set)
- 5/8" Rebar with Yellow Plastic Cap (found)
- 5/8" Rebar (set)
- [] Record Datum



SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.
Date 28 Mar '03



CERTIFICATE of OWNERSHIP and DEDICATION

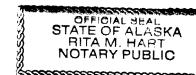
I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Bobbie Jean Jackson
Bobbie Jean Jackson
48195 John's Road
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF March,
2003 FOR Bobbie Jean Jackson

Rita M. Hart
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10-21-06

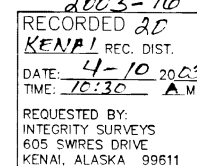


PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF February 24, 2003

KENAI PENINSULA BOROUGH

Mary Rost
AUTHORIZED OFFICIAL



KPB FILE No. 2003-027

Peaceful Acres Jackson Replat #2

A replat of Tract C Block 3 Peaceful Acres Subdivision,
Plat No. 74-18 KRD.

Located within the SE1/4 SW1/4 Section 34, T4N, R11W, S.M.,
Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 9.487 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 283-9047 FAX - (907) 283-9071 PLANNERS

JOB NO: 23006 DRAWN: 26 March, 2003
SURVEYED: 19-26 February, 2003 SCALE: 1" = 100'
FIELD BK: 2003-02 Pg. 1 - 4 DISK: Peaceful Acres