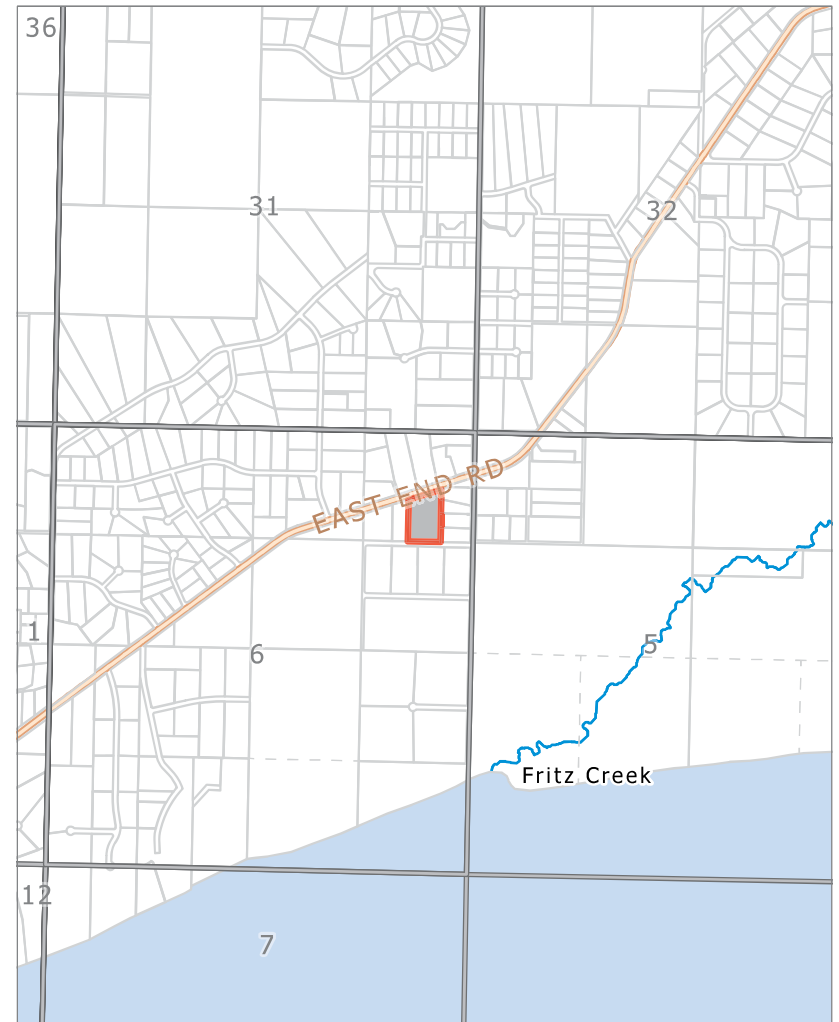
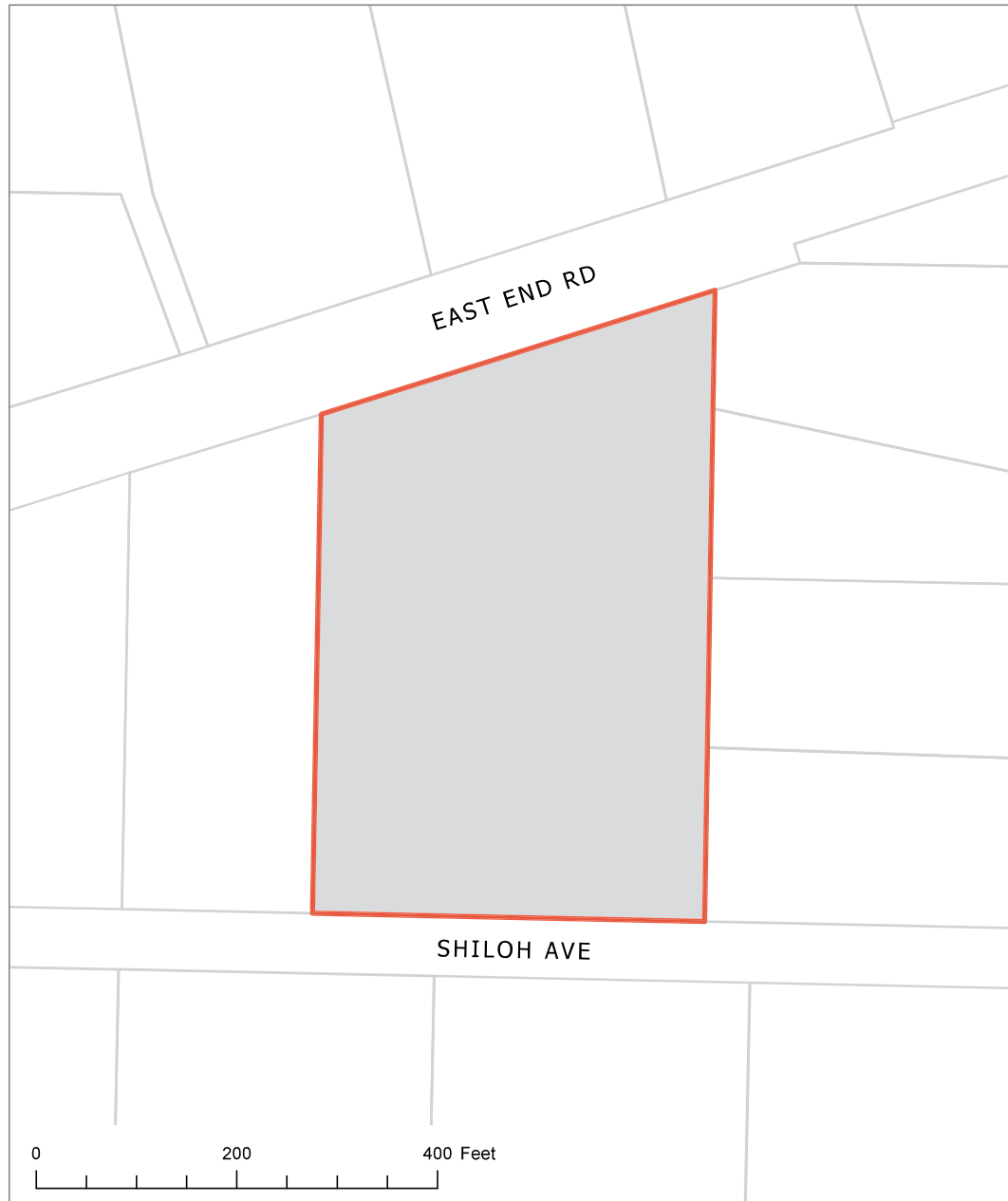


