

AGENDA ITEM E. NEW BUSINESS

ITEM 1 – Tide View Heights No. 2.

KPB File No.	2021-088
Plat Committee Meeting:	July 12, 2021

STAFF REPORT - ADDENDUM

After the staff report was prepared, the surveyor submitted a request for an exception to KPB 20.40.100 Soils Analysis and report.

EXCEPTIONS REQUESTED:

C. KPB 20.40.100 Soils analysis and report. (for proposed Lot 1A)

Surveyor's Discussion: I am requesting an exception to the requirement for soils investigation for Lot 1A for this replat. There was a gravel pit across Ames Dr., the bluff in the front of the lot does indicate a high water table, and the resulting lot will still have more than the required 20,000 square feet for original and replacement wastewater disposal area.

Staff Discussion: Lot 1A will be decreasing by 21,000 sq. ft. The parent plat was recorded in 1972 and a soils analysis report was not completed at that time.

Staff was able to locate a DEC report for parent Lot 1 from 1980. DEC did not approve the water system.

The asbuilt showing the improvements depicts a septic tank and a log crib leach field located to the northeast of the building. The asbuilt shows the log crib to be located more than 58 feet to the northeast from the building. Staff was not able to determine if a new system has been installed since 1980. It appears that the new lot line may encroach on the log crib septic system as shown on the asbuilt survey from 1980.

DEC requires wastewater systems to be at least 50 feet from slopes greater than 25%.

The water well drilling log shows gravel to a depth of 19 feet. Soils analysis reports are required to provide a test pit to ten feet for shallow trench or bed systems and 12 feet for areas where deep trench or seepage pits will likely be used.

Findings:

1. There was a gravel pit across Ames Dr.
2. The bluff in the front of the lot does indicate a high water table.
3. The resulting lot will still have more than the required 20,000 square feet for original and replacement wastewater disposal area.
4. Lot 1A will be decreasing by 21,000 sq. ft.
5. The parent plat was recorded in 1972 and a soils analysis report was not completed at that time.
6. Staff was able to locate a DEC report for parent Lot 1 from 1980.
7. DEC did not approve the water system in 1980.
8. The asbuilt showing the improvements depicts a septic tank and a log crib leach field located to the northeast of the building.
9. The asbuilt shows the log crib to be located more than 58 feet to the northeast from the building.
10. Staff was not able to determine if a new system has been installed since 1980.
11. It appears that the new lot line may encroach on the log crib septic system as shown on the asbuilt survey from 1980.
12. The water well drilling log shows gravel to a depth of 19 feet.

Staff reviewed the exception request and does not recommend approval based on findings 4, 5, 8, 9, 10, 11.

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;
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;
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.

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

END OF STAFF REPORT ADDENDUM

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

KENAI FIELD OFFICE

P. O. BOX 1207
SOLDOTNA, ALASKA 99669

June 2, 1980

FILED 12/31/80

Mr. Edward Ambarian
Route 3
Kenai, AK 99611

Re: Lot 1, Caro Subdivision

Dear Mr. Ambarian:

This is in response to the conditional approval of your water system for the above referenced lot.

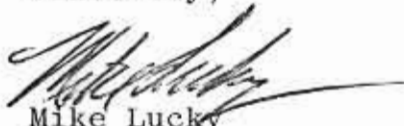
According to our records the improvements were to have been completed by June 1, 1980, in order for this system to be approved by this department.

At this time we have not received any indication that these improvements were made and therefore cannot approve the system.

In the event these improvements were completed and this information not conveyed to this office, please notify us immediately so that we may take further appropriate action.

If you have any questions regarding this matter please feel free to contact this office at 262-5210.

Sincerely,



Mike Lucky
Environmental Field Officer

rms

cc: Alaska Statebank/LuJean

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

KEHA FIELD OFFICE

P. O. BOX 1207
SOLDOTNA, ALASKA 99669

March 17, 1980

Re: Lot 1, Caro Subdivision

Dear Mr. Ambarian:

This may be considered a conditional approval of your
water system.

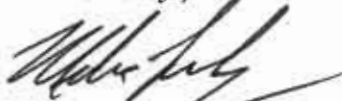
The system as it currently exists is somewhat inadequate
and can only be approved when the following condition(s)
~~is~~/are met no later than 6/1/80.

- 1) The well casing must be extended to a height of at
least 1 foot above ground surface.
- 2) A pitless adapter should be installed on the well
casing.
- 3) The well pit must be filled in.

