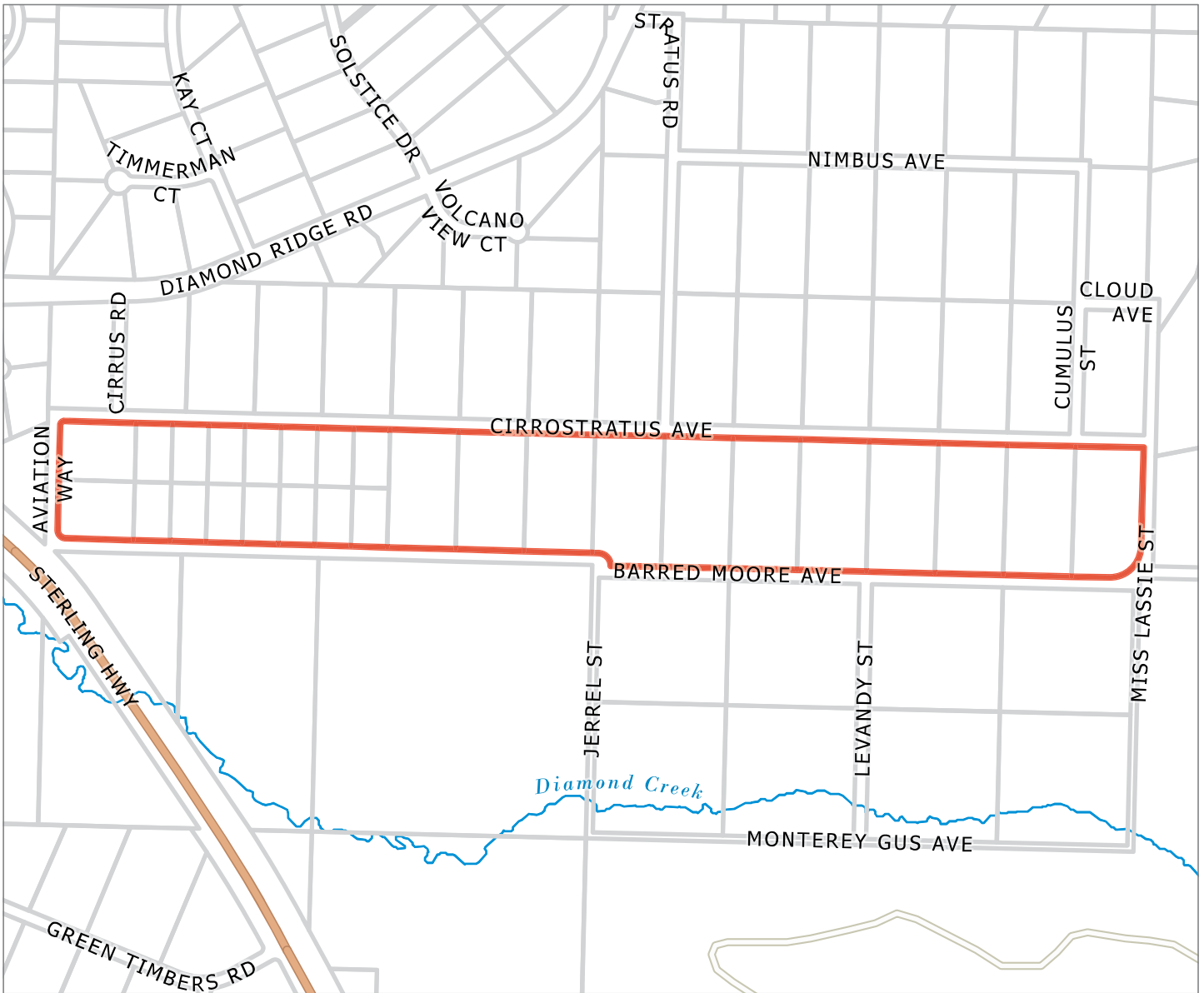


E. NEW BUSINESS

- 4. Skyline Heights Estates Kachemak Landing Airpark
KPB File 2023-142
Seabright Surveying / Kachemak Landing, LLC
Location: Near Sterling Highway & Aviation Way
Diamond Ridge Area / Kachemak Bay APC**



Vicinity Map



KPB File # 2023-142

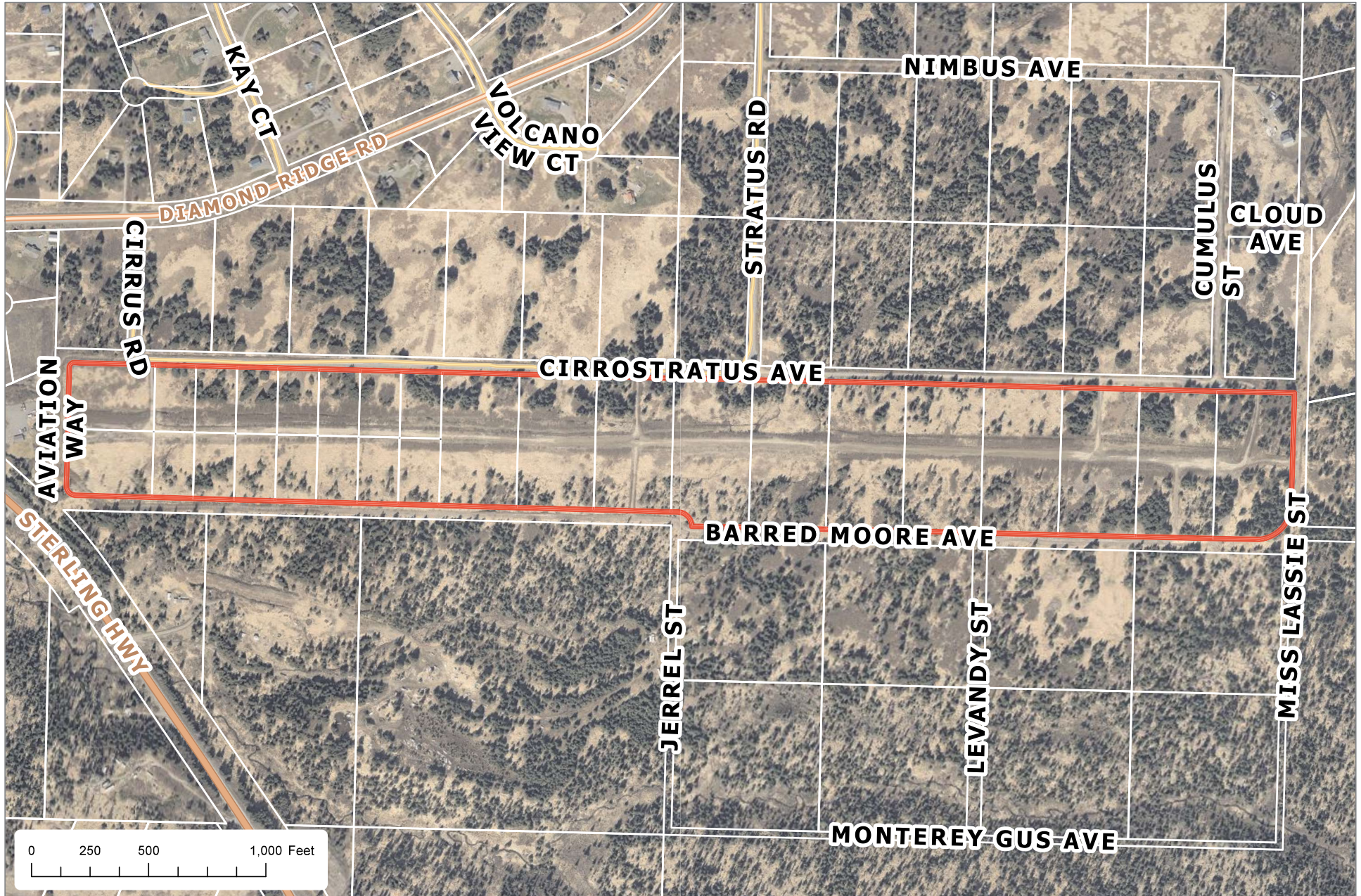
T 01S- R 14W -Section 9 & 10

Diamond Ridge

12/19/2023

0 500 1,000 Feet





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.

 Preliminary Plats

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT KACHEMAK LANDING, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF KACHEMAK LANDING, LLC, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR PRESENT CONSENT, DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

KRISTINA HAYNES, MEMBER
KACHEMAK LANDING, LLC
P.O. BOX 3337
HOMER, AK 99603

AMY ASHLEY, MEMBER
KACHEMAK LANDING, LLC
P.O. BOX 3337
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

SOME CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL SEWAGE TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND AREA AVAILABLE FROM THE KENAI PENINSULA THROUGH-ALL ALTERNATE CHUTE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

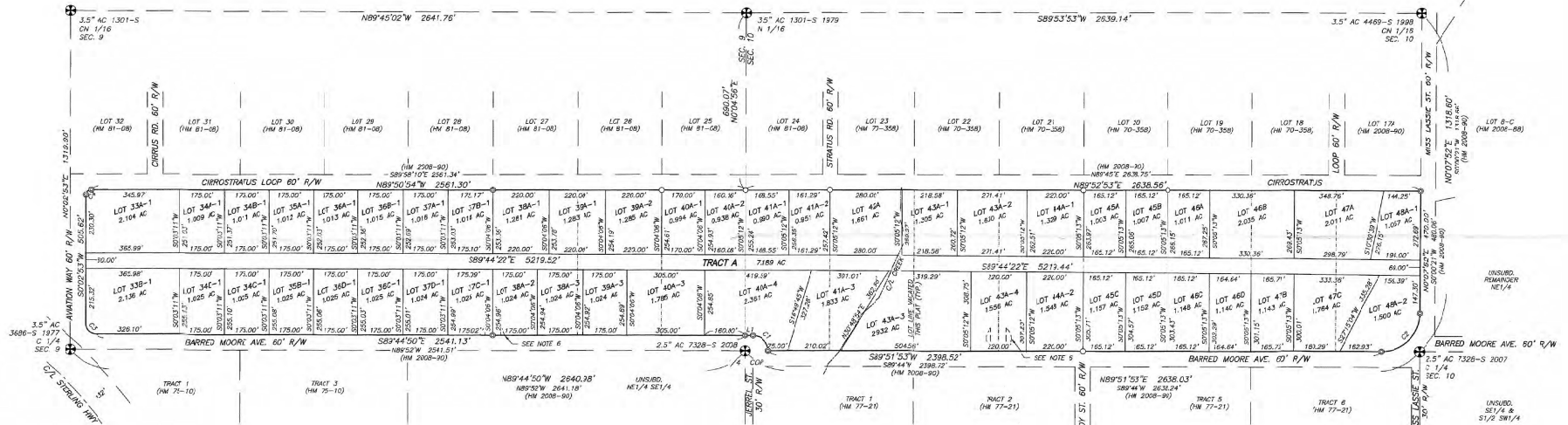
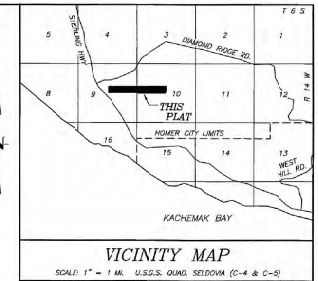
ENGINEER LICENSE NO. DATE

GPS CONTROL DATA

1. BASIS OF COORDINATES FOR THIS SURVEY IS FROM GPS OBSERVATIONS TAKEN ON THE MONUMENT POSITIONS AS SHOWN ON THIS PLAN. NORTH ALASKA STATE PLANE GRID COORDINATES OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NAD83 DATUM. THE GPS OBSERVATIONS WERE OBTAINED BY ROTATING AND INVERSE AZIMUTHS -117.713.41. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999999984.

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING USNGS TRIANGULATION "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117.713.41. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999999984.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USNGS TRIANGULATION "HOMER" P=1000000 E=1000000. ALL COORDINATE VALUES REPRESENT GRID DISTANCES ORIENTED TO TRUE NORTH.



NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET FRONT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO HIGHWAYS-22-WAY IS A UTILITY EASEMENT GRANTED THIS PLAN. 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 MILITARY DESIGNATION (P-AND) PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. 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 (RPM 14.06).
5. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDS OFFICE. PRIOR TO CONSTRUCTION OF THE KENAI PENINSULA THROUGH-ALL ALTERNATE CHUTE WASTEWATER TREATMENT AND DISPOSAL SYSTEM, THE DISTRICT RECORDS OFFICE SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.08 OF THE KENAI PENINSULA BOROUGH AREA.
6. THERE ARE EXISTING REMAINING PORTIONS OF TEMPORARY CUL-DE-SACS TO BE REMOVED WHEN ROAD S IS EXTENDED FOR HW 70-358.
7. THERE IS A RIGHT OF WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED INTO P-1215-MB.

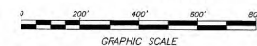
| GPS CONTROL DATA | | |
|------------------|-------------|------------|
| IDENTIFIER | NORTHING | EASTING |
| 1/4 COR SW 5/10 | 117796.1418 | 66326.6654 |
| C 1/4 S 9 | 118180.7835 | 66688.7180 |
| C 1/4 S 10 | 118180.3735 | 71967.6860 |
| C 1/16 S 9 | 118130.7785 | 66688.8290 |
| CN 1/16 S 10 | 118123.8880 | 71970.7015 |

| CURVE TABLE | | | | |
|-------------|---------|--------|------------|-------------|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING |
| C1 | 84.25' | 60.00' | 107°00'00" | N45°08'07"W |
| C2 | 234.52' | 30.00' | 89°44'01" | N44°59'32"E |
| C3 | 62.69' | 10.00' | 89°47'43" | S44°50'38"E |
| C4 | 31.45' | 20.00' | 107°08'13" | S45°06'00"W |

| LINE TABLE | |
|------------|--------------------|
| LINE # | LENGTH BEARING |
| L1 | 39.00' N89°51'33"E |

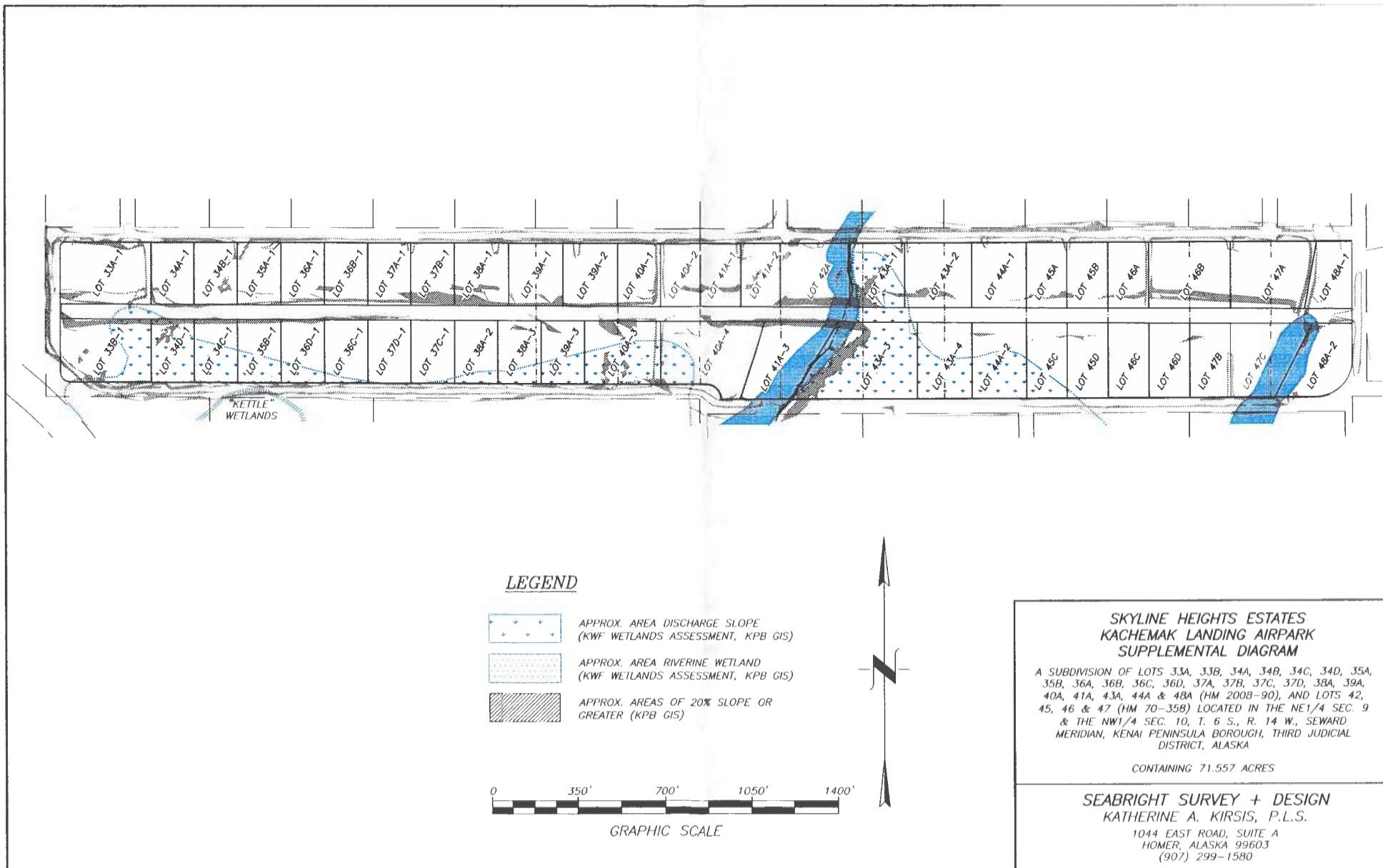
LEGEND

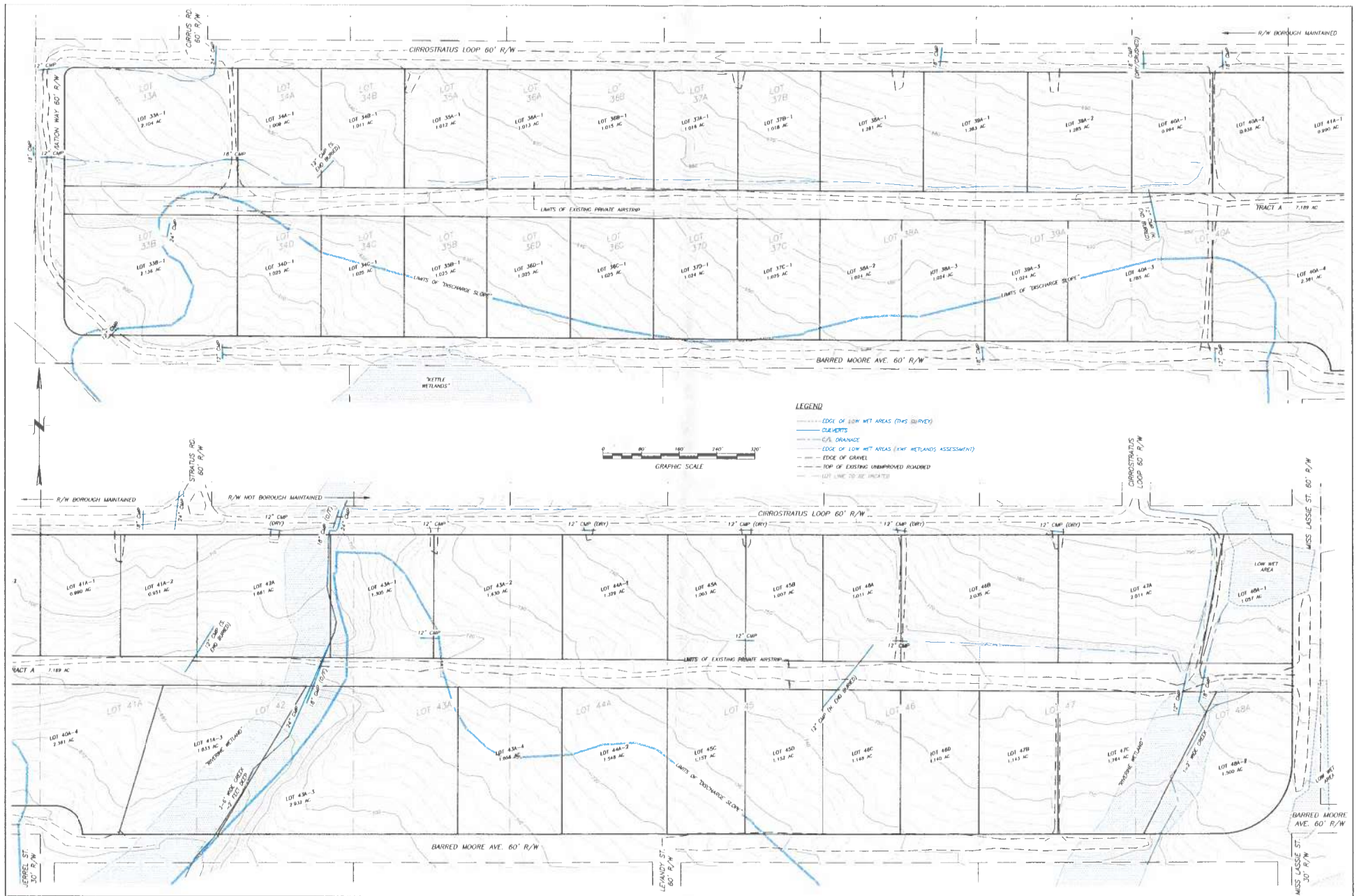
- ⊕ FIND PRIMARY MONUMENT AS NOTED
- ⊙ FIND 1/2" REBAR W/ 1" PCAF 7328-S 2008
- FIND 1/2" REBAR
- + SET 2" X 10 7368-S 2024
- LOT LINE VACATED THIS PLAT



| | | |
|--|--|-----------------------|
| HOMER RECORDING DISTRICT | | KPB FILE NO. 2024-XXX |
| SKYLINE HEIGHTS ESTATES KACHEMAK LANDING AIRPORT A SUBDIVISION OF LOTS 33A, 33B, 34A, 34B, 34C, 34D, 35A, 35B, 36A, 36B, 36C, 36D, 37A, 37B, 37C, 37D, 38A, 38B, 38C, 38D, 39A, 39B, 39C, 39D, 40A, 40B, 40C, 40D, 41A, 41B, 41C, 41D, 42A, 42B, 42C, 42D, 43A, 43B, 43C, 43D, 44A, 44B, 44C, 44D, 45A, 45B, 45C, 45D, 46A, 46B, 46C, 46D, 47A, 47B, 47C, 47D, 48A, 48B, 48C, 48D, 49A, 49B, 49C, 49D, 50A, 50B, 50C, 50D, 51A, 51B, 51C, 51D, 52A, 52B, 52C, 52D, 53A, 53B, 53C, 53D, 54A, 54B, 54C, 54D, 55A, 55B, 55C, 55D, 56A, 56B, 56C, 56D, 57A, 57B, 57C, 57D, 58A, 58B, 58C, 58D, 59A, 59B, 59C, 59D, 60A, 60B, 60C, 60D, 61A, 61B, 61C, 61D, 62A, 62B, 62C, 62D, 63A, 63B, 63C, 63D, 64A, 64B, 64C, 64D, 65A, 65B, 65C, 65D, 66A, 66B, 66C, 66D, 67A, 67B, 67C, 67D, 68A, 68B, 68C, 68D, 69A, 69B, 69C, 69D, 70A, 70B, 70C, 70D, 71A, 71B, 71C, 71D, 72A, 72B, 72C, 72D, 73A, 73B, 73C, 73D, 74A, 74B, 74C, 74D, 75A, 75B, 75C, 75D, 76A, 76B, 76C, 76D, 77A, 77B, 77C, 77D, 78A, 78B, 78C, 78D, 79A, 79B, 79C, 79D, 80A, 80B, 80C, 80D, 81A, 81B, 81C, 81D, 82A, 82B, 82C, 82D, 83A, 83B, 83C, 83D, 84A, 84B, 84C, 84D, 85A, 85B, 85C, 85D, 86A, 86B, 86C, 86D, 87A, 87B, 87C, 87D, 88A, 88B, 88C, 88D, 89A, 89B, 89C, 89D, 90A, 90B, 90C, 90D, 91A, 91B, 91C, 91D, 92A, 92B, 92C, 92D, 93A, 93B, 93C, 93D, 94A, 94B, 94C, 94D, 95A, 95B, 95C, 95D, 96A, 96B, 96C, 96D, 97A, 97B, 97C, 97D, 98A, 98B, 98C, 98D, 99A, 99B, 99C, 99D, 100A, 100B, 100C, 100D. | | |
| CONTAINING 71,557 ACRES SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 299-1580 | | |
| CLIENTS: KACHEMAK LANDING, LLC P.O. BOX 3337 HOMER, AK 99603 DRAWN BY: KY CHECKED BY: KAY DATE: 12/2023 SCALE: 1"=200' SHEET #1 OF 1 | | |

KPB 2023-142





AGENDA ITEM E. NEW BUSINESS

ITEM #4 - PRELIMINARY PLAT
Skyline Heights Estates Kachemak Landing Airpark

| | |
|--------------------------------|--|
| KPB File No. | 2023-142 |
| Plat Committee Meeting: | January 8, 2024 |
| Applicant / Owner: | Kachemak Landing, LLC / Homer, AK |
| Surveyor: | Katherine Kirsis / Seabright Survey + Design |
| General Location: | Diamond Ridge, Homer, Kachemak APC |

| | |
|---------------------------|--|
| Parent Parcel No.: | 173-310-69 thru 173-310-91, 173-310-42, 173-310-45 thru 173-310-47 |
| Legal Description: | Lots 42, 45, 46 & 47 Tulin Heights Estates HM 70-358 and Lots 33A, 33B, 34A, 34B, 35A, 35B, 36A, 36B, 36C, 36D, 37A, 37B, 37C, 37D, 38A, 39A, 40A, 41A, 43A, 44A, & 48A of Tulin Skyline Heights Estates #2 HM 2008-90 |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | onsite |
| Exception Request | 20.30.190 |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will re-subdivide a 27 lot property into 49 lots and a tract ranging in size from 0.938 acres to 7.189 acres.

Location and Legal Access (existing and proposed):

The proposed subdivision is located off Sterling Highway at approximately mile 167.3 near Homer. The southwest corner of the subdivision at Aviation Way and Barred Moore Ave intersects Sterling Highway but are not developed. Barred Moore Ave runs the length of the south border of the subdivision. On the east end of the subdivision is Miss Lassie St and along the north boundary of the subdivision is Cirrostratus Ave. All four of these roads are 60 foot dedications and are mostly developed except for small portions of Barred Moore Ave and the corner of Cirrostratus Ave and Miss Lassie St.

There is no new dedication being created. Tract A is an airstrip behind the proposed lots. The airstrip is to remain separate from the roads and should not interfere with traffic. Any interference of traffic should be stopped as indicated by the KPB Road Department if maintenance is to be certified by KPB.

There was a section line easement on both sides of the section line that was vacated in HM 80-97.

Block length is not compliant. An exception for block length was granted by the Kenai Peninsula Borough Planning Commission at the meeting of 13 August, 2007 for the plat Tulin Skyline Heights Estates #2 HM 2008-90 s noted on the plat. This exception is being carried forward to this plat as the layout of the airstrip the exception was intended for has not changed, no streets are being added. The airstrip is being divided out from the lots and lots are being reduced. **Staff recommends:** carrying this exception plat note forward from the previous plat to the plat notes for the subdivision.

| | |
|--------------------------|---|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Cirrostratus Loop is a 1986 "Grandfathered" road, currently constructed to an assumed category I or II standard (unconfirmed material depth). The proposed parcel load additive by this plat, pushes the category requirement to Cat IV. This |
|--------------------------|---|

| | |
|------------------|--|
| | would apply as well to Cirrus and Stratus Rds. as feeders. The "Tract A" portion of this plat contacts the Aviation Way and Miss Lassie St ROWs. KPB 14.06.190 states "No roads within or directly adjacent to an airpark will be certified for maintenance where aircraft will utilize, or interfere with vehicular use of, the roadway." Segregation of aircraft traffic would need to be assured. |
| SOA DOT comments | |

Site Investigation:

There are a few areas of steep slopes located along drain ways and the ditches near the roads and the airstrip as can be seen on the supplemental drawings. Nothing substantial appears to be shown on the property.

There are no structures located on the proposed plat. The only improvement to the property is the airstrip running the length of the subdivision from east to west.

There are wetlands on the property according to KPB data and the appropriate note is shown for the wetlands.

The KPB Floodplain review stated the area the subdivision is not within a floodway. It is within the Floodplain Zone X, which is minimal flood risk and shown as not regulatory. Unless advised otherwise there will be no required floodplain or floodway notes needed.

| | |
|-------------------------------|---|
| KPB River Center review | <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: X (shaded) Map Panel: 02122C-1995E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p> |
| State of Alaska Fish and Game | |

Staff Analysis The land was originally plotted as part of the public land survey system being the S1/2 of the NE1/4 of Section 9 and the S1/2 of the NW1/4 of Section 10 all in Township 6 South Range 14 West SM Alaska. Skyline Heights Estates HM 70-358 first divided the land into 31 lots and six dedications. Re-plat of Skyline Heights Estates Lots 25 thru 40 HM 81-8 re-aligned these lots and roads through them to better accommodate Diamond Ridge Road and Sterling Highway. Tulin Skyline Heights Estates #2 HM 2008-90 took the lower lots and one lot above at the east end and replatted 13 of the 17 lots into 24 lots, 2 vacations and 3 new dedications. His plat now takes the 27 lots below Cirrostratus Ave and separates out the airstrip behind the lots and divides the wide lots to create 49 total lots.

Lots in the range of 33A-1 to 37D-1 do not require a soils report as there is one on file with the Borough from Tulin Skyline Heights Estates #2. Lot 38A-1 and above will require a soils report and an engineer will sign the final plat. The wastewater disposal note will need to be adjusted to appropriate note per lots.

Notice of the proposed plat was mailed to the beneficial interest holder on December 19, 2023. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Kachemak Bay Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

Utility Easements There is a right-of-way easement to HEA as listed in the certificate to plat in Bk 19 Pg 12 with no given location noted on the drawing.

The plat carries forward a 10' utility easement from Tulin Skyline Heights Estates #2 HM 2008-90 as noted in plat notes along with a 20' building setback. These should be shown on the plat also.

No utility providers gave comments at the time of writing the staff report. Any comments or easements requested should be accommodated.

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 | |
| ENSTAR | |
| ACS | |
| GCI | |
| SEWARD ELECTRIC | |
| CHUGACH ELECTRIC | |
| TELALASKA | |

KPB department / agency review:

| | |
|------------|---|
| Addressing | <p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: STERLING HWY, AVIATION WAY, CIRROSTRATUS AVE, BARRED MOORE AVE, MISS LASSIE ST, CIRRUS RD, JERREL ST, LEVANDY ST, STRATUS RD, CUMULUS 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:</p> <p>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:</p> <p>There are not any material site issues with this proposed plat.</p> |
| Assessing | <p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p> |
| Advisory Planning Commission | |

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Check spacing in plat note #7 at the bk and pg.

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:
Change KPB File No to 2023-142
Add plat names to the legal

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation:
Label Tract A as Private Airstrip.

- 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:
Lot 24 to the north needs correct plat label.

Lot 1-A to the west needs labeled

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.

20.60.110. 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. Check the totals on the top and bottom of Tract A to the lot totals.

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.

Give the measured and recorded data on the curves and in the lots that are remaining in width from the plat and only being shortened for Tract A.

There is recorded data for the west line also.

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).
- Carry forward plat note #5 from plat Tulin Skyline Heights Estates #2 HM 2008-90.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add a Plat Approval with date of January 8, 2024

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 Lot - Dimensions

Surveyor's Discussion:

The subdivision proposes to create a long rectangular parcel, "Tract A". to encompass the limits of the existing runway located within the subdivision. This parcel is designed in a way that is consistent with past improvements and future planned improvements for this subdivision. Tract a has legal right-of-way access from West (Aviation Way) and east (Miss Lassie St.). Tract A will provide runway access to all lots within this subdivision.

Staff Discussion:

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.

Findings:

1. The length of Tract A runs with the runway.
2. The width of Tract A is limited to the runway width.
3. All the lots will back to the runway.
4. The runway cannot be cut in length without affecting service.
5. The runway is an existing improvement being divided off by Tract A.
6. The runway is not affecting any adjacent properties.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is

the most practical manner of complying with the intent of this title;
Findings 3-6 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 & 6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

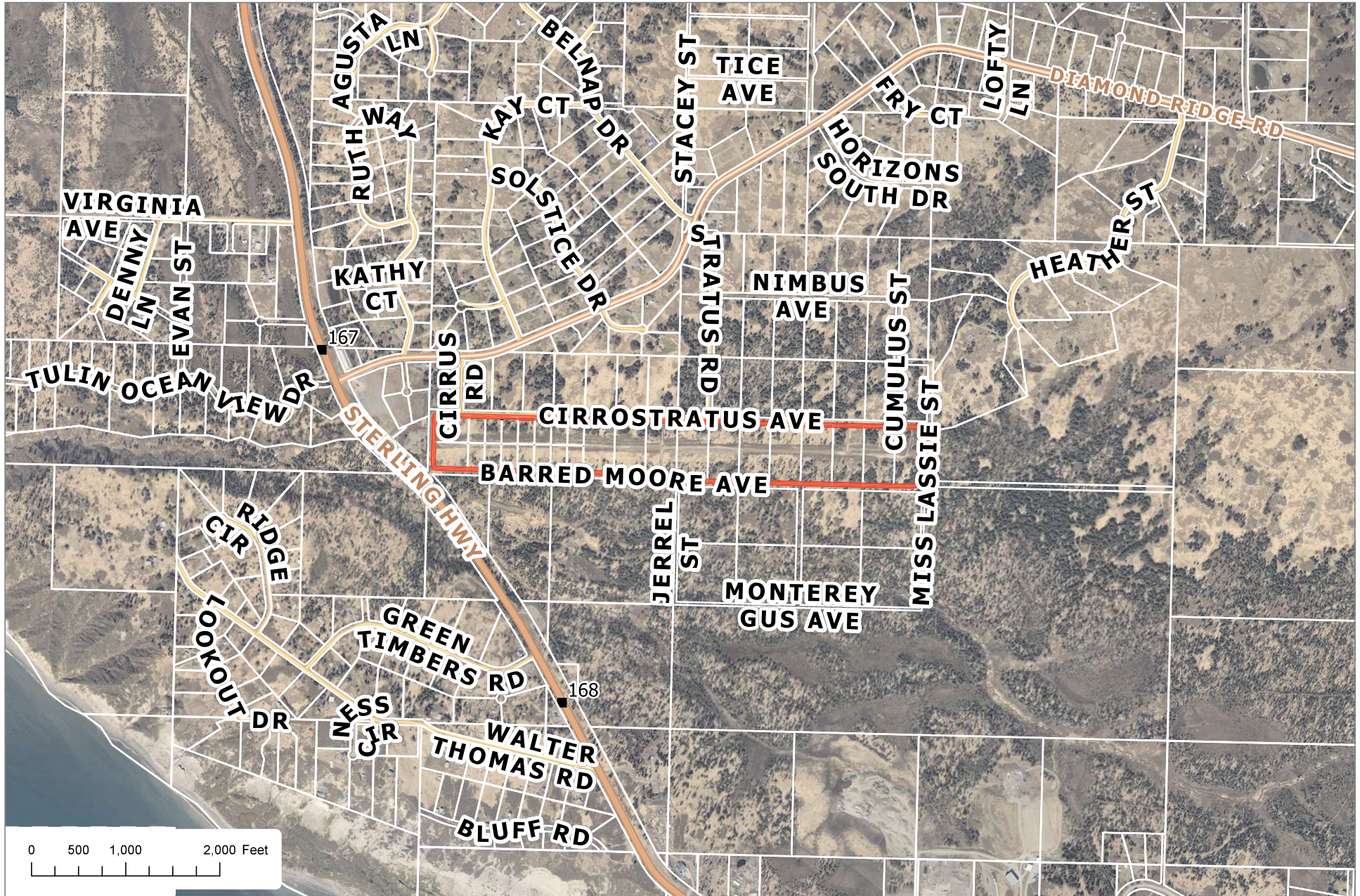
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

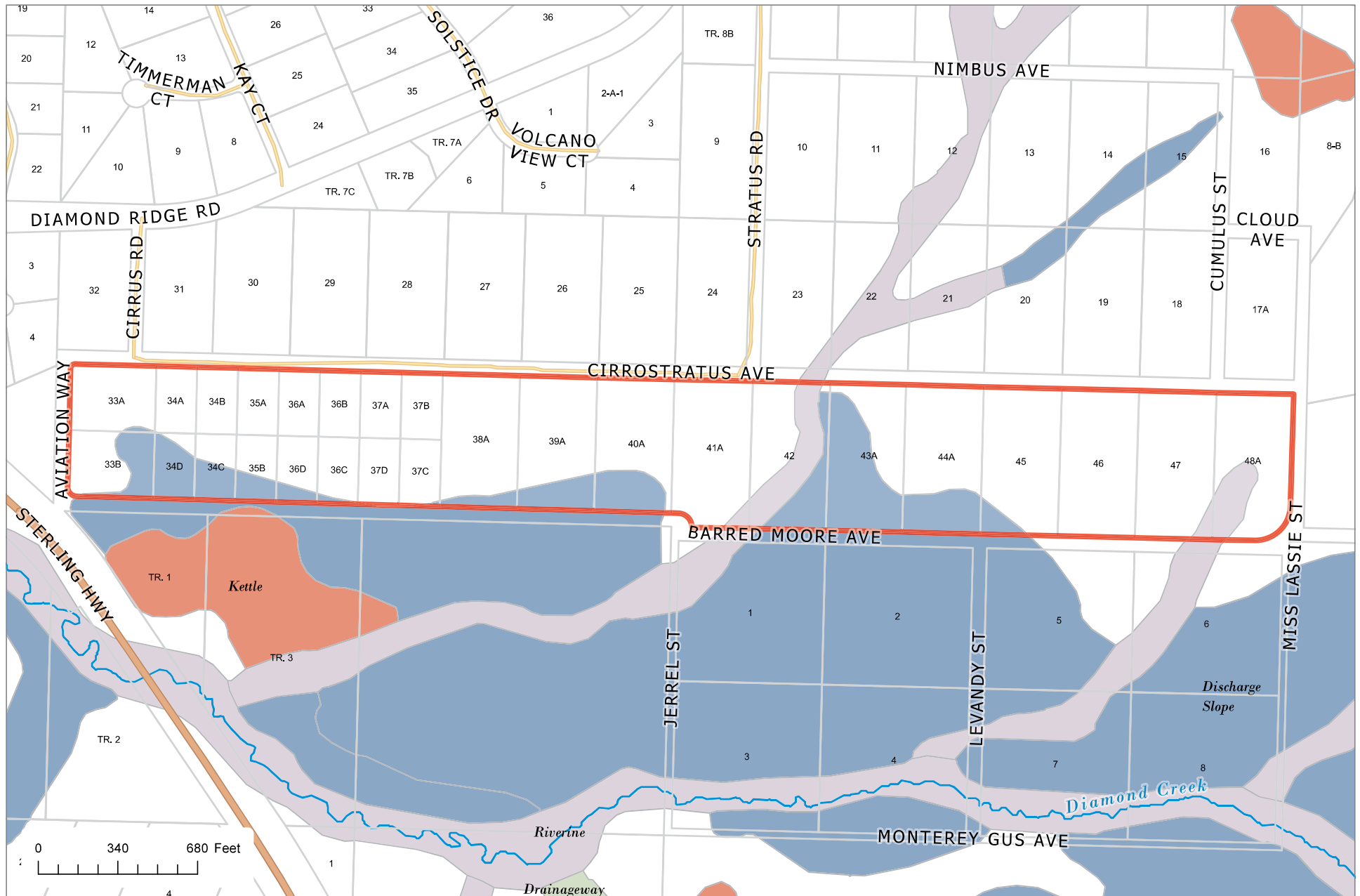
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

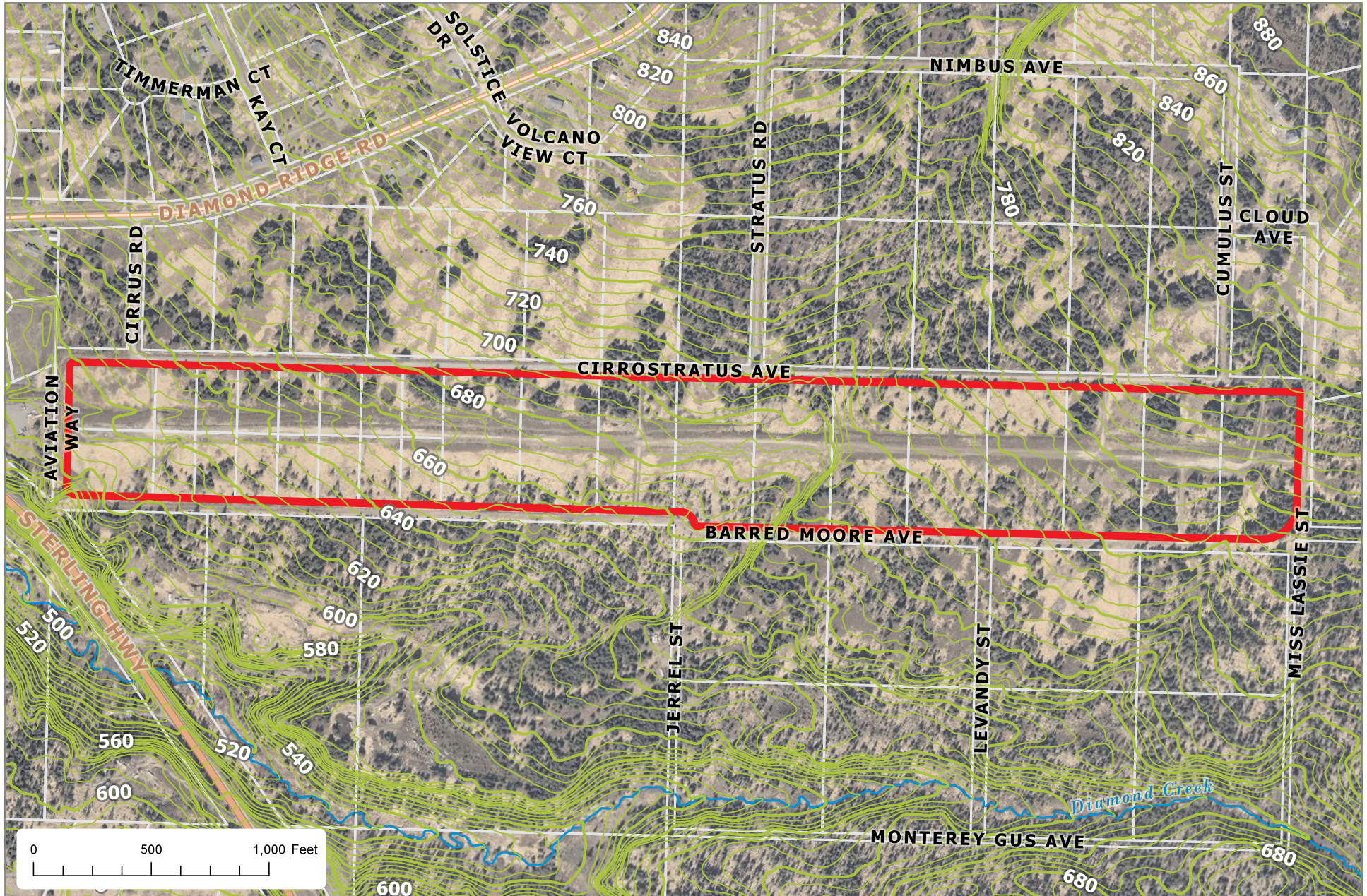


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

 Preliminary Plats

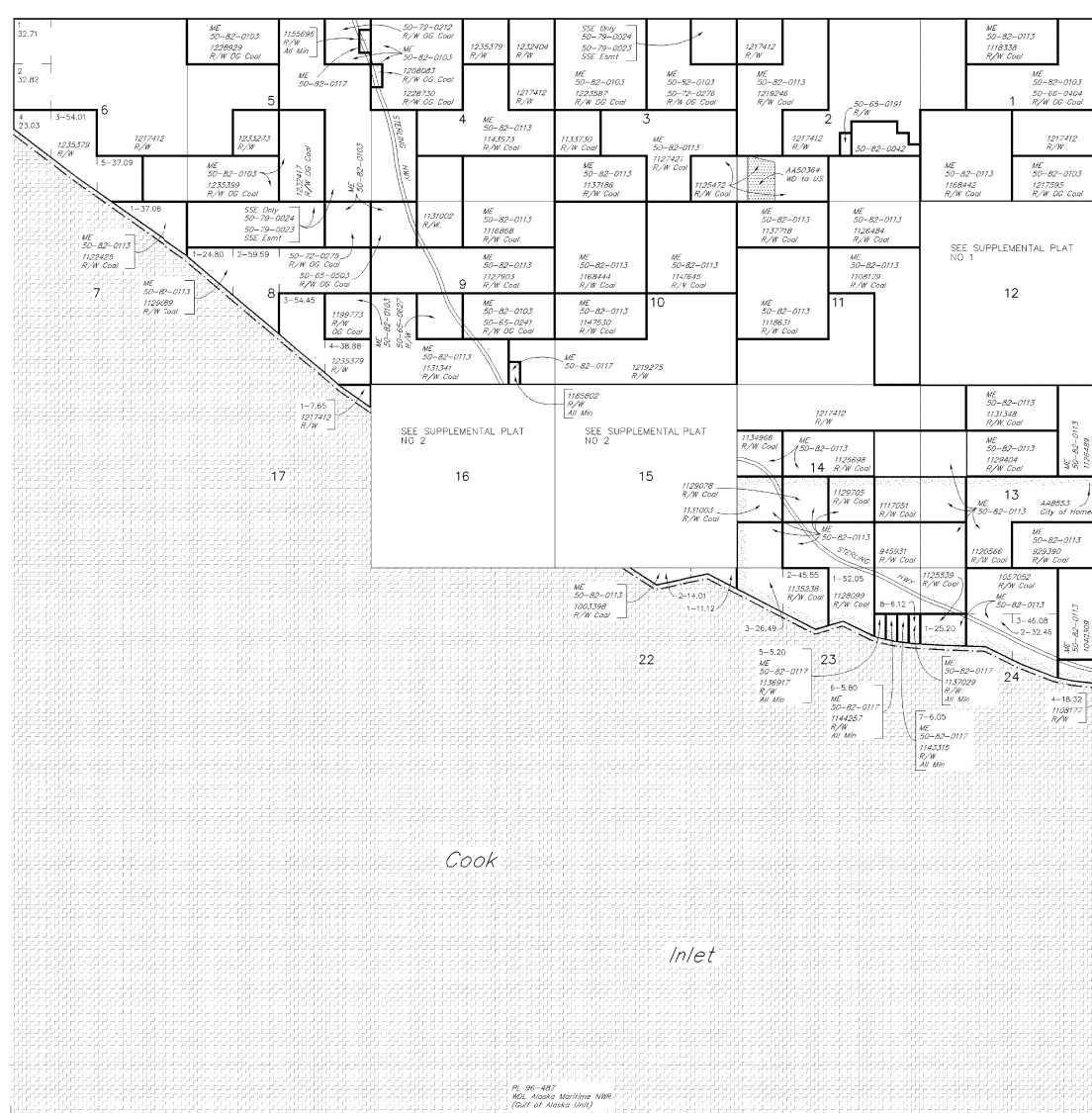


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SURVEYED TOWNSHIP 6 SOUTH RANGE 14 WEST OF THE SEWARD MERIDIAN, ALASKA



Lot
Long

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 Waf CI affects Lds/Interests not conveyed

A058732 SS Reserved Min Estate Only

A478552 Acq Conservation Esmt affects:
Lots 1-44, Tracts A & B of the Tulin Park
Subdivision All within Protracted sections 8 & 9.

A480495 Acq Conservation Esmt affects:
Sec 15, Lot 2, W1/2SE1/4SE1/4
Sec 22, W1/2, Lot 1, Lot 2

Cook

Inlet

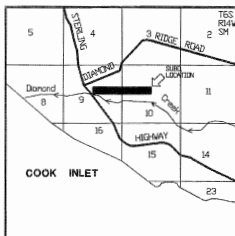
PL 96-497
NGL Alaska Maritime NBR
(Coast of Alaska Land)

SCALE in chains
0 10 20 30 40 50 60

WARNING:
This plot 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
effected by isolated movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

| | | |
|------------|--|---------|
| CURRENT TO | | Acq |
| 7-3-2007 | | Sew Mer |
| | | T 6 S |
| | | R 14 W |

ACAD



VICINITY MAP

2008-70
RECORDED-FILED
DATE 11/11/2008
TIME 11:11 AM
Requested by:
Johnson Surveying
Box 27
Oak Gulch, AK 99566

TULIN SKYLINE HEIGHTS ESTATES #2

A subdivision of Lots 17, 41, 43, 44, & 46 Skyline Heights Estates HED 70-356 and Lots 33 thru 40 Skyline Heights Estates HED 80-61, including a vacation of Nebus Rd and Curious Rd ROWs. Located in the NE1/4 Section 9, NW1/4 Section 10, T6S R4W, 5E.

Home Recording District: Ketchikan Borough File 2007-21

Prepared for:
Charles & Louise Tulin
Box 27
Anchorage, AK 99501

Prepared by:
Johnson Surveying
Box 27
Oak Gulch, AK 99566



SCALE 1" = 200' AREA = 61.786 acres
15 February, 2007

LEGEND

- ① = 1979 3/4" deep monument, 1301-S, Found
- ② = 1977 3/4" deep monument, 3606-S, Found
- ③ = 5/8" x 8" rebar with 2 1/2" deep cap set
- ④ = 1/2" rebar lot corner, Found
- ⑤ = 1/2" x 4" rebar with 1" plastic cap set
- ||||| = ROW being vacated by the plat

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission.
2. From ID of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
3. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
4. No direct access to State maintained ROWs is permitted unless approved by State of Alaska Dept. of Transportation.
5. 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.
6. An exception for block length was granted by the Ketchikan Borough Planning Commission at the meeting of 13 August, 2007.
7. Vacations of Nebus Road and Curious Road were approved by the Ketchikan Borough Planning Commission at the meeting of 8 October, 2007.
8. Starting Highway ROW data is from State 331 Highway plans T-321-800.

CURVES

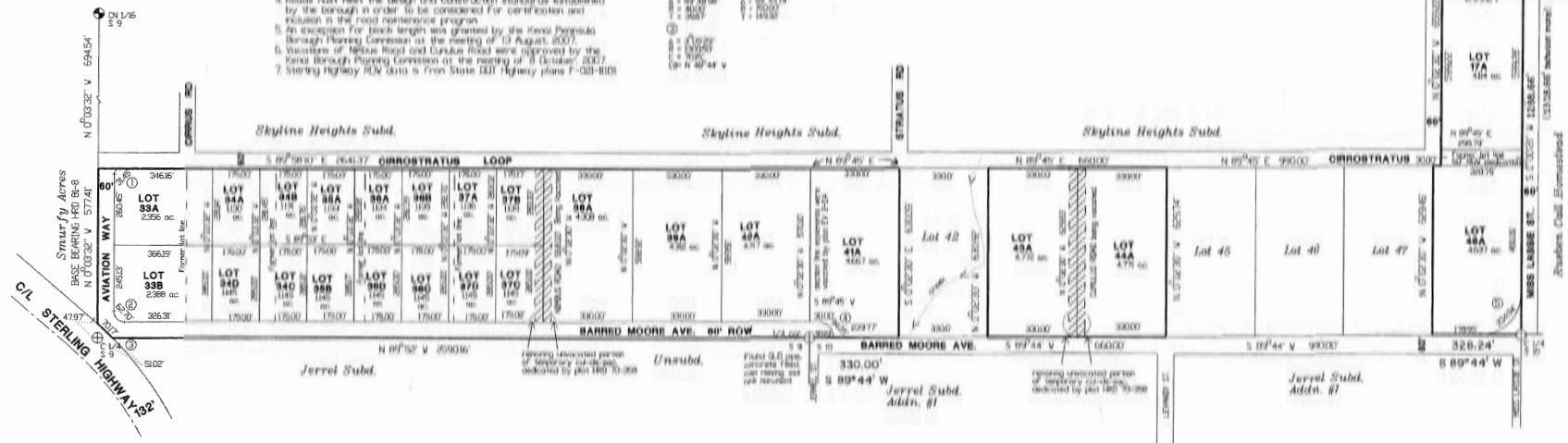
- ① R = 2000
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Ch N 89°17' V
- ② R = 2000
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- ③ R = 2000
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Δ = 20.00°
L = 2000
Ch N 89°17' V

PLAT APPROVAL

This plat was approved by the Ketchikan Borough Planning Commission at the meeting of 13 August, 2007.

KETCHIKAN BOROUGH

By: *Charles E. Tulin* Date: 11/11/2008
Author: *Charles E. Tulin* Date: 11/11/2008



WASTEWATER DISPOSAL

LOTS 33A thru 48A, 43A & 44A, 17A & 48A
These Tracts are at least 200,000 sq. ft. of natural 5 acres in size and conditions may not be suitable for conventional onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

LOTS 33A, 33B, 33C, 34A, 34B, 34C, 34D, 35A, 35B, 36A, 36B, 36C, 36D, 37A, 37B, 37C, & 37D
Soil conditions, water table levels, and soil slopes on this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the requirements of the Ketchikan 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 Dept. of Environmental Conservation.

Signature: *Charles E. Tulin* License #: 4901 Date: 11/11/2008

OWNERSHIP CERTIFICATE & DEDICATION

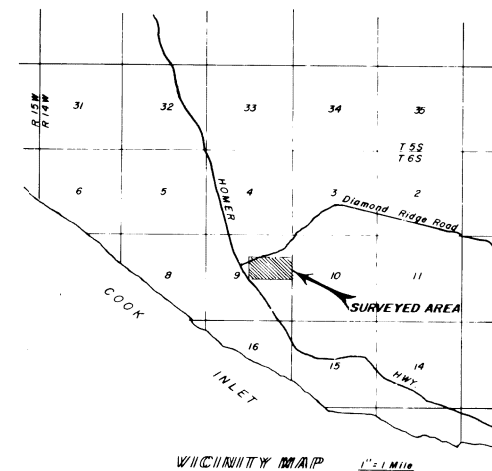
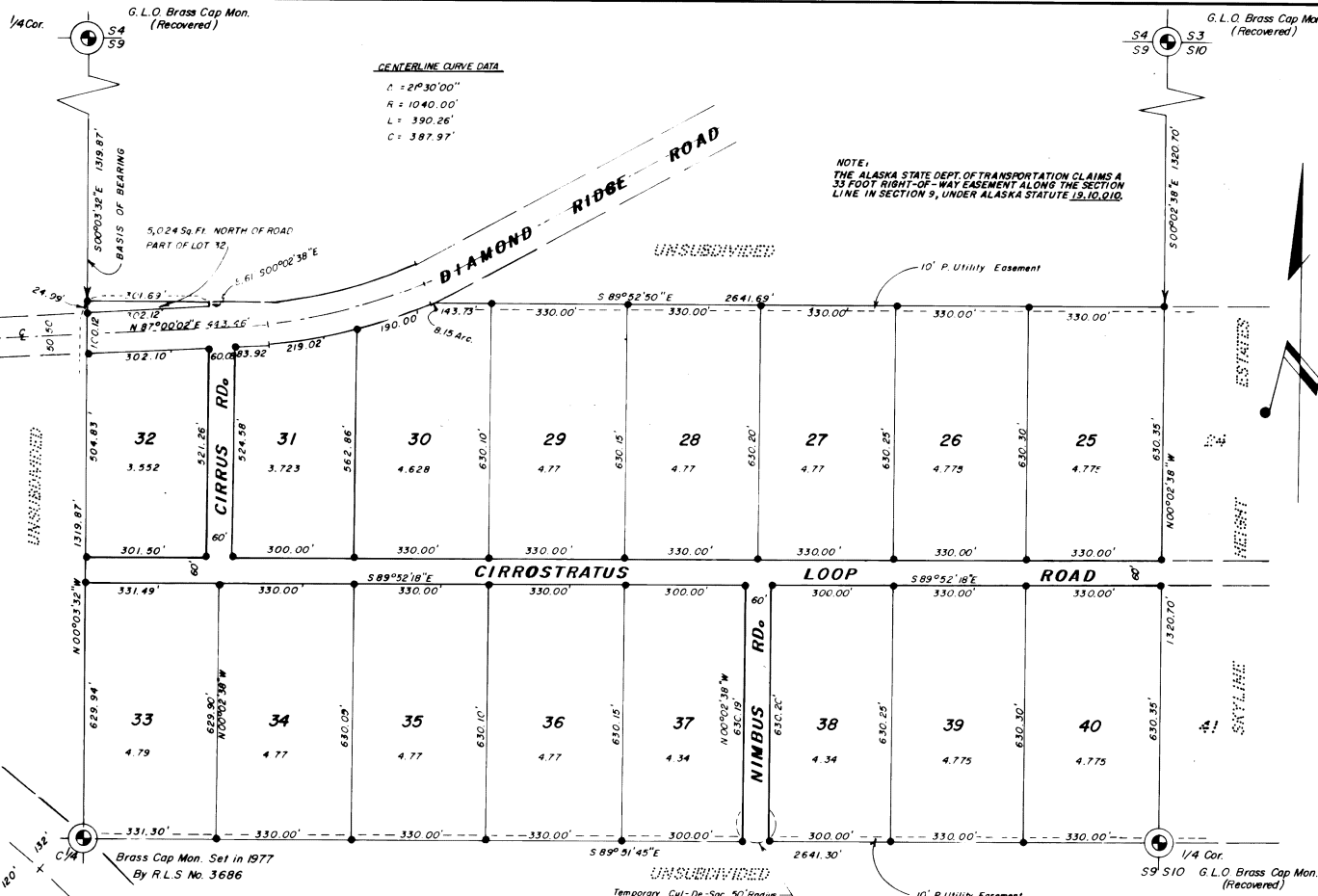
We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free dedication all ROWs in public use and grant all easements to the use shown.

Charles E. Tulin
Charles E. Tulin
462 E. Street Anchorage, AK 99501
Charles E. Tulin
Charles E. Tulin
462 E. Street Anchorage, AK 99501

NOTARY'S ACKNOWLEDGEMENT

For Charles E. & Louise L. Tulin
Subscribed and sworn to before me this 11th day of November, 2008.

Thomas L. McCarroll
Notary Public for Alaska
My commission expires 06/26/2011



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHTS-OF-WAYS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DATE December 13, 1980

Charles E. B. Helen L. Tulin
 OWNER

CHARLES E. B. HELEN L. TULIN
 1422 "K" STREET, ANCHORAGE, AK.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF December, 19 80

Debra A. Woods
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 4-2-83

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 18, 1980

KENAI PENINSULA BOROUGH
 BY Philip Warming
 AUTHORIZED AGENT

RE-PLAT OF SKYLINE HEIGHTS ESTATES

LOTS 25 THRU 40
 A SUBDIVISION OF THE S 1/2 NE 1/4 OF SEC. 9
 IN T6S-R14W, S.M., ALASKA

AREA = 80.04 Acres
 DATE SURVEYED = OCT. 10, 1979
 SCALE = 1" = 200'

DEMING & ASSOCIATES
 Land Surveyors
 Box 675 Palmer, Alaska 99645
 Phone 907 745-3517

— LEGEND —

① = S. & L. B. PLANNING CORPORATION

② = 2" x 3" WOOD STAKE

TOTAL AREA SURVEYED = 320 ACRES

CURVE DATA

Δ = 28°42'
T = 150.00'
R = 625.72'
C = 97.00'

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THAT THE DIMENSIONS SHOWN HEREON AND THE AREA AND BEARING

ATTEST: 25, 1969

Richard A. Demming
SURVEYOR - ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DEDICATED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT, SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, HIGHWAYS AND ALLEYS DESIGNATED BY US FOR PUBLIC USE.

By: [Signature]
[Name]
[Address]
[City, State, Zip]

By: [Signature]
[Name]
[Address]
[City, State, Zip]

NOTARIAL AFFIDAVIT

Subscribed and sworn before me this 25th day of May, 1969, by [Name] and [Name], known to me to be the persons whose names are subscribed to the foregoing plat.

By: [Signature]
[Name]
[Address]
[City, State, Zip]

SKYLINE HEIGHTS ESTATES

IN THE NW 1/4 SECTION 10 & S 1/2 NE 1/4 SECTION 9 OF T6S-R14W S.M. ALASKA

Scale 1" = 200' Surveyed May 1969 By R. E. Demming

