



Meeting Agenda Plat Committee

Monday, February 27, 2023

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-4952](#) February 13, 2023 Plat Committee Meeting Minutes

Attachments: [C3. 021323 Plat Committee Minutes_Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-4953](#) Barber Subdivision; KPB File 2023-013
Attachments: [E1. Barber Subdivision_Packet](#)
[E1. Barber Subdivision_Desk Packet](#)
2. [KPB-4954](#) Carl & Emma Clark Estates #2; KPB File 2023-012
Attachments: [E2. Carl & Emma Clark Estates #2_Packet](#)
3. [KPB-4955](#) Queen Aleta Subdivision; KPB File 2023-015
Attachments: [E3. Queen Aleta Subdivision_Packet](#)
4. [KPB-4956](#) S & S Subdivision 2023 Replat; KPB File 2023-016
Attachments: [E4. S & S Subdivision 2023 Replat_Packet2](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, March 20, 2023 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

***3. Minutes**

a. February 13, 2023 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

February 13, 2023
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeremy Brantley, District 5 – Sterling/Funny River
Pamela Gillham, District 1 – Kalifornsky
Troy Staggs, City of Seward
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 4-member committee in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *2 Excused Absences
David Stutzer, District 8 - Homer
- *3. Approval of Minutes
 - a. January 23, 2023 Plat Committee Meeting Minutes
- *4. Grouped Plats

Staff report by Platting Manager Vince Piagentini.

Staff has grouped the following plats located under **AGENDA ITEM E**. They are grouped as simple or non-controversial. The type of plats grouped are lot splits, creating a small number of lots, replats, no exceptions required and no public comments were received. – 3 Plats

- 2. New Homestead Subdivision; KPB File 2023-007
- 3. Slikok Creek Alaska Subdivision Moore Replat; KPB File 2023-005
- 4. Leisure Time Estates Ivy Replat; KPB File 2022-130

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this group and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

END OF STAFF REPORT

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission

MOTION: Commissioner Brantley moved, seconded by Commissioner Venuti to approve the agenda, the January 23, 2023 Plat Committee meeting minutes and grouped plates based on staff recommendations and compliance to borough code.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes 4	Brantley, Gillham, Staggs, Venuti
No - 0	

D. OLD BUSINESS – None

E. NEW BUSINESS

ITEM E1 – JESSE LEE HEIGHTS GREAT BEAR ADDITION

KPB File No.	2023-008
Plat Committee Meeting:	February 13, 2023
Applicant / Owner:	Scotty Wilde of Seward, Alaska and James Hunt of Whittier, Alaska
Surveyor:	Ken Lang / Lang & Associates, inc.
General Location:	Great Bear Circle, City of Seward

Parent Parcel No.:	145-190-06 and 145-190-07
Legal Description:	Lots 6 and 7, Block 1, Jesse Lee Heights Plat SW-50
Assessing Use:	Residential
Zoning:	Single Family Residential
Water / Wastewater	City

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Kenneth Lang, Lang & Associates Inc.; 11500 Daryl Ave., Anchorage, AK 99515: Mr. Lang was the surveyor for this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

Commissioner Staggs informed Chair Gillham that he had voted on this item in his role as a planning commissioner for the City of Seward Planning & Zoning Commission. He requested to be recused from voting on this matter. Chair Gillham approved his request.

MOTION: Commissioner Venuti moved, seconded by Commissioner Brantley to grant preliminary approval to Jesse Lee Heights Great Bear Addition, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes 3	Brantley, Gillham, Venuti
Recused 1	Staggs
No - 0	

ITEM E2 – NEW HOMESTEAD SUBDIVISION

KPB File No.	2023-007
Plat Committee Meeting:	February 13, 2023
Applicant / Owner:	City of Soldotna and Lisa Schmitter of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edgy Survey and Design, LLC
General Location:	Homestead Lane, E Redoubt Avenue, City of Soldotna

Parent Parcel No.:	060-300-08 and 060-300-33
Legal Description:	Tract A, New Morning Subdivision, Plat KN 74-55 and Tract B-2C, Mullen Homestead Subdivision Soldotna Creek Addition, Plat KN 2015-47
Assessing Use:	Residential
Zoning:	Rural Residential, Commercial
Water / Wastewater	City

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM E3 - SLIKOK CREEK ALASKA SUBDIVISION MOORE REPLAT

KPB File No.	2023-005
Plat Committee Meeting:	February 13, 2023
Applicant / Owner:	W. Mikel and Ann Moore of Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Endicott Drive, City of Soldotna

Parent Parcel No.:	060-280-07 and 060-280-08
Legal Description:	Lots 6 and 7, Block 2, Slikok Creek Alaska Subdivision, Plat K-1361
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	On site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM E4 – LEISURE TIME ESTATE IVY REPLAT

KPB File No.	2022-130
Plat Committee Meeting:	February 13, 2023
Applicant / Owner:	Alain and Virginia Wilkinson of Ninilchik, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Ivy Avenue, Lothrop Park Drive, Ninilchik

Parent Parcel No.	159-540-07
Legal Description:	Lot 1 Block 4, Leisure Time Estates, Plat HM 80-32
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM E5 – LUCKY HORSESHOE ESTATES 2023 ADDITION

KPB File No.	2023-010
Plat Committee Meeting:	February 13, 2023
Applicant / Owner:	Garilyn Anderson of Cortez, Colorado
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Misty Lane, Happy Valley, Anchor Point APC

Parent Parcel No.:	159-150-60
Legal Description:	Tract A, Lucky Horseshoe Estates Unit 4, HM 2010-52
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Schollenberg, Peninsula Surveying; 10535 Katrina Blvd., Ninilchik, AK 99639: Mr. Schollenberg was the surveyor for this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Staggs moved, seconded by Commissioner Brantley to grant preliminary approval to Lucky Horseshoe Estates 2023 Addition, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Staggs moved, seconded by Commissioner Brantley to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 2-4, 6, 7, 9 & 11-14 in support of standards one two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes – 4	Brantley, Gillham, Staggs, Venuti
No - 0	

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes – 4	Brantley, Gillham, Staggs, Venuti
No - 0	

ITEM E6 – MALLETTE HOMESTEAD SUBDIVISION NO. 3

KPB File No.	2023-001
Plat Committee Meeting:	February 13, 2023
Applicant / Owner:	Dawn Mallette, Daniel and Jessica Rouggy all of Soldotna, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Sterling Highway, DJ's Drive, June Marie Street, Kalifornsky

Parent Parcel No.:	131-700-12, 131-480-50
Legal Description:	Lot 1 Mallette Homestead Subdivision No. 1, Plat KN 91-34 and Tract E Mallette Homestead Subdivision No. 2, Plat KN 99-79
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Dawn Mallette, Applicant; 48339 DJs Drive, Soldotna, AK 99669: Ms. Mallette requested that the committee support their exception request. As a homeowner living on the property, she does not believe that these roads should be continued. The type of land these roads would cross does not allow for easy development. Also requiring DJs and June Marie to connect would take almost an acre of land from the parcel. She also noted that the property to the north, Tract B, currently has access to their property via June Marie Street. She noted staff expressed concerns that should there be an accident on the highway there should be other routes to get around the accident. She stated there were currently other routes available that could be used in such cases.