Please notify this office when the improvements have been
conducted so that we may move towards final approval of
the system.

If you have any questions regarding this matter, or if
we can offer you assistance or advice please feel free
to contact this office at 262-5210.

Sincerely,



Mike Lucky
Environmental Field Officer

rms

80-II-3 7100

Inspected By: Lucky
Date: 3/12/80

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Inspection Report For On-Site Individual
Sewage And Water SystemsGENERAL INFORMATION

Legal Description: LOT 1, CARD SUBDIVISION - BOOK 24, PAGE 372, KENAI REWARD DIST.
Directions to Site: BEAVER LOOP, TURN ON AMES RD
Applicant Name, Address, and Telephone: EDWARD AMBARIAN,
ROUTE 3, KENAI AK 99611 OFFICE 283-3656
Realtor and Firm: —
Lending Institution: ALASKA STATEBANK
Lot Owner: N/A General Contractor: N/A
Lot Size: 2.4 acres House Type: FRAME No. of Bedrooms: 3 1/2

SITE DATA

WELL - SEE ATTACHED LOG
Well Driller: FRANK KRAXBERGER Date: 8-22-1972
Depth: 158 Depth to Water: — Yield: — Size Casing: 6" x 8"
(Attach Well Log if Available) Well type: ARTESIAN-
Date Water Sample Taken: 3-12-1980 Results: SATISFACTORY - SEE
ATTACHED REPORT

DISPOSAL SYSTEM

Sewage Sys. Installer: OEHLER CONSTRUCTION Date: 1966
Sewer-Septic Tank Type: STEEL TANK Size: 1000 GALLONS
Absorption Sys. Type: LOG CRIB Size: 10' x 10' x 10'
Pipe Type: FROM HOUSE TO SEPTIC TANK & CRIB - CAST IRON Size: 4" x
Soils-General Profile: GOOD GRAVEL - SEE WELL LOG

SKETCH

Include a site diagram to show the spatial relationship of the on-site water and sewer facilities to the property lines, house foundation, driveway, roads, adjacent property developments, etc. (Use other side if necessary)

SEE ATTACHED SKETCH

Drilling Co. Frank Kraxberger Drilling
Rt 2 Soldotna, Ak. 99669
 Driller Ph. 262-4720

USGS No. _____

Area _____

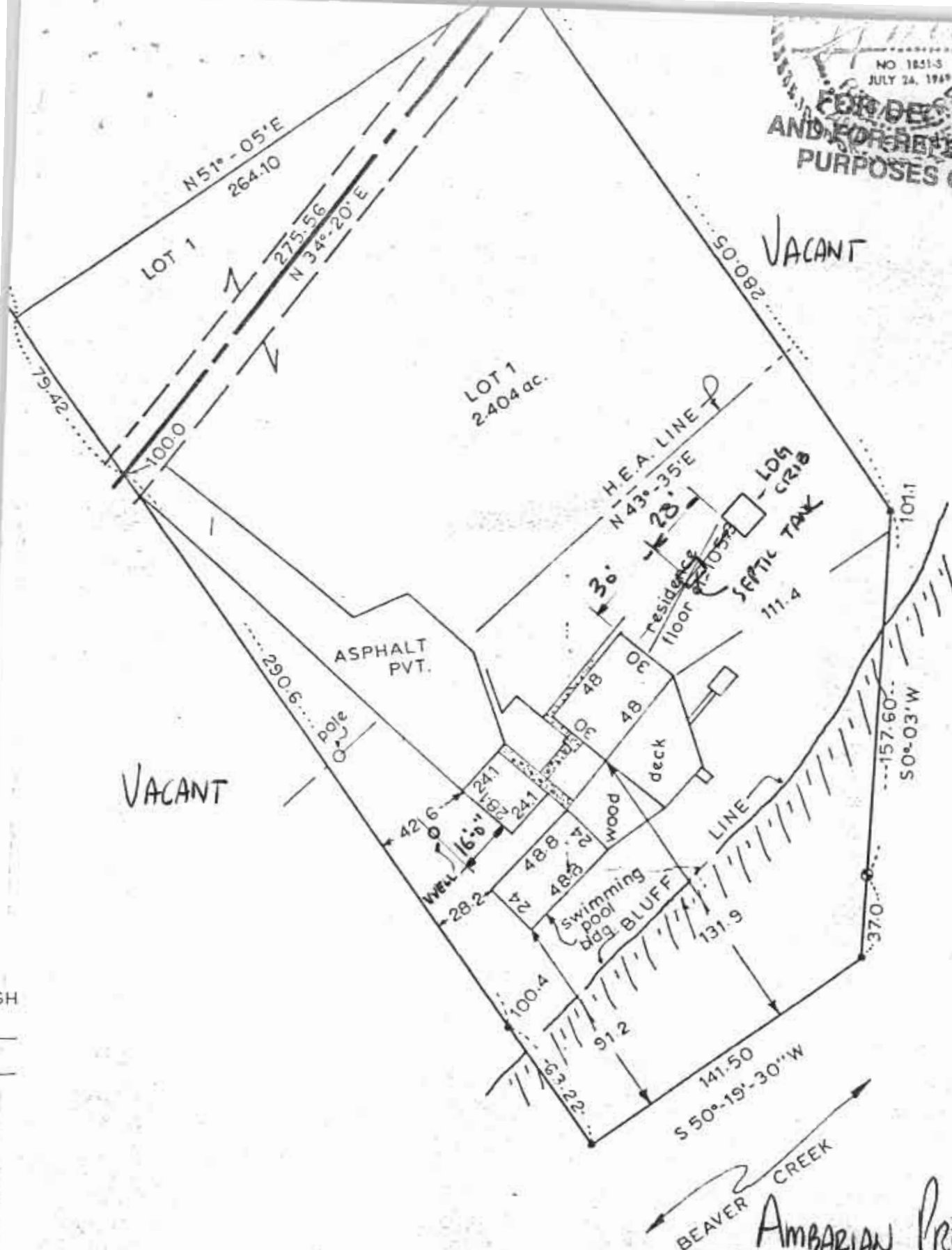
Well Owner Lulu, ~~Cassid~~ CARO Use of Well Home

Location (address of: Township, Range, & Section (if known); distance from road:

Beaver Lake (River Rd to river)Size of Casing 6 Depth of Hole 158 feet. Cased to 158 feet.Static water level arterial feet (above) (below) land surface. Finish of well(check one) Open end (Describe screen or perforations: _____Well pumping test at 30 gallons per (min) for _____ hours with
8 feet of drawdown from static level.Remarks 8 inch casing to 43 ft well to 6 in.Date completed 8/22/92 WELL LOGDepth in feet from
ground surfaceGive details of formations penetrated, size of material,
color, and hardness.

<u>0</u> to <u>19</u>	<u>gravel</u>
<u>19</u> to <u>39</u>	<u>silt, sand & clay</u>
<u>39</u> to <u>46</u>	<u>shale clay</u>
<u>46</u> to <u>68</u>	<u>rocky clay</u>
<u>68</u> to <u>75</u>	<u>sand & clay</u>
<u>75</u> to <u>96</u>	<u>silt sand & gravel</u>
<u>96</u> to <u>112</u>	<u>sand stone (hard)</u>
<u>112</u> to <u>126</u>	<u>soft silty sand</u>
<u>126</u> to <u>134</u>	<u>clean sand</u>
<u>134</u> to <u>153</u>	<u>rocky clay</u>
<u>153</u> to <u>157</u>	<u>very hard cemented gravel</u>
<u>157</u> to <u>158</u>	<u>arterial strata</u>
_____ to _____	_____
_____ to _____	_____

NO 1851-3
JULY 24, 1949
FOR DEED USE
AND FOR REFERENCE
PURPOSES ONLY



AMBARIAN PROPERTY

FOR	
MR. LUCIEN	CARO
MALONE	SURVEYING
KENAI,	ALASKA

Huff, Scott

From: Russell, Pamela J (DNR) <pamela.russell@alaska.gov>
Sent: Tuesday, July 6, 2021 10:32 AM
To: Huff, Scott
Cc: Blackwell, Jack D (DNR); Beutel, Dan E (DNR); cpadgettak@gmail.com
Subject: <EXTERNAL-SENDER>Tide View Heights Plat-Padgett Conservation Easement

CAUTION:This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Good Morning Scott,

State Parks has reviewed the conservation easement on Kenai Peninsula parcel 04904098. It has been determined that you can add property into the conservation easement agreement, but you cannot take away. I have also reached out to the landowners and once the plat and title information has been completed, they will be drafting an addendum to the current conservation easement agreement to add the additional property.

Let me know if you need anything else.

Thanks again for catching this.

Pamela Russell
Div. of Parks and Outdoor Recreation
Natural Resource Specialist III
514 Funny River Road
Soldotna, AK 99669
907-714-2471