E. NEW BUSINESS

- 1. Caroline Woods; KPB File 2024-030**
Mullikin Surveys / Williamson
Location: East End Road & Shiloh Avenue
Fritz Creek Area / Kachemak Bay APC



KPB File 2024-030
T 06S R 12W SEC 06
Fritz Creek



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.

NOTES

1. The purpose of this plat is to create Tracts 2A and 2B by subdivision of former Tract 2.
2. Building Setback - A setback of 20 feet is required from all street right-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
4. Easement for electric lines or system and/or telephone lines together with the right to enter, maintain, repair and clear shrubbery was granted to Homer Electric Association in Book 49, Page 307, Homer Recording District. No definite location disclosed.
5. Wastewater Disposal: Pending Sols Report
6. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
7. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
8. No access to State maintained Rights-of-Way permitted unless approved by State of Alaska Department of Transportation.
9. The Basis of Bearing for this plat was derived from the plat of Caroline Subdivision, Plat No. HM 74-1199.

PRELIMINARY PLAT

Caroline Subdivision Lots 1A and 1B
Plot No. 81-70, H.R.D.
Lot 1B

SURVEYORS CERTIFICATE

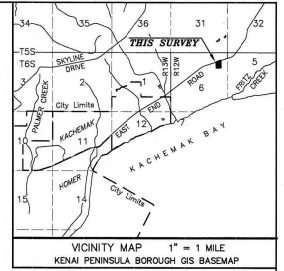
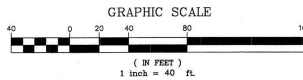
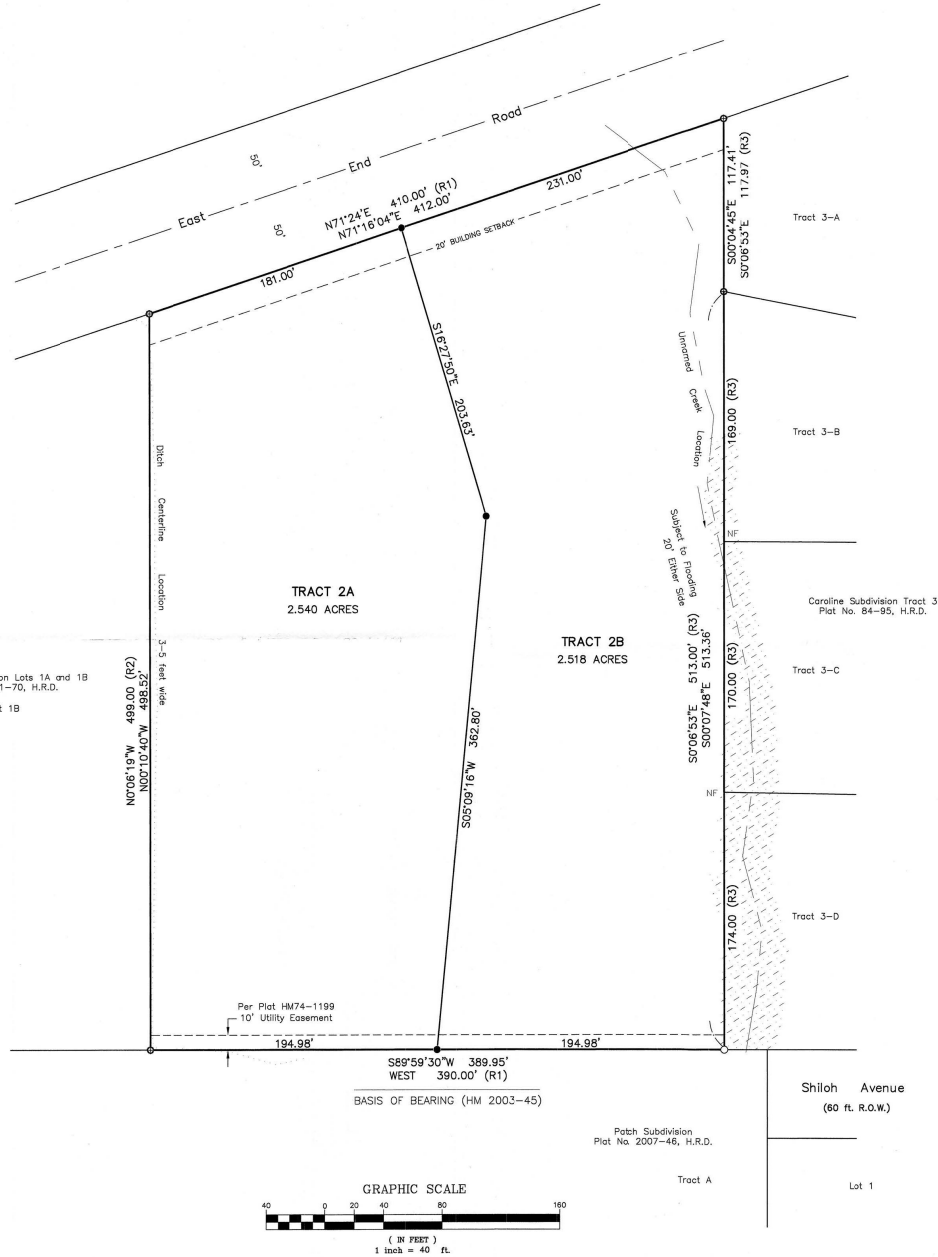
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



LEGEND

- Found 1 1/2" Aluminum Cap on 1/2" Rebar, 4469-S 1982
- Found 5/8" Rebar no Cap
- Set 2" Aluminum Cap on 5/8" Rebar, 4469-S 2023
- (R1) Record Measurements Per HM 74-1199, Caroline Subdivision
- (R2) Record Measurements Per HM 81-70, Caroline Subdivision Lots 1A & 1B
- (R3) Record Measurements Per HM 84-95, Caroline Subdivision Tract 3, 1984
- NF Monument Searched For and Not Found
- Easement Line
- Building Setback Line
- Area Subject to flooding 20' Either Side of the Unnamed Creek



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 to public use and grant all easements to the use shown.

Jeannine Williamson
PO Box 23
Homer, AK 99605

NOTARY'S ACKNOWLEDGMENT

For: _____
AND _____
Acknowledged before me this _____ day of _____, 2024.
Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL:
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 2024.

Kenai Peninsula Borough Authorized Official

MULLIKIN SURVEYS
P.O. BOX 1023
HOMER, ALASKA 99603
(907) 299-2289

CAROLINE WOODS CREATING TRACTS 2A AND 2B

A SUBDIVISION OF
TRACT 2, CAROLINE SUBDIVISION
(PLAT No. 74-1199)

LOCATED WITHIN
THE S1/2 NE1/4 NE1/4 OF SECTION 6
TOWNSHIP 6 SOUTH, RANGE 12 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 5.058 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS CHRISTOPHER L. MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603 907-299-2289	JEANNINE WILLIAMSON P.O. BOX 23 HOMER, AK 99605
SURVEY DATE: 10/11/2023	SCALE: 1" = 40'
PLAT DATE: 10/29/2023	BOOK No.: 2023-1
CHECKED BY: CLM	FILE: CAROLINE SUB TR2.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-###

KPB 2024-030

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
CAROLINE WOODS

KPB File No.	2024-030
Plat Committee Meeting:	April 22, 2024
Applicant / Owner:	Jeannine Williamson of Homer
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Mile 6.3 East End Rd

Parent Parcel No.:	174-330-13
Legal Description:	Tract 2 Caroline Subdivision HM 74-1199
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 5.058 acre tract into two new tracts of size 2.518 acres and 2.540 acres.

Location and Legal Access (existing and proposed):

This plat is located at approximately mile 6.3 along East End Road past Homer. Both lots have access to East End Road which is developed and state maintained. On the south side of the plat is Shiloh Ave an undeveloped road access by Kaleen Street off of East End Road.

The plat is not completing a vacation or dedication of right-of-way with this action.

Block length is not compliant due to exceeding 1320 feet along East End Rd. This plat, by adding a road would be too close to Kaleen Street. **Staff recommends:** Plat Committee concur that a exception to 20.30.170 Block Length, is not needed as this plat is unable to provide relief to block length requirements.

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

Site Investigation:

There are several structures located on the property. When the plat is complete there will be a major structure on each lot. Currently there is only one drive accessing both structures, if this is to continue it is suggested upon the transfer of either property a joint use agreement be made for the driveway. If a new drive access is created for the east property, a permit from ADOT will be needed.

There are no steep areas located on the property as the terrain slopes to the southeast corner of the property.

There is a wetland in the southeast corner of the plat that was not identified. **Staff recommends:** the wetland area be added to the final drawing and the following note be also added "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."

The plat is not in a FEMA designated flood area or a habitat protection district.

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
State of Alaska Fish and Game	

Staff Analysis The property was previously situated in the S1/2 NE1/4 NE1/4 of Section 6, Township 6 South, Range 12 West, SM, Homer Recording District, AK. Caroline Subdivision HM 74-1199 subdivided the aliquot piece and Tract 2 being platted with this platting action was created by it.

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

Notice of the proposed plat was mailed to the beneficial interest holder on March 22, 2024. The beneficial interest holder responded on April 1, 2024 notifying staff of their need to review and approve the plat. They will be given 30 days from the date of the notification to notify staff if their beneficial interest prohibits or restricts the 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

The front 10 feet of along the right-of-way needs to be shown and identified as utility easement per KPB 20.30.060.D.

HEA has requested that a overhead service line shown by HEA GIS mapping as crossing the northeast corner of the subject property be located to the property lines and if it crosses the property to show it and label with an easement. The comment and request is in the packet. HEA also noted the front 10 foot utility easement need.

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 comment in the packet
ENSTAR	
ACS	
GCI	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 57455 EAST END RD Existing Street Names are Correct: Yes List of Correct Street Names: EAST END RD, SHILOH AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 57455 EAST END RD WILL REMAIN WITH LOT 2A.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Add to Plat Approval the date of April 22, 2024
Check address in the Certificate of Ownership and Dedication

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:**
Correct the KPB No to 2024-030
It appears the Client has a new PO Box number, correct to 1314
- 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:
Add extension of Shiloh Ave on the south of plat.

- 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 the lots to the south of Shiloh Ave to the drawing with labels.
Lot 1 to the southeast needs to be changed to Lots 1A

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.*

20.30.060. Easements-Requirements.

A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.

B. Upon submittal of a preliminary plat, the planning department shall provide a copy to public utility companies for their comments-and recommended design of utility easements. If the property is subject to existing natural gas or petroleum pipeline easements, a copy shall also be furnished to the appropriate company for comment.

C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Grant utility easements requested by the utility providers.*

Add a 10' utility easement to the front 10 feet along the right of way.

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:

SUBJECT TO 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.

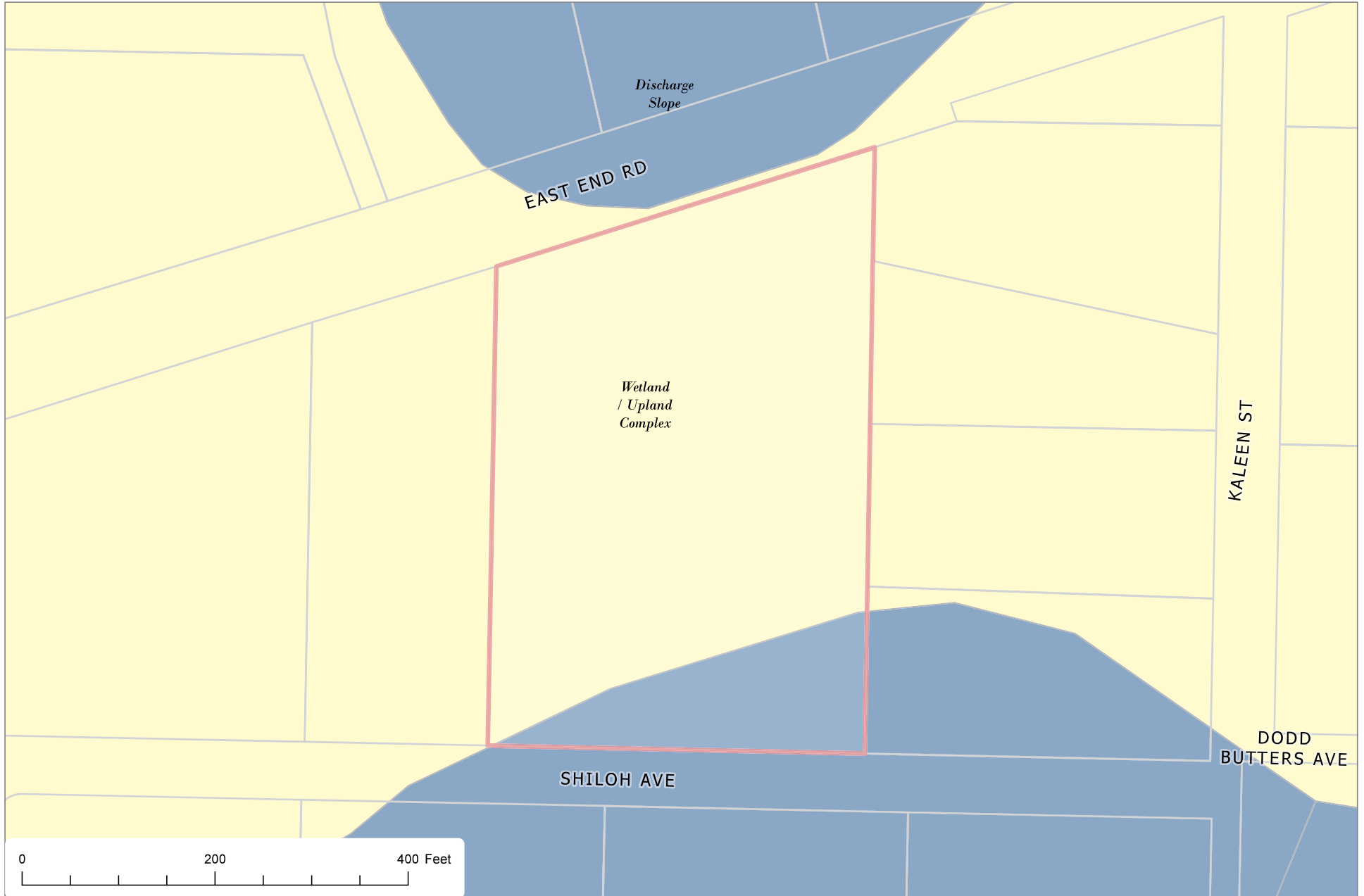
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

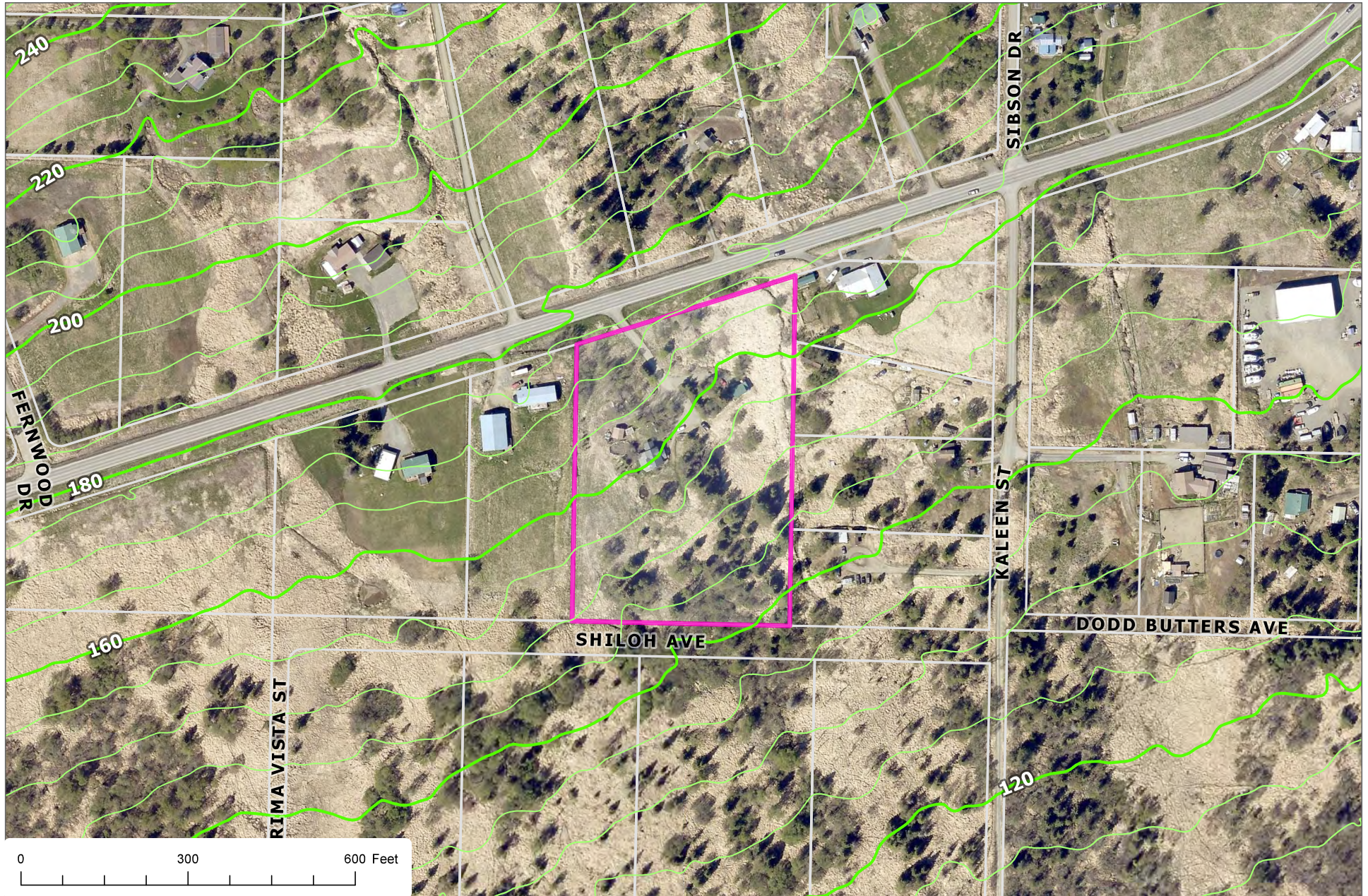
END OF STAFF REPORT



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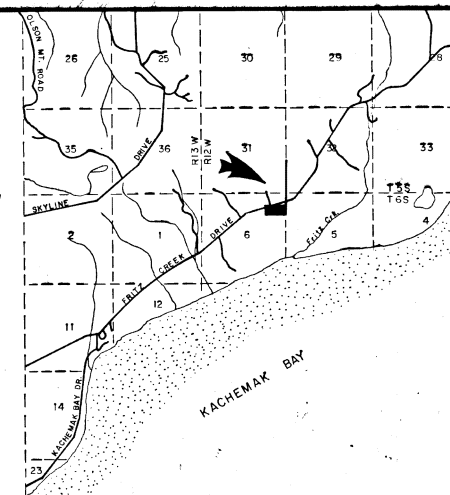
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LEGEND

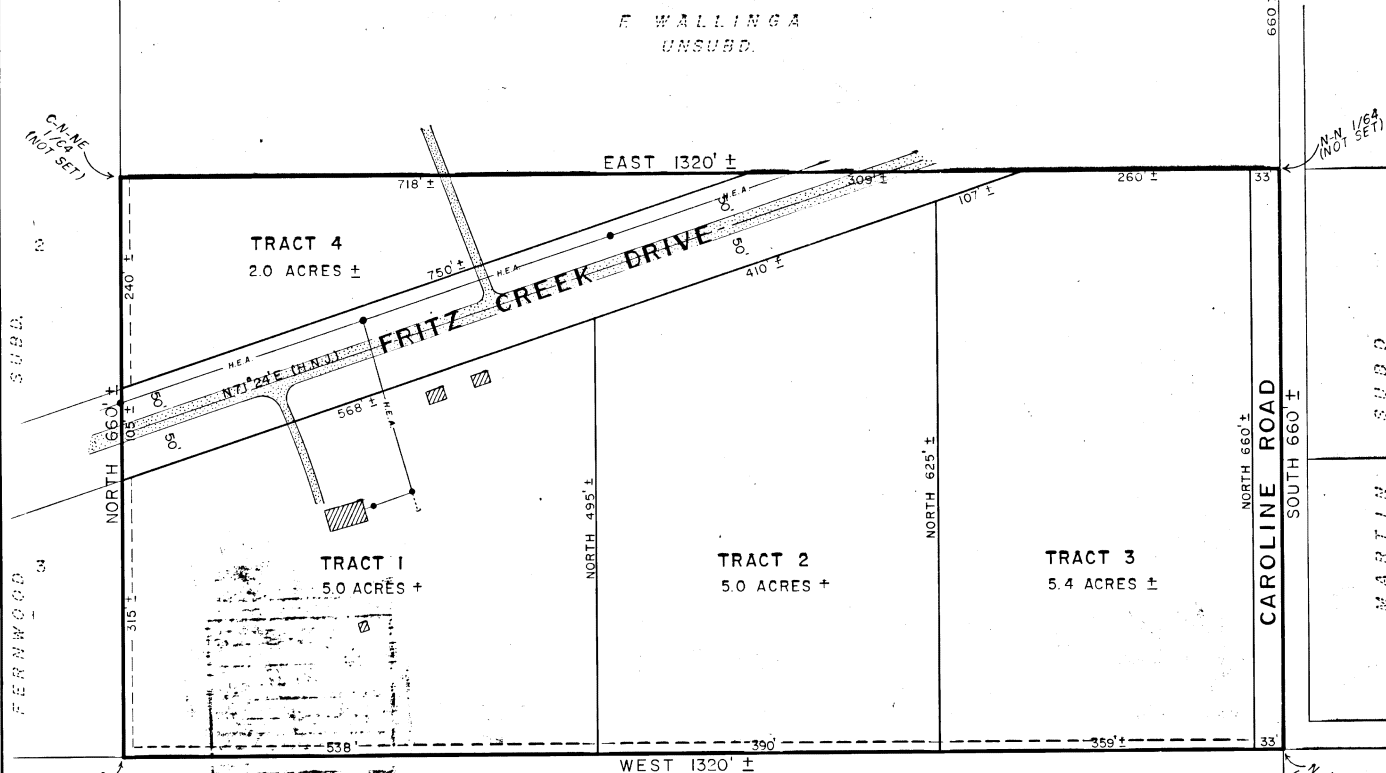
- INDICATES EXISTING H.E.A. POWER POLE
- ± INDICATES PLUS OR MINUS DISTANCES OR AREAS (APPROX. ONLY)
- INDICATES 10 FT WIDE UTILITY EASEMENT
- ▨ INDICATES EXISTING BUILDINGS
- ▨ INDICATES GRAVEL SURFACED ROADS OR DRIVEWAYS

NOTES

1. NO TRACT, R.O.W. OR BOUNDARY CORNERS HAVE BEEN ESTABLISHED FOR ANY OF THE TRACTS SHOWN HEREON.
2. TRACTS 1 AND 2 AS SHOWN HEREON SHALL BE A MINIMUM OF 5 ACRES IN SIZE EACH.
3. ALL BEARINGS, DISTANCES, AREAS AND OTHER DETAILS SHOWN ON THIS PLAT ARE BASED ON SCALED AND PROTRACTED VALUES AND ARE APPROXIMATE ONLY, UNLESS NOTED OTHERWISE.



VICINITY MAP
1" = 1 MILE



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, easements and other open spaces to public use.

DATE 4/26/78 OWNER Carolpe S. Thomas
OWNER James R. Thomas

NOTARY'S ACKNOWLEDGEMENT

Certificate of ownership subscribed and sworn to before me this 26 day of May 1978.
NOTARY IN AND FOR THE STATE OF ALASKA James R. Thomas MY COMMISSION EXPIRES 22 Oct 1977

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat was prepared by me and is based on a subdivision by protraction of Section 6, as shown hereon. No corners have been established for any of the Tracts within this subdivision.

DATE 3/29/78 KEN-BRANCH, R.L.S. NO. 1301-S

KENAI PENINSULA BOROUGH

I hereby certify that this subdivision plat has been found to comply with the regulations of the Kenai Peninsula Borough and that said plat has been approved by the Kenai Peninsula Borough Planning Commission.

DATE May 6, 1978 BOROUGH MAYOR Donkey F. Thompson

CAROLINE SUBDIVISION
THIS SUBDIVISION PLAT COMPLIES WITH
AS 29.33.170 OF THE 1972 LAWS OF ALASKA
SITUATED IN THE 1/2 NE 1/4 NE 1/4 OF SECTION 6,
T6S, R12W, S.M., HOMER RECORDING DISTRICT, ALASKA.
CONTAINING 20 ACRES ±

PREPARED FOR
JIM THOMAS
P. O. BOX 893
HOMER, ALASKA 99603

PREPARED BY
KEN BRANCH, R.L.S.
P. O. BOX 1295
HOMER, ALASKA 99603

DATE
APRIL 20, 1978
SCALE
1" = 100'



HOMER
Serial No. 74-01199

RECORDED - FILED 2-7
HOMER REC. DIST. 4
DATE 6-25-1978
TIME 9:49 A.M.
Recorded by K.P.B.
Address Soldotna

N. GANGL
UNSUBD.

NOTES

1. The purpose of this plat is to create Tracts 2A and 2B by subdivision of former Tract 2.
2. Building Setback - A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.
3. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
4. Easement for electric lines or system and/or telephone lines together with the right to enter, maintain, repair and clear shrubbery was granted to Homer Electric Association in book 44, page 30, Homer recording district, no definite location disclosed.
5. Wastewater Disposal: Pending Soils Report
6. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
7. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
8. No access to State maintained Rights-of-Way permitted unless approved by State of Alaska Department of Transportation.
9. The Basis of Bearing for this plat was derived from the plat of Caroline Subdivision, Plat No. HM 74-1199.

Per KPB 20.30.060.D, please designate the front ten feet adjoining rights-of-way as a utility easement either by depiction on the plat or by plat note.

PRELIMINARY PLAT

SURVEYORS CERTIFICATE

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

Date:

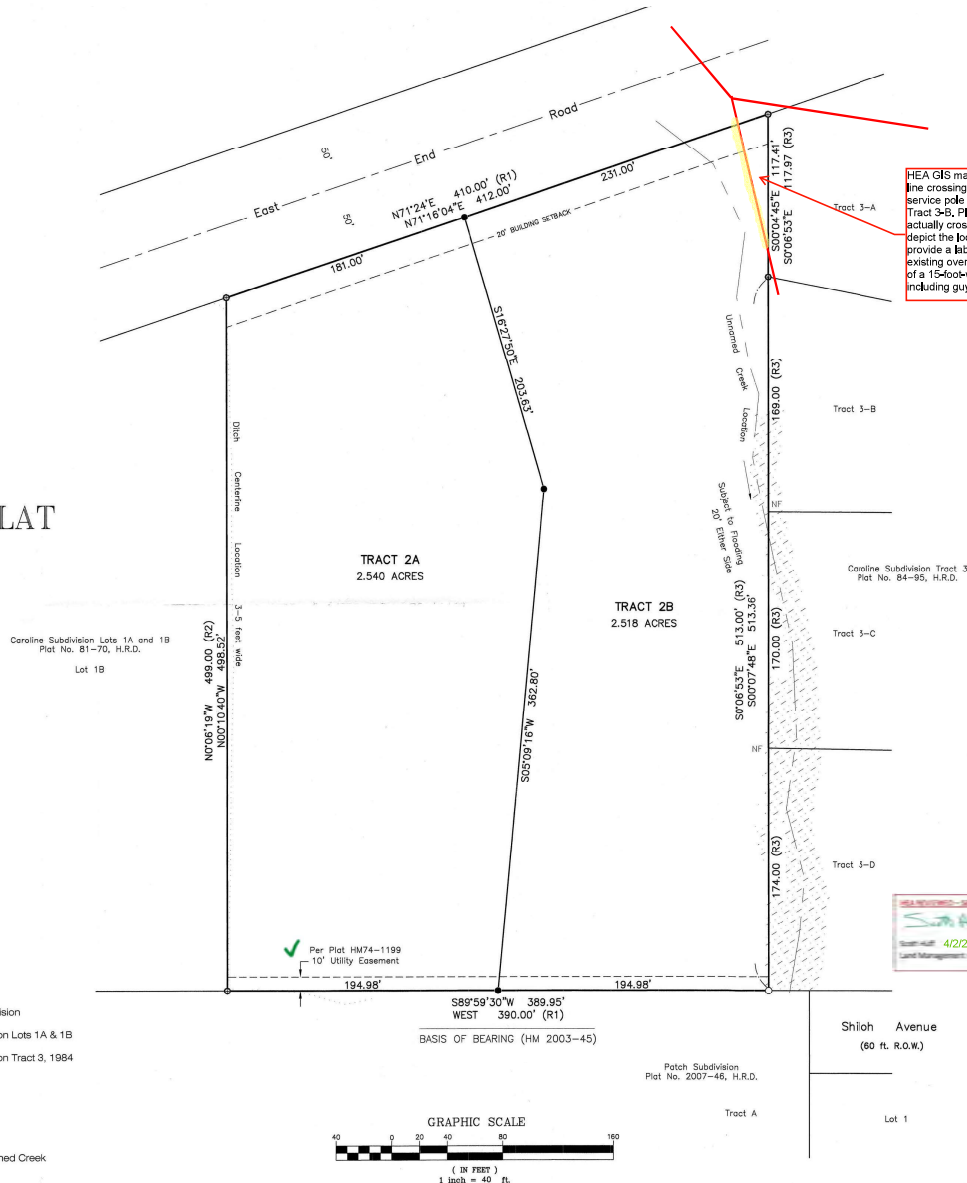
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



LEGEND

- Found 1 1/2" Aluminum Cap on 1/2" Rebar, 4469-S 1982
- Found 5/8" Rebar no Cap
- Set 2" Aluminum Cap on 5/8" Rebar, 4469-S 2023
- (R1) Record Measurements Per HM 74-1199, Caroline Subdivision
- (R2) Record Measurements Per HM 81-70, Caroline Subdivision Lots 1A & 1B
- (R3) Record Measurements Per HM 84-95, Caroline Subdivision Tract 3, 1984
- NF Monument Searched For and Not Found
- Easement Line
- - - - - Building Setback Line
- Area Subject to flooding 20' Either Side of the Unnamed Creek

KPB 2024-030



HEA GIS mapping depicts an overhead service line crossing the northeast corner from a service pole in East End Road ROW to serve Tract 3-B. Please verify if the service line actually crosses this subdivision and if so, depict the location of the overhead line and provide a label or plat note stating, "The existing overhead power line is the centerline of a 15-foot-wide electrical easement, including guys and anchors, granted this plat."

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 to public use and grant all easements to the use shown.

Jeanne Williamson
PO Box 23
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
AND _____
Acknowledged before me this ____ day of _____, 2024.
Honesty Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 2024.

Kenai Peninsula Borough Authorized Official

MULLIKIN SURVEYS
P.O. BOX 1023
HOMER, ALASKA 99603
(907) 299-2289

CAROLINE WOODS

CREATING TRACTS 2A AND 2B

A SUBDIVISION OF
TRACT 2, CAROLINE SUBDIVISION
(PLAT No. 74-1199)

LOCATED WITHIN
THE S1/2 NE1/4 NE1/4 OF SECTION 6
TOWNSHIP 6 SOUTH, RANGE 12 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 5.058 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603 907-299-2289	JEANNINE WILLIAMSON P.O. BOX 23 HOMER, AK 99603
SURVEY DATE: 10/11/2023	SCALE: 1" = 40'
PLAT DATE: 10/29/2023	BOOK No.: 2023-1
CHECKED BY: CLM	FILE: CAROLINE SUB TR2.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-##