Jason Schollenberg, Peninsula Surveying; 10535 Katrina Blvd., Ninilchik, AK 99639: Mr. Schollenberg was the surveyor for this project. He stated he supports granting the exception request. They would like to put cul-de-sacs at the ends of the two roads instead of extending them. He noted proposed Lot 5 has the best building site of the properties. If they were required to dedicate a road across the lot it would negatively impact this lot. The likelihood of the road in this area ever being built is very low, as the land in that area is not suitable for development. He then made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Brantley moved, seconded by Commissioner Staggs to grant preliminary approval to Mallette Homestead Subdivision No. 3, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Brantley moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.030 – Proposed Street Layout for the continuation of DJs Drive & June Marie Street & KPB 20.30.170 – Block Length Requirements.

Commissioner Brantley stated that he is fine voting in favor of approving this exception request. If the road extensions are most likely never going to be built, he is okay with granting the exception.

Commissioner Gillham noted that she does not see very much development on the properties to the north. She asked staff if they were aware of any development to the north that would lose access if the extensions were not granted. Platting Manager Piagentini noted when the earlier plat waiver went through, the applicant asked to waive the road extensions until further subdivision of the lots. The lots are now going through another subdivision and borough code requires a matching dedication of these roads. Not extending these roads will limit the access to the lots in the back. He reminded the committee that putting cul-de-sac bulbs at the end of both streets will not allow any further development.

Commissioner Brantley asked staff if it would be acceptable to only require a half (30') dedication of June Marie Street with a T-type turnaround at the end. Platting Manager Piagentini replied that a T-type turnaround would be preferable to a cul-de-sac as they do allow for future development of the road. Commissioner Brantley then stated that with the other road in the area providing access to the back properties he doesn't see a real need to further extend DJs Drive or June Marie Street

Commissioner Staggs stated that he agrees with Commissioner Brantley. He doesn't see any pressing reasons to extend either road. He also understands why the applicant does not want to lose almost an acre of useable space to the extensions, losing that land would limit the development options on the lot.

Commissioner Gillham asked how Tract B was accessing their lot. In looking at the arial view provided in the meeting packet she can't tell if not extending June Marie Street would cause the tract to be land locked. Commissioner Brantley replied that is why he is suggesting that the applicant gives a half dedication of June Marie Street with the T-turn around, that would provide access to Tract B.

Ms. Mallett stated that Tract B Currently uses June Marie St. to access their property. The property owners of Tract B put in June Marie Street. Their driveway comes right off of the end of the street.

Planning Director Ruffner reminded everyone that it is difficult to open up a cul-de-sac. Opening the cul-de-sac would require the approval of all landowners on the street, not just the properties fronting the cul-de-sac. Commissioner Brantley noted a T-type turnaround is not closed off like a cul-de-sac. T-turnarounds can be extended without having to secure the approval of the other landowners on the road.

Commissioner Brantley stated it might be best If the committee split the question and deal with DJs Drive & June Mare Street in separate motions. Commission Gillham agreed.

AMENDED EXCEPTION REQUEST: Commissioner Brantley moved, seconded by Commissioner Staggs to amend the motion on the floor and grant the exception request to KPB 20.30.030 – Proposed Street Layout for the continuation of DJs Drive. Requiring the installation of a T-type turnaround at the end of the existing drive.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

AMENDED EXCEPTION REQUEST BY UNANIMOUS VOTE

Yes – 4	Brantley, Gillham, Staggs, Venuti
No - 0	

MOTION: Commissioner Brantley moved, seconded by Commissioner Staggs, to attach findings 1-4 in the staff report to support of standards one, two and three to the exception request.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes – 4	Brantley, Gillham, Staggs, Venuti
No - 0	

MOTION: Commissioner Brantley moved, seconded by Commissioner Staggs to require only a half dedication, 30-foot, for June Marie Street with a T-turnaround at the end.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes – 4	Brantley, Gillham, Staggs, Venuti
No - 0	

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes – 4	Brantley, Gillham, Staggs, Venuti
No - 0	

F. PUBLIC COMMENT

Chair Gillham asked if there was anyone from the public who would like to comment on anything not appearing on the agenda. No one wished to comment

G. ADJOURNMENT

Commissioner Brantley moved to adjourn the meeting 7:30 P.M.

Ann E. Shirnberg
Administrative Assistant

E. NEW BUSINESS

1. Barber Subdivision; KPB File 2023-013

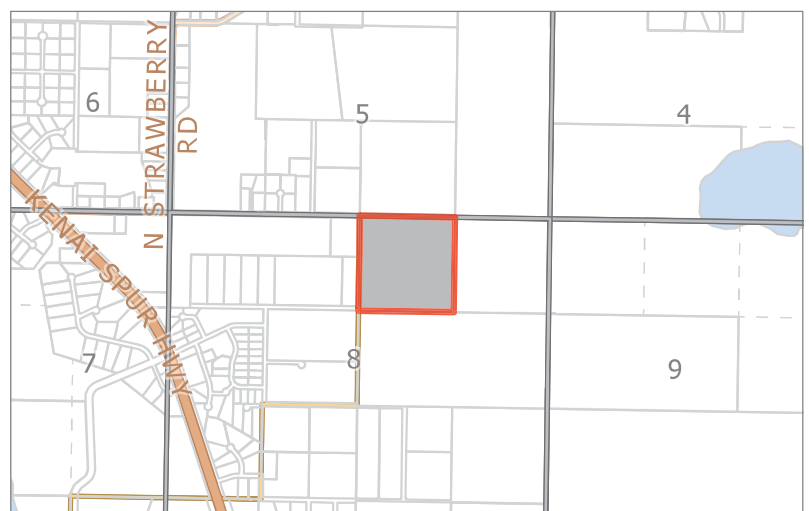
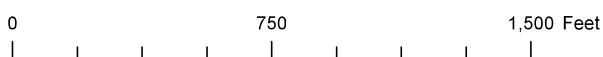


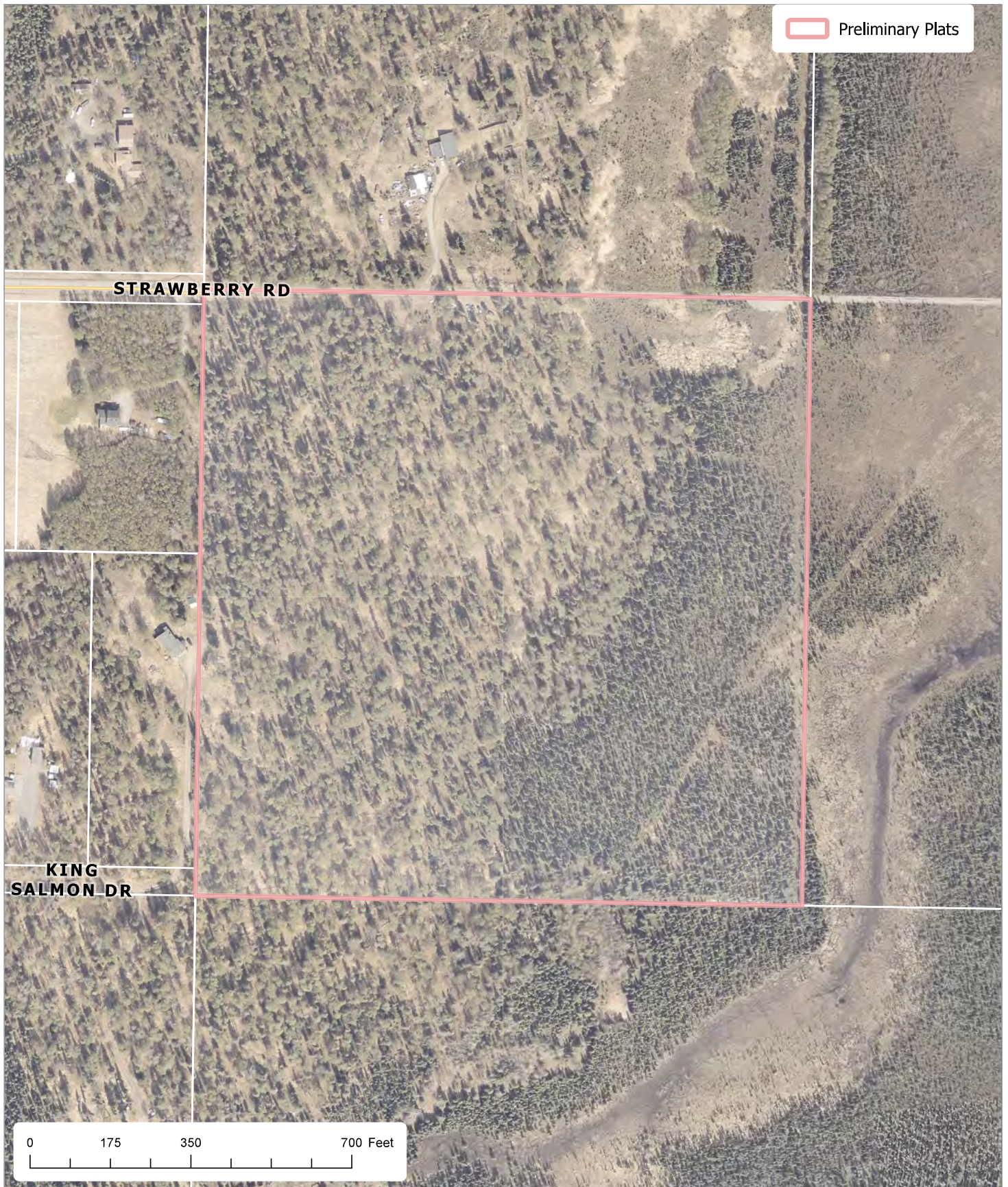
Vicinity Map



KPB File 2023-013
T 05N R 10W SEC 8
Ridgeway

2/2/2023





LEGEND
WETLANDS PER THE KENAI WATERSHED FORUM COOK INLET
WETLANDS MAPPING

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
PLANNING COMMISSION AT THE MEETING OF _____
KENAI PENINSULA BOROUGH
BY: _____
AUTHORIZED OFFICIAL

NOTES
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE
APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES
IS GRANTED AS UTILITY EASEMENTS PER THIS PLAT.
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. 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).
4. 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.

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING	
C1	180.00	170.00	360°39'58"	99.47	171.71	N30°14'18"E	
C2	63.95	230.00	318°55'51"	32.18	63.74	N07°52'14"E	
C3	93.04	230.00	323°10'40"	47.17	92.41	N27°25'30"E	
C4	20.20	230.00	305°01'53"	10.11	20.19	N41°31'47"E	
C5	20.03	230.00	304°59'24"	10.02	20.03	N46°32'25"E	
C6	46.31	230.00	311°32'09"	23.23	46.23	N54°48'12"E	
C7	243.53	230.00	360°39'58"	134.58	232.31	N30°14'18"E	
C8	180.00	170.00	360°39'58"	99.47	171.71	S30°14'18"W	
C9	185.16	230.00	346°07'32"	97.93	180.20	S37°30'31"W	
C10	243.53	230.00	360°39'58"	134.58	232.31	S30°14'18"W	
C11	58.37	230.00	014°32'28"	29.34	58.21	S07°10'32"W	

CERTIFICATE OF ACCEPTANCE
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED
TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA
BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL
PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS,
RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT
IDENTIFIED AS FOLLOWS:
KYNDALL ROAD RIGHT-OF-WAY
STRAWBERRY ROAD RIGHT-OF-WAY
KING SALMON DRIVE RIGHT-OF-WAY
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES
NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT,
OPERATE, OR MAINTAIN IMPROVEMENTS.
BY: _____ DATE: _____

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 OWN FREE
CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MATT BARBER
20777 S 64TH CT, HICKMAN, NE 68372

NOTARY ACKNOWLEDGMENT
FOR: MATT BARBER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

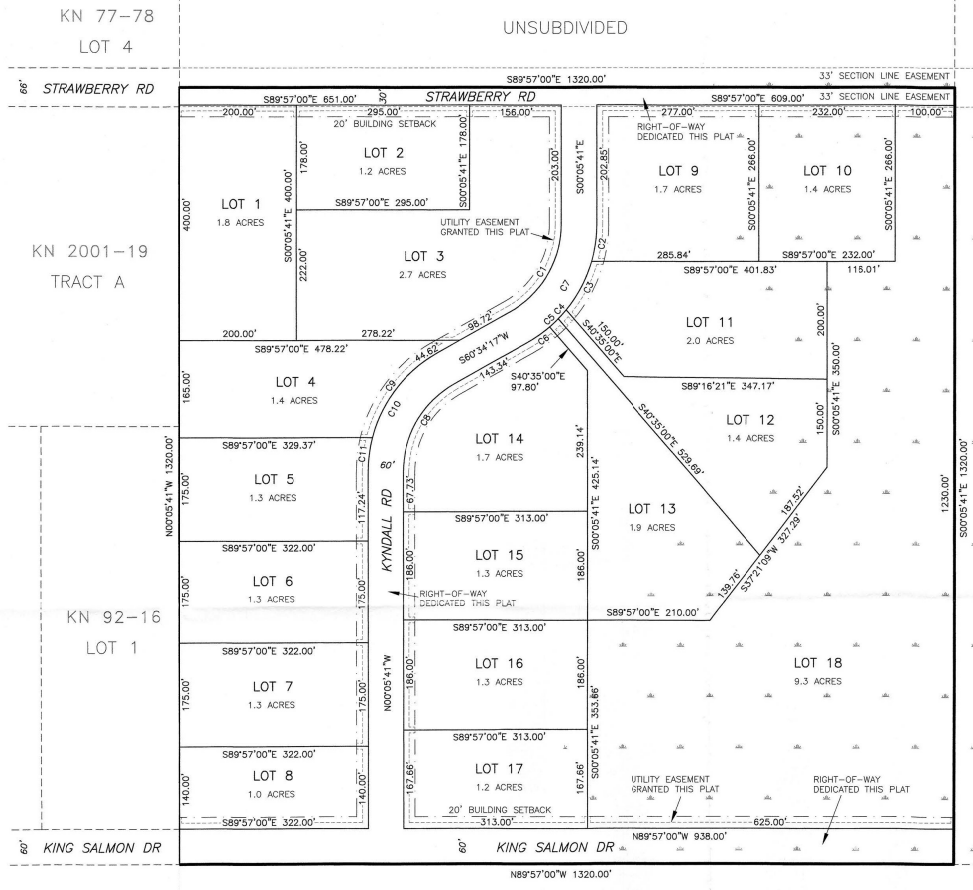
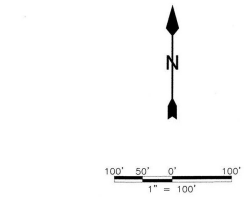
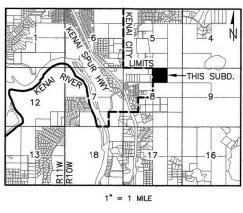
WASTEWATER DISPOSAL
LOTS 1-17: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION
HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL
SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY
REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER
TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED
TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF
ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL
LOT 18: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.



KPB FILE NUMBER: _____

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065	
PLAT OF BARBER SUBDIVISION	
A SUBDIVISION OF NW1/4 NE1/4 SEC. 8, T54N, R10W, S4M, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH CONTAINING 40.000 ACRES	
OWNER: MATT BARBER 20777 S 64TH CT, HICKMAN, NE 68372	
SCALE: 1" = 100'	DATE: JANUARY 30, 2023
DRAWN: JLS	SHEET: 1 OF 1



UNSUBDIVIDED

UNSUBDIVIDED

AGENDA ITEM E. NEW BUSINESS

ITEM 1 - BARBER SUBDIVISION

KPB File No.	2023-013
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	Matt Barber of Hickman, Nebraska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Strawberry Road, Ridgeway

Parent Parcel No.:	057-010-06
Legal Description:	NW1/4 NE1/4 Section 8, Township 5 North, Range 10 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 40 acre parcel into eighteen lots ranging in size from 1 acre to 9.3 acres. Several right-of-way dedications are proposed.

Location and Legal Access (existing and proposed): Near mile 5 of state maintained Kenai Spur Highway is Strawberry Road. The western portion of Strawberry Road is state maintained to N Strawberry Road, which is also state maintained. The portion east of N Strawberry Road is maintained by the borough. Strawberry Road is a varying width dedication that is atop section line easements. The City of Kenai limits run along N Strawberry Road and along the dedication of Strawberry Road to the western edge of the proposed plat.

Additional access to the preliminary plat is available via Silver Salmon Drive, Chisik Street, to King Salmon Drive that is along the southern boundary of the proposed subdivision. These rights-of-way are managed by the City of Kenai. King Salmon Drive is dedicated as a 60 foot wide right-of-way that abuts the proposed subdivision. The eastern portion appears to be cleared and used by several lots for access but does not appear to be fully constructed.

This plat is proposing to dedicate a 30 foot width for Strawberry Road atop an existing 33 foot section line easement. It appears to be cleared and used for access for the lot to the north as well as a large acreage lot to the east with improvements present. The northern portion of Strawberry Road appears to be subject to a 33 foot section line easement to provide additional width. If the owner to the north ever subdivides a matching dedication can be obtained. The western portion of Strawberry Road appears to contain some steep slopes. ***Staff recommends proof that the slopes comply with code or submittal of centerline profiles and cross-sections be submitted for review to determine if additional width or easements are required.***

The plat will be dedicating a 60 foot right-of-way continuation of King Salmon Drive along the southern portion. There are wetlands within that area but it does not appear that there are any areas of open water.

A 60 foot wide right-of-way is proposed to provide a connection between Strawberry Road and King Salmon Drive within the middle of the subdivision. This location avoids a dedication through the designated wetlands. All proposed rights-of-way dedication will fall under borough jurisdiction as the City of Kenai limits ends along the western boundary.

The block length is not compliant. There are many large acreage lots within this area. The new dedication will improve the eastern block but it will still exceed allowable limits. The new dedications will help provide a closed block to the west. The plat is proposing to dedicate the right-of-way in the middle of the subdivision instead of along the western and eastern boundary to avoid some terrain issues. Lot 18 is a large acreage lot with designated

wetlands throughout. This lot does have 100 foot access along Strawberry Road if it was later determined a road could be feasible constructed in that area it could be dedicated in the future. To the east is property owned by Cook Inlet Region Inc that has wetlands throughout and some areas of what appears to be standing water. **Staff recommends the plat committee concur that the subdivision is improving the block by providing a continuation between Strawberry Road and King Salmon Drive, an exception is not required as any dedications at this time are not needed, and there are prospects to get continuations in the future with current lots not being denied access.**

Section line easements are along the northern boundary. **Staff recommends adjacent section line easements should be shown if right-of-way dedications have not been granted.**

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Property is served by existing Strawberry Rd, which is currently subject to Category I standard. Subdivision pushes existing roadway to the high end lot count of Cat II or possibly to Cat III
SOA DOT comments	No comment

Site Investigation: The property contains some low wet area within the eastern portion. **Staff recommends the wetlands remain on the final plat along with the determination note.**

Steep areas appear to be present within the proposed Strawberry Road dedication. The recommendation regarding the dedication is made within that portion of the staff report. The steep areas do appear to continue down into proposed Lots 1 through 4. **Staff recommends the slopes be verified and if any exceed 20 percent that the steep areas be depicted in some manner as it may impact development on lots of this size.**

There does not currently appear to be any improvements on this land.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy 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: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	

Staff Analysis This is a preliminary plat for aliquot lands with no previous platting action. It will create eighteen lots and dedicate two 60 foot wide rights-of-way and a half width right-of-way. This subdivision is just outside the City of Kenai.

A soils report will be required and an engineer will sign the final plat. Lot 10 does appear to contain low wet areas throughout and Lots 1 through 4 may have steep slopes. Any wastewater issues due to terrain should be shown on the soils analysis report. Lot 18, due to its size, does not require a soils analysis report.

Notice of the proposed plat was mailed to the beneficial interest holder on February 3, 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.

The beneficial interest holder did contact Platting Staff in regards to their notice. They have stated that the deed of trust had limitations that they intend to uphold. Staff advised that a letter of objection would be required for the record. Staff also explained that the review by the plat committee would be to see if the subdivision plat complied with the requirements of Title 20. A conditional preliminary approval could be granted but the file would not be able to receive Administrative Approval until the deed of trust was either released or a non-objection letter was received from the beneficial interest holder.

The property is not within an advisory planning commission. City of Kenai had no comments.

A letter of objection was received.

Utility Easements There are no platted easements to carry forward. The plat intends to grant 10 foot utility easements along dedicated rights-of-way that increase to 20 feet withing 5 feet of the side lot lines.

An easement granted by recorded document was granted to Homer Electric Association, Inc. in 1959. Per the Certificate to Plat, the easement was released in 1997. It appears within the release that HEA reserved a 20 foot wide electrical distribution line easement centered on existing powerlines. **Staff recommends the surveyor work with HEA to determine the possible location of the reserved easement to depict, if the location cannot be found as the original easement had no defined location, then add plat notes with the original document information and the remaining easement.**

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	No comments and recommendations
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses: Existing Street Names are Correct: Yes List of Correct Street Names: KING SALMON DR STRAWBERRY RD Existing Street Name Corrections Needed: All New Street Names are Approved: Yes List of Approved Street Names: KYNDALL RD
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	List of Street Names Denied: Comments: MQUANTON: No other comments
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
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

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:** *A new unique subdivision name will be required as there is a Barber Tract Subdivision, KN 83-272.*
- 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:** *Provide section line easement designations to the east of the subdivision. The City of Kenai limits are located along the western boundary. Provide a depiction and label.*
- 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:** *Provide a Township label.*
- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;
- Staff recommendation:** *The western portion of Strawberry Road dedication appears to have some slopes near 11 percent.*

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
Staff recommendation: *There appears to be some areas with slopes greater than 20 percent within lots within the northwest portion.*

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.*

- 20.30.090. Streets-Maximum grades allowed. The subdivider shall demonstrate that streets can be readily constructed in accordance with current borough road standards and that the grades on any such roads shall not exceed 6 percent on arterial streets and 10 percent on other streets, or 4 percent within 130 feet of any centerline intersections. Submittal of centerline profiles and cross-sections may be required to demonstrate that compliant construction in the right-of-way is feasible.

Staff recommendation: *Provide documentation that the slopes comply with code or provide centerline profiles and cross-sections for Strawberry Road for review to determine if additional right-of-way width or easements are required.*

- 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: *Add the plat note: No structures are permitted within the panhandle portion of the flag lots.*

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 report will be required for Lots 1-17. Lot 18 does not require a soils report.

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.*

- 20.60.180. 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.*

- *No structures are permitted within the panhandle portion of the flag lots.*

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.

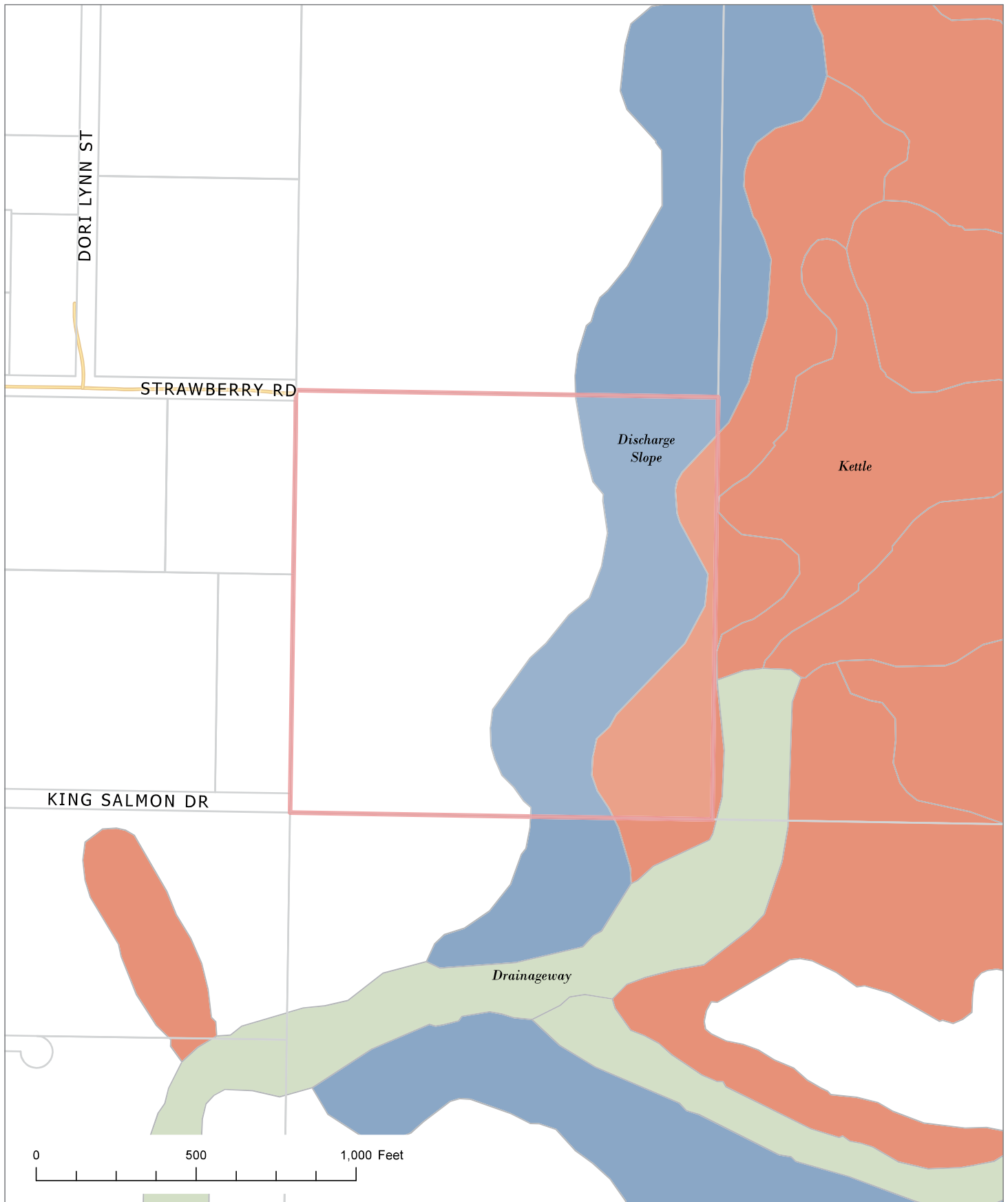
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

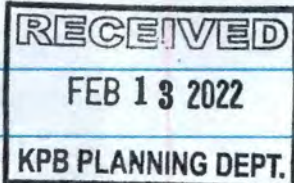




Wetlands



Dear Planning Committee,



I have received your letter about subdividing (40 ac. P.B. 2023-013 Barber Subdivision.)

I strongly object. Also there's a clause in the land contract stating no subdividing until note is paid in full.

Thank you for your letter informing me on this subject. If there are any questions you can call me at 479-222-0101.

Sincerely,

Lisa Wilson

683 Roadrunner Rd.
Gepp, Arkansas 72538

DESK PACKET ITEMS

(Items received after the meeting packet publish date of 02/17/2023)

E. NEW BUSINESS

E1. Barber Subdivision; KPB File 2023-013

Quinton, Madeleine

From: Planning Dept,
Sent: Wednesday, February 22, 2023 10:33 AM
To: Piagentini, Vincent; Hindman, Julie; Quinton, Madeleine
Subject: FW: <EXTERNAL-SENDER>KPB File 2023-013 Barber Subdivision
Attachments: KPB 2023-013 Document.pdf

From: Micha Savage <MichaSavage@outlook.com>
Sent: Wednesday, February 22, 2023 9:59 AM
To: Planning Dept, <planning@kpb.us>
Cc: Zachary Savage <zsvavage74@gmail.com>
Subject: <EXTERNAL-SENDER>KPB File 2023-013 Barber Subdivision

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.

To whom it may concern.

We received the attached Notice of Subdivision/Replat for KPB file # 2023-013. My husband and I own 5450 King Salmon Drive; we have concerns as this subdivision will back up and line our entire property.

- Wells – what anticipated effect will these 18 homes have on our current well?
- Water runoff – What are the plans for the home's water runoff from affecting our home and property?
- Sewer - Our well sits on the front of our house, roughly 30' from the back of these properties. Have the locations for each well and septic been identified? What are the current plans for ensuring there is no contamination of our well water?
- Roads – the private section of King Salmon Drive is not maintained by the borough, nor has it ever been; between our two neighbors and us, we all maintain these roads. This past summer, our neighbors and us paid close to \$15,000 to have the private drive redone. What are the plans for maintaining these roads during construction and in the long run? Since we have a very small private drive that is our only way in and out, what are the plans for ensuring minimal disruptions to the current residents while ensuring we have access to our homes as we see fit?
- Types of Homes – What types of homes are Mr. Barber planning to build in this subdivision? Single-family, multi-family, rentals, etc...
- Utilities – Based on the information provided, it appears a road would go where our power lines are currently. What are the plans for ensuring that we are not without power?
- Construction Noise – Considering how close this construction will be to our house, and not for just the construction of a singular home, a projected eighteen homes come with a significant level of anticipated noise. What are the construction hours going to be? I work from home, so you can imagine power/utilities/noise levels are a considerable concern of mine.
- Anticipated Start of Construction – If this subdivision is approved, what is the timeframe to begin clearing the property?

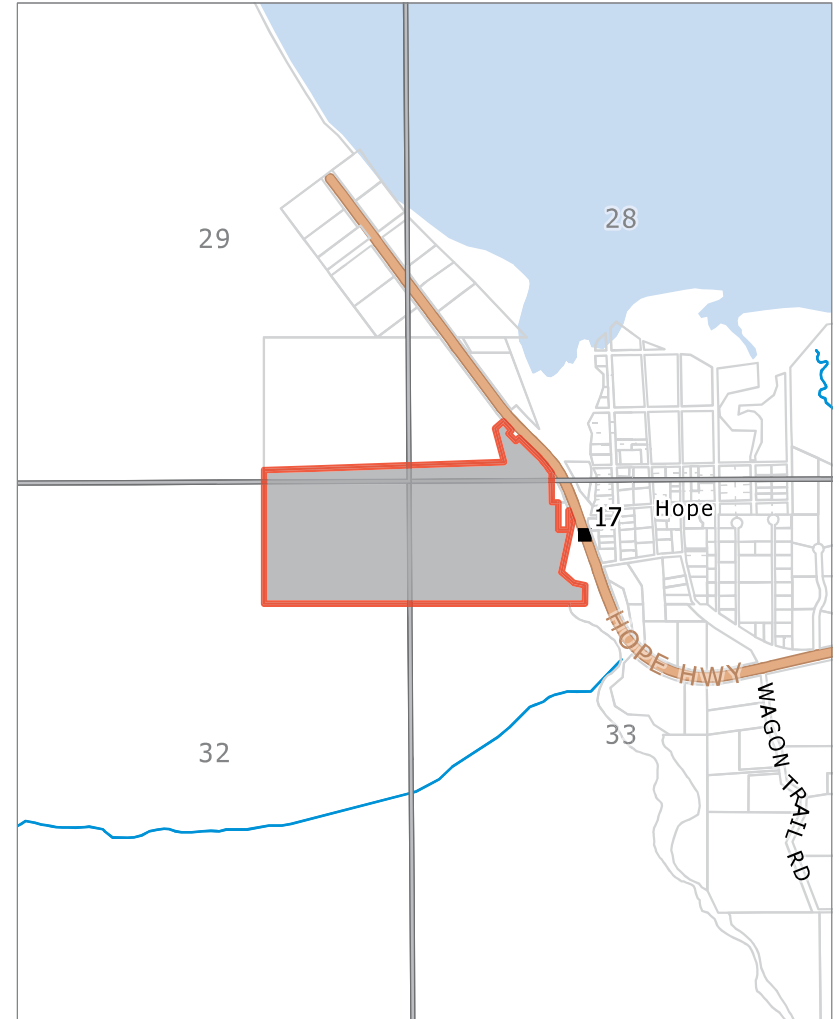
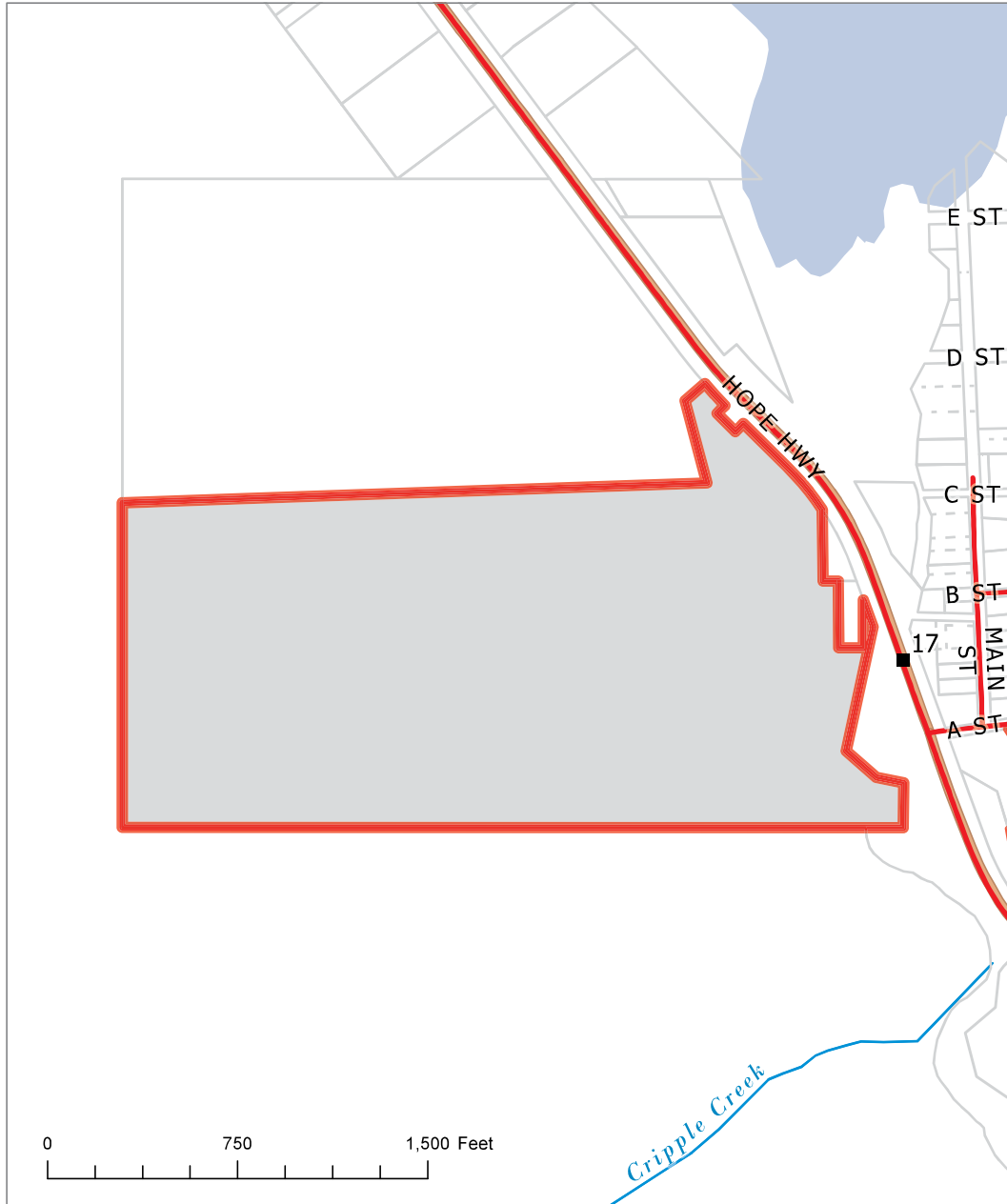
- Tree/Barrier – Are there going to be a border of trees that remain to ensure privacy? If so, what are the anticipated dimensions of that barrier? As you can imagine, we purchased this property due to the privacy, and not having a subdivision directly next to us was one of the biggest reasons our neighbors and us chose this specific area.
- Easement – Is there a need for the current 10' easement up King Salmon Drive to be expanded? We do not approve any additional expansion of the existing easement.

Thank you for your time and attention to this matter.

Micha & Zachary Savage
208-608-0257

E. NEW BUSINESS

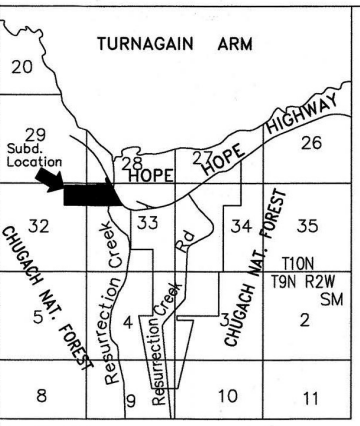
- 2. Carl & Emma Clark Estates #2
KPB File 2023-012**



KPB File # 2023-012
S 28, 32, & 33 T10N R02W
Hope



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.



VICINITY 1" = 1 mile MAP

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8.
Located in the SW1/4 Section 28, NE1/4 Section 32, &
NW1/4 Section 33, T10N R2W, SM, Hope, Alaska.
Seward Recording District Kenai Peninsula Borough

Prepared for

Ronald W. Wilson
P.O. Box 124
Hope, AK 99605

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568

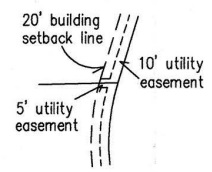
SCALE 1" = 200' AREA = 88.277 acres 1 February, 2023

LEGEND

- ✕ - 1990 USDA 3 1/2" brass cap monument, found.
- ⊕ - 2 1/2" alcap monument, 7328-S, 2001, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- - 1/2" x 48" rebar with plastic cap, set.
- sw - indicates swamp.

DETAIL OF BUILDING SETBACK & UTILITY EASEMENTS ALONG STREETS

SCALE 1" = 100'



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' adjoining ROW's is also a utility easement, extending to 20' within 5' of side lot lines.
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. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROW's permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plat FH-14-1(I).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%. Slopes in area of ROW dedication do not exceed 5%.

CURVES

- | | |
|--|--|
| ① Δ = 21°30'
R = 170.00'
L = 63.79'
C = 87.69'
CB = N 0°29' E | ⑤ Δ = 31°30'
R = 230.00'
L = 126.45'
C = 124.86'
CB = N 1°18' E |
| ② Δ = 1°48'48"
R = 1975.84'
L = 62.53'
C = 62.53'
CB = S 41°58' E | ⑥ Δ = 15°17'34"
R = 170.00'
L = 45.37'
C = 45.24'
CB = S 9°21' W |
| ③ Δ = 0°48'12"
R = 2019.84'
L = 28.32'
C = 28.32'
CB = S 43°17' E | ⑦ Δ = 38°34'
R = 170.00'
L = 114.43'
C = 112.29'
CB = N 2°17' W |
| ④ Δ = 16°12'10"
R = 1079.92'
L = 305.39'
C = 304.37'
CB = S 35°35' E | ⑧ Δ = 38°34'
R = 230.00'
L = 154.82'
C = 151.92'
CB = S 2°17' E |

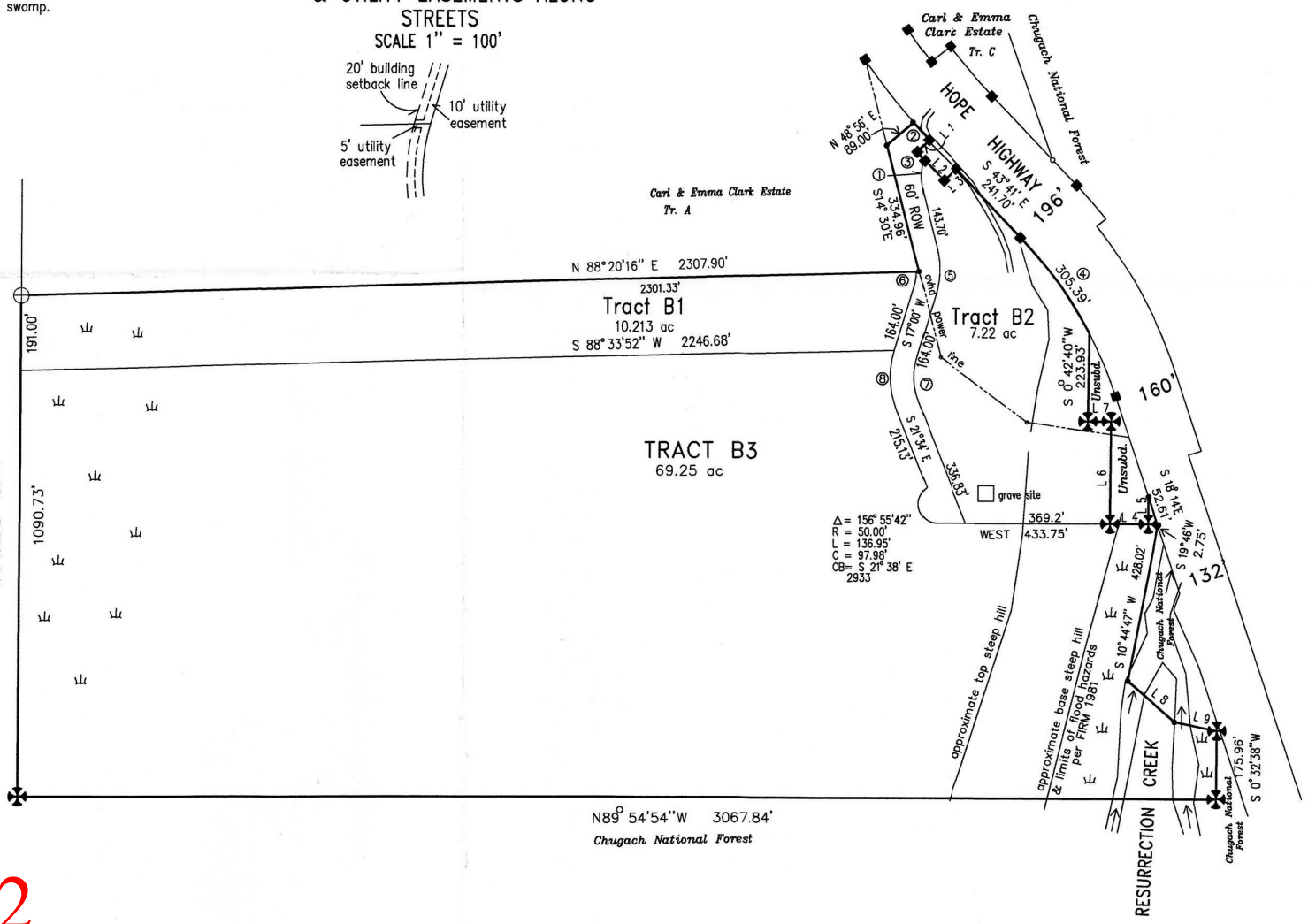
Lines

- | |
|---------------------------|
| L 1 S 47°07'12" W 44.00' |
| L 2 S 43°41' E 73.22' |
| L 3 N 46°19' E 44.00' |
| L 4 N 89°53'10" E 98.15' |
| L 5 N 0°26'22" E 67.32' |
| L 6 N 0°36'48" E 262.48' |
| L 7 S 89°57'41" E 58.69' |
| L 8 S 49°09'24" E 158.82' |
| L 9 S 78°29'02" E 111.37' |

WASTEWATER DISPOSAL

KPB 20.40.030
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal.
Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Recorders Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction.
The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A.
FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, (including fill) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence



KPB 2023-012

AGENDA ITEM E. NEW BUSINESS

ITEM 1 - CARL & EMMA CLARK ESTATE #2

KPB File No.	2023-012
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	Ronald Wilson of Hope Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Hope Highway, Hope, Hope/Sunrise APC

Parent Parcel No.:	035-040-16
Legal Description:	Tract B Carl & Emma Clark Estate SW 2001-8
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 88 acre parcel into three tracts that will be 7.22, 10.213, and 69.25 acres. A new right-of-way dedication is proposed.

Location and Legal Access (existing and proposed): The preliminary subdivision is located in the Hope area and is near mile 17 of state maintained Hope Highway. There is currently a driveway constructed from the Hope Highway onto the parent property. The access will remain within Tract B2 to provide access to the improvements present. A new right-of-way dedication is proposed that will access the Hope Highway. This dedication is proposed to be inline with the current driveway entrance to the highway. The driveway will then meander southeast within Tract B2. The dedication will be along the southwestern area. The dedication will provide access all three tracts.

The dedication proposed is 60 feet wide and ends with a bump out to provide an adequate turnaround. The right-of-way does not end with a full bulb and this would allow for future continuation if needed or desired.

Block length is not compliant. An exception to block length has been received.

There appears to be some discrepancy on the boundary of the subdivision to the section lines. A Record of Survey was done and recorded, SW 2008-03. Per that record of survey, a portion of Tract B is within the southeast portion of Section 29. ***Staff recommends the surveyor verify the location of the section corner and depict the location in relation to the subdivision, amend the location description in the title block, and update the depiction within the vicinity map.***

The certificate to plat does indicate that the property is subject to a section line easement. Information available to staff indicates entry on the property was in 1915 with the patent being issued in 1922. Any concerns regarding the status of the section lines easement may be determined by the State of Alaska DNR.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No comments
SOA DOT comments	No comment made. It was noted however from ROW map FH-14-1(1) sheet 4 of 5, the ROW labeled as 160' should be 166'

Site Investigation: There are a couple of areas within the subdivision that is subject to low wet areas. An area to the west is depicted and along Resurrection Creek. There are a few additional low wet areas depicted within the Kenai Watershed Forum Wetlands Assessment that are not depicted on the plat. A wetland determination plat note

is present. **Staff recommends** additional wetland information be provided on the final plat.

Contour information is not available for this area. Looking at KPB GIS imagery there does appear to be some areas to the west with some steep areas as well as near Resurrection Creek. The surveyor does state the terrain slopes towards the west with some areas being around 15% grade. The hill depicted near Resurrection Creek contains some slopes over 25% grade. The right-of-way dedication is free of steep slopes. **Staff recommends the steep hill remain depicted on the final plat and if any other steep areas are detected during the field survey they be indicated on the final if it does not conflict with other required data.**

Proposed Tract B2 will contain multiple improvements. **Staff recommends the surveyor verify no encroachments will be created by the placement of the lot line.** A private grave site is present within proposed Tract B2. If this is the site referenced within an easement located within a deed, **staff recommends the depiction remain with a reference to a plat note with the easement information.**

Resurrection Creek runs adjacent and within the southwestern portion of the subdivision. A plat note is present on the plat regarding the Anadromous Waters but should be revised to match code.

The Chugach National Forest borders the subdivision along the western boundary. The appropriate label is present.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area Comments: Flood Zone: A,C Map Panel: 020012-1125A In Floodway: False Floodway Panel</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is totally or partially within HPD Comments: i:0#.w kpb maldrige</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	

Staff Analysis The property was originally part of USS 1092 (HES #71) that was surveyed in 1916. Carl & Emma Clark Estate, SW 2001-8, subdivided a remaining portion of USS 1092 and created the parent Tract B. The proposed plat will now divide Tract B into three tracts with a right-of-way dedication to provide access to all three.

Due to the size of the lots a soils report will not be required.

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.

The Hope/Sunrise Advisory Planning Commission (APC) heard the preliminary plat at its February 8, 2023 meeting. The APC unanimously recommended approval of the subdivision.

Utility Easements The parent plat, SW 2001-8, granted 10 foot utility easements that increased to 20 within 5 feet of the side lot lines along dedicated rights-of-way. That plat would have resulted in easements along the Hope Highway. This plat intends to grant the same easements. In addition to the easements along the Hope Highway new easements will be granted on either side of the new proposed dedication. Due to the scale the surveyor has present the depiction of the setbacks and easements being put into place by this plat.

There is a recorded easement for the benefit of Chugach Electric Association, Inc. The easement does not have a disclosed location. **Staff recommