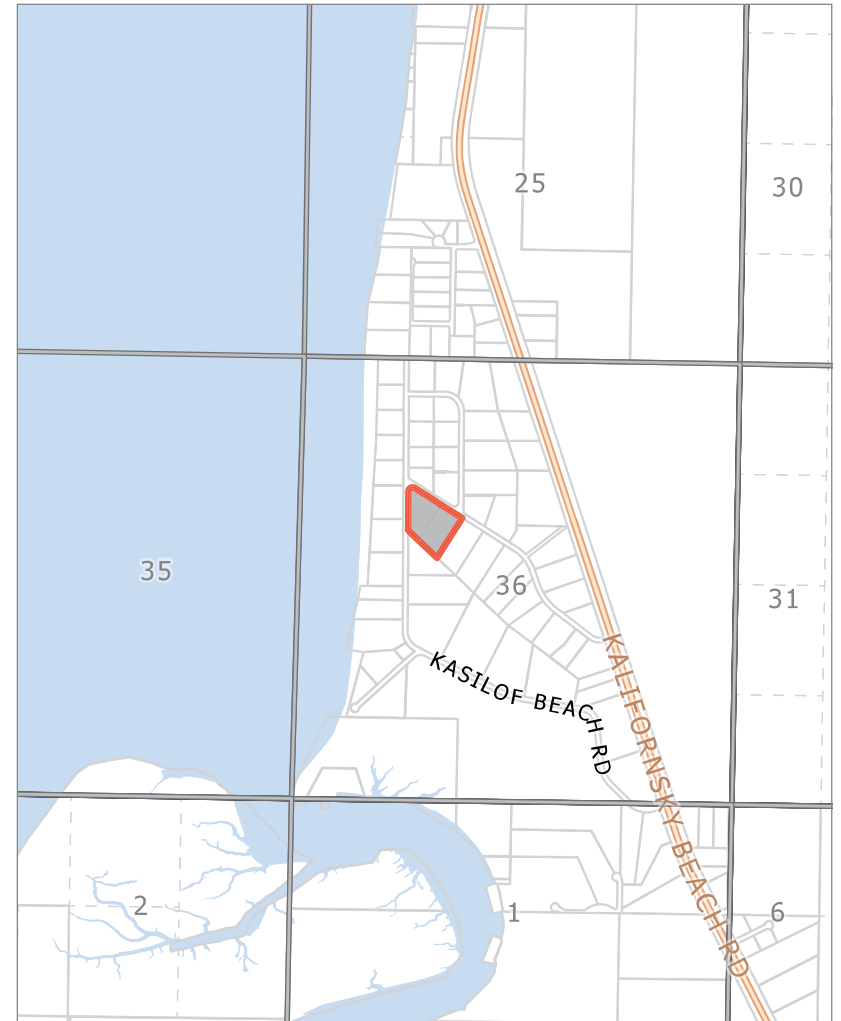
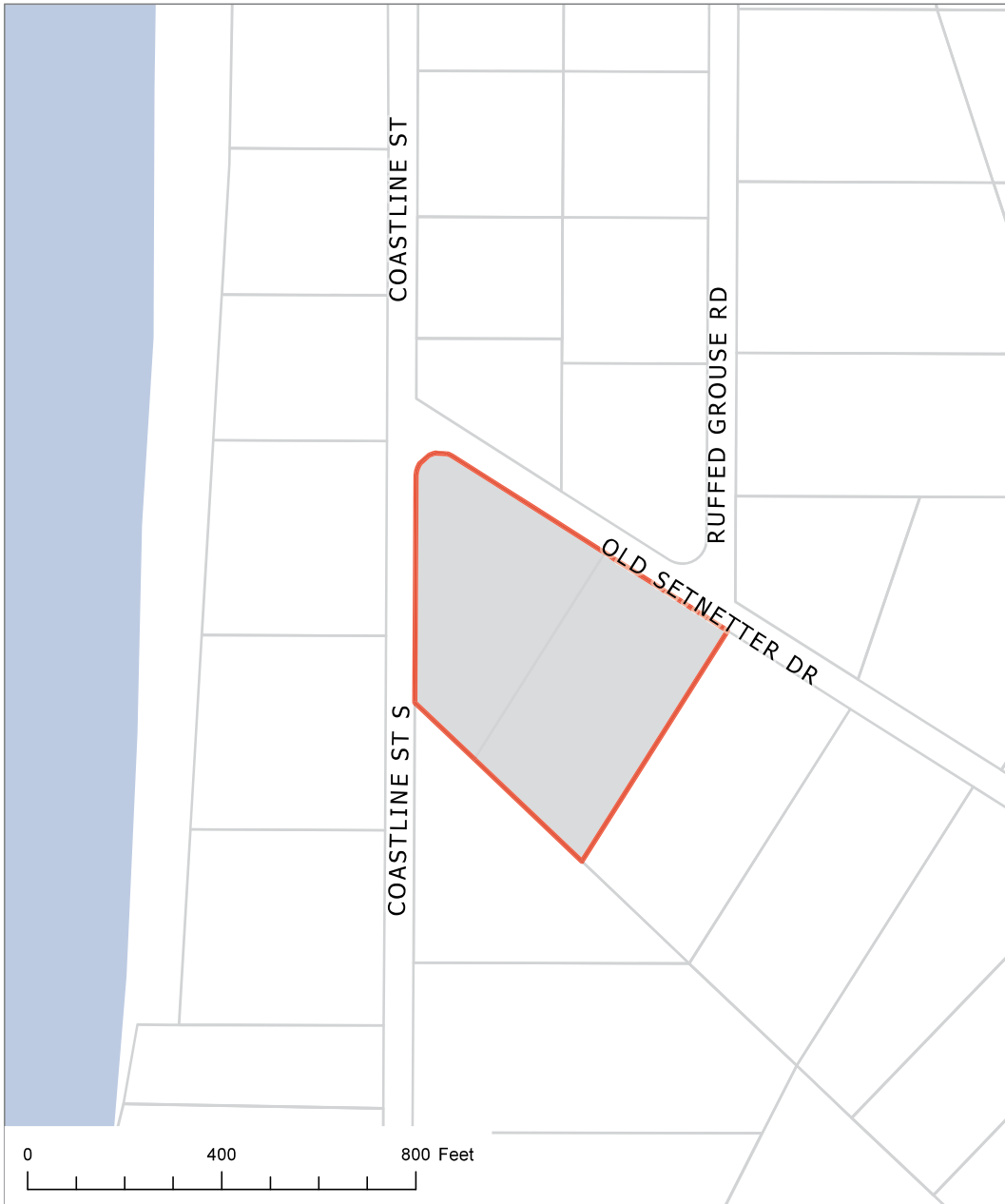


E. NEW BUSINESS

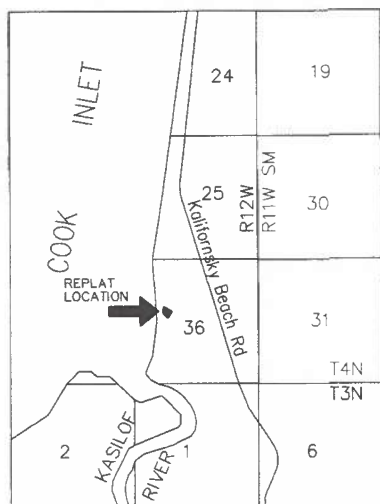
- 2. Kasilof Alaska Subdivision 2023 Replat
KPB File 2023-147
Johnson Surveying / Hallstead, Coyle
Location: Old Setnetter Dr. off Kalifornsky Beach Rd.
Kalifornsky Area**



KPB File 2023-147
T 04N R 12W SEC 36
Kalifornsky



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Kasilof, Alaska Subd. 2023 Replat Preliminary Plat

A replat of Lots 13 & 14 Block 1 Kasilof, Alaska Subd., KRD 83-166.
Located in the NW 1/4 Section 36, T4N R12W, SM, Kasilof, Alaska.
Kenai Recording District Kenai Peninsula Borough File

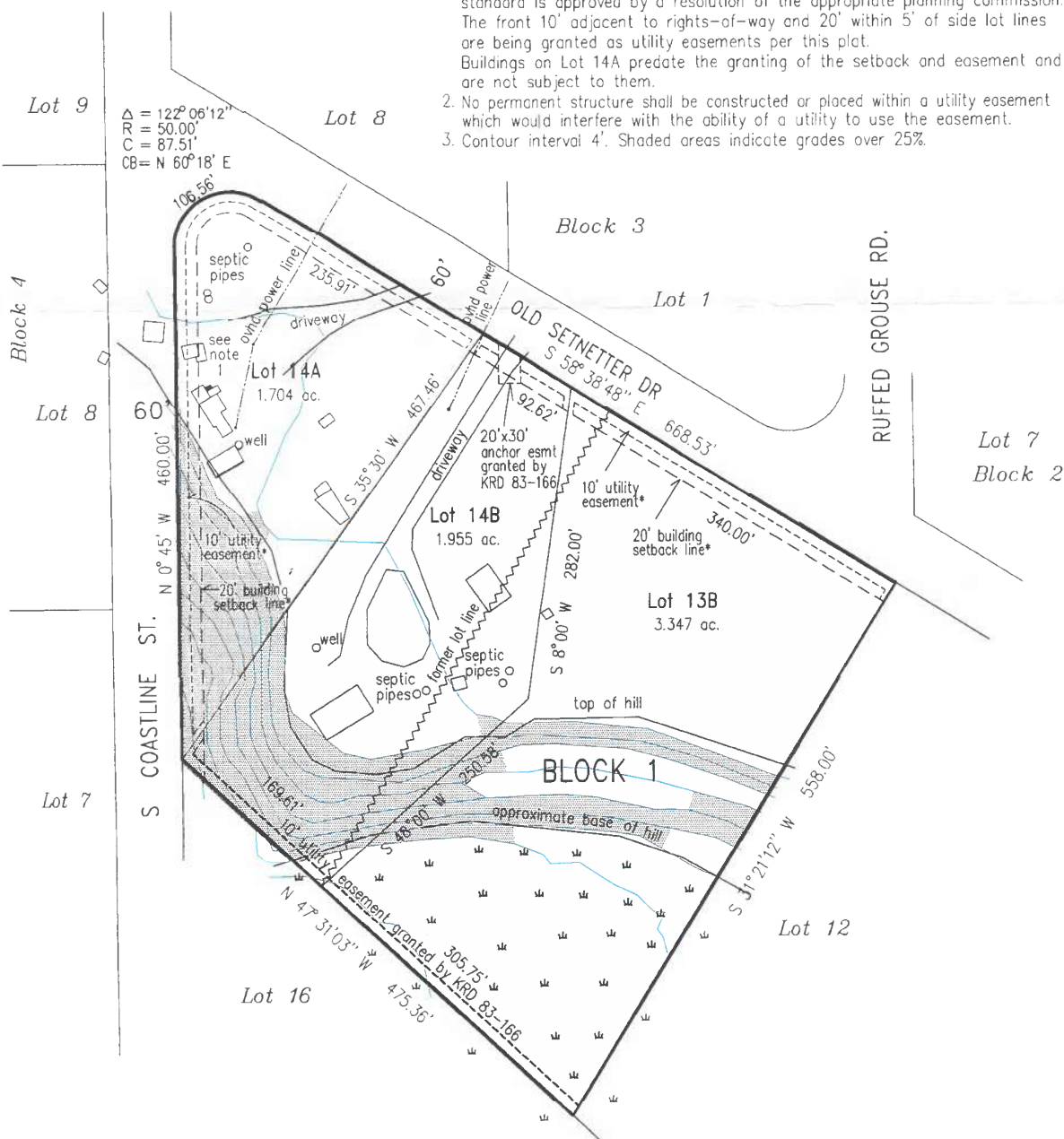
Prepared for
Donald Harry Hallstead
P.O. Box 193
Kasilof, AK 99610

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568

SCALE 1" = 100' AREA = 7.006 acres
3 November, 2023

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way and 20' within 5' of side lot lines are being granted as utility easements per this plat. Buildings on Lot 14A predate the granting of the setback and easement and are not subject to them.
2. 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.
3. Contour interval 4'. Shaded areas indicate grades over 25%.



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
KASILOF ALASKA SUBDIVISION 2023 REPLAT**

KPB File No.	2023.147
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	David Harry Hallstead of Kasilof & Darlene Coyle of Kasilof
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Kalifornsky Beach / Kalifornsky APC

Parent Parcel No.:	131-120-32 & 131-120-33
Legal Description:	Lots 13 & 14 Block 1 Kasilof Alaska Subdivision Amended KN 83-166
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide two lots into three lots ranging in size from 1.704 acres to 3.347 acres.

Location and Legal Access (existing and proposed):

Legal access to all three lots of the proposed plat is along Old Setnetter Dr, a developed 60 foot road maintained by the Borough on the northeast side of the property. On the west side accessing Lot 14a is Coastline St S an undeveloped 60 foot dedicated road. Access to Setnetter Dr is off Kalifornsky Beach Rd a 200 foot state maintained road at approximately milepost 5.2.

Block length is not compliant. This plat is not in a location to give relief to the block length as it is located near the end of the block on a tapering corner. Therefore, a road dedication by this plat is not a possibility or a solution to block length.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Lot reconfiguration involves no impact to KPB maintained "Old Setnetter Dr". However, there are a number of structure encroachments, vehicles and property developments well within the "Coastline S St" ROW. The encroachments appear to be related to P# 13112032.
SOA DOT comments	

Site Investigation:

There are buildings on the proposed plat that the existing lot lines cross through and put on opposing properties. The new lines will better situate the lines with the buildings and septic systems.

There are buildings in the 20' building setback and 10' utility easement on proposed lot 14A that predate the setback and utility easement and are therefore exempt from them as they exist now. **Staff recommends:** a sentence be added to plat note 1 to the effect as follows: any additions to the structures or new structures shall comply to the limits of the 20' setback.

There is shown a structure in the right-of-way of Coastline St S and two structures across Coastline St S in the property to the west. A solution to these encroachments needs to be submitted to staff with the first submittal of the final plat and followed through with to gain approval of the final mylar. An as-built will need submitted at that time prior to final approval. **Staff recommends:** the Committee concur these issues need resolved prior to final approval.

There are steep areas shown on the plat by the contours and shaded where greater than 20 percent. The top of hill and base of hill are labeled also. The labels and shading should remain for the final plat and the contours can be removed. Structures that do not encroach on an easement or property line should also be removed.

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 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	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: X (shaded) Map Panel: 02122C-0795E 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 an aliquot part of Section 36, Township 4 North, Range 12 West, SM Alaska. Kasilof, Alaska Subdivision KD 54-12 first subdivided the land in 1963. KRD 83-166 amended the plat with some minor technical corrections in 1983.

A soils report will be required for lot 13B 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 Advisory Planning Commission is inactive at this time.

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

Utility Easements

There is an existing 10 foot utility easement along the back line of the plat carried forward from the parent plat. there is an anchor easement in the front of lot 14B carried forward from the parent plat shown correctly.

HEA has submitted easement recommendations that are in the packet for viewing.

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	See comments in packet
ENSTAR	No comment
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 28715 OLD SETNETTER DR, 28705 OLD SETNETTER DR, 28665 OLD SETNETTER DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: COASTLINE ST S, OLD SETNETTER 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: THIS ACTION WILL NOT AFFECT ADDRESSES.</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	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add plat note

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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 Darlene Coyle as an owner in title block.
- Change the PO Box number for Donald H Hallstead to 1004
- Add KPB no 2023-147 to title block
- Add "Amended" to the plat name after Subd. In the legal.

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:

Street name on the west should be Coastline St S

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 street and names to get to the site and adjacent to.

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:

- Add Block 1 to the lots south and west.
- Change Lot 16 to 15 on the lot to the southwest

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.

RECOMMENDATION:

STAFF RECOMMENDS:

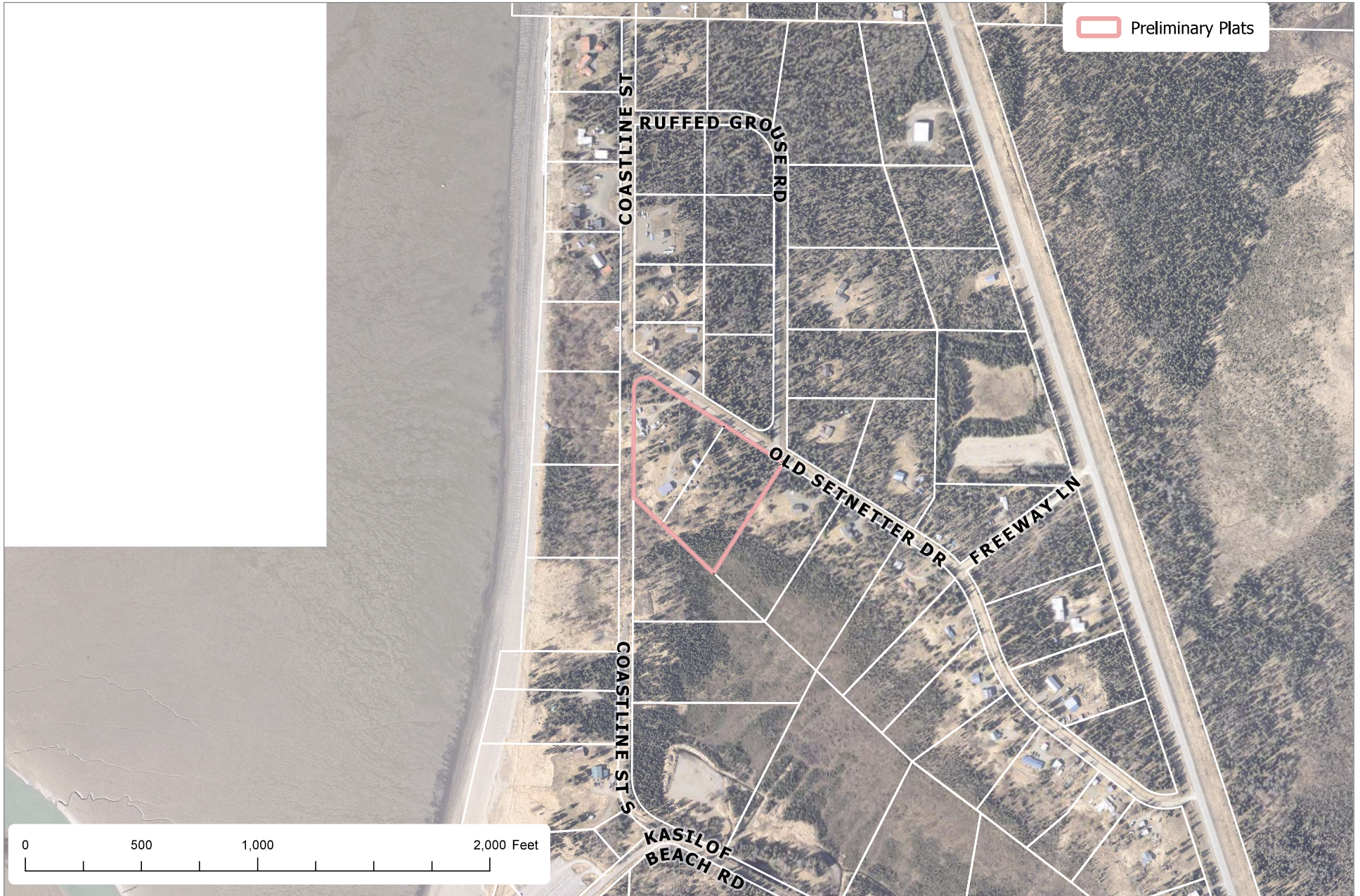
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

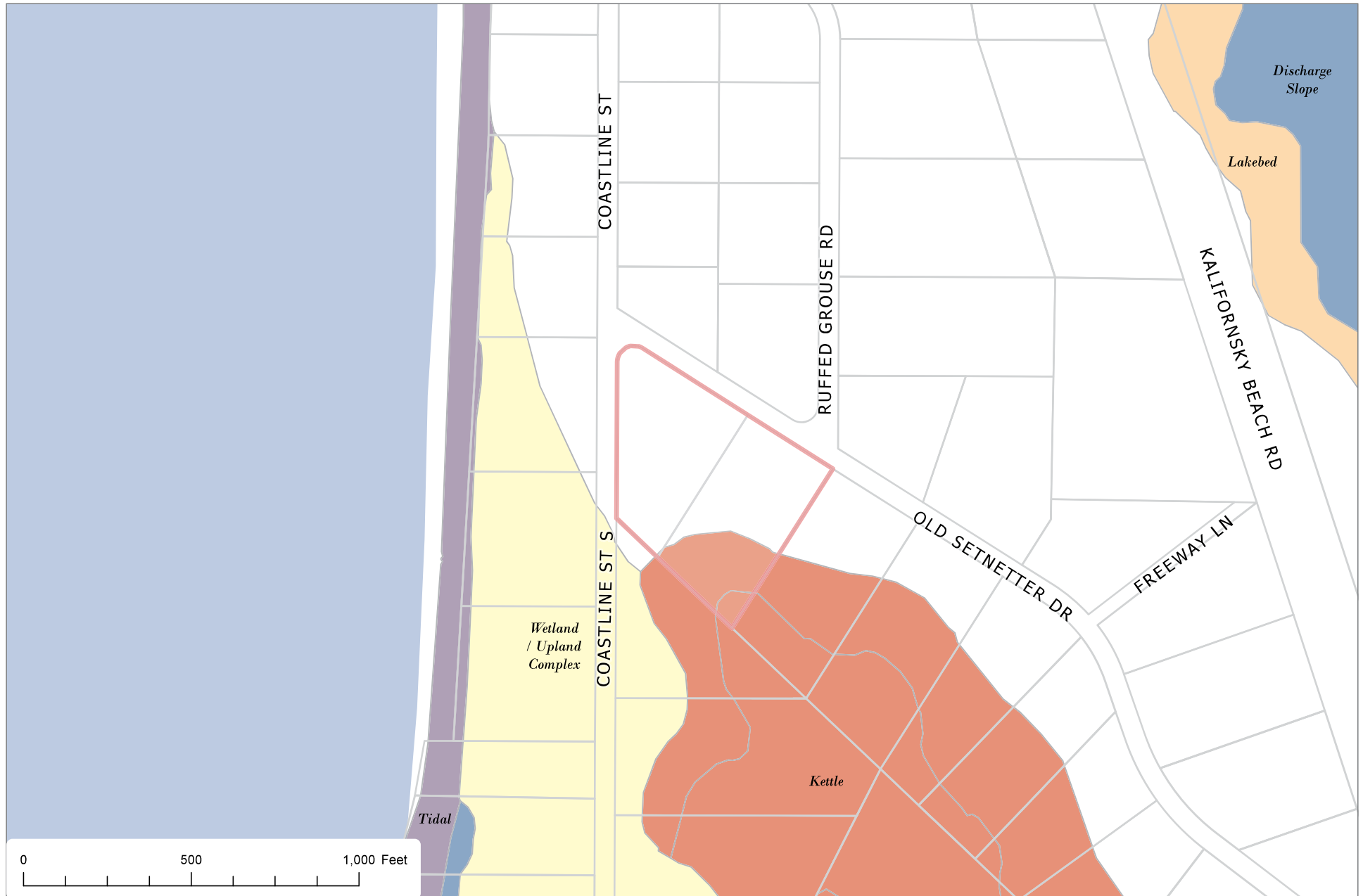
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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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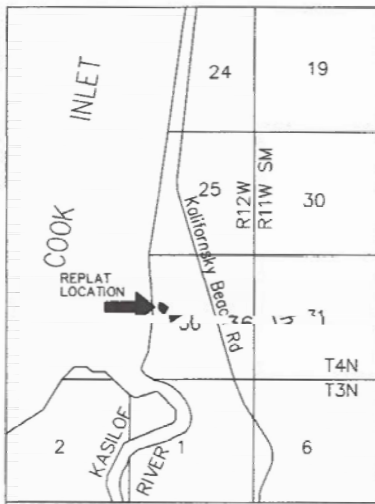
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SCALE 1" = 100' AREA = 7.006 acres
3 November, 2023



VICINITY 1" = 1 mile MAP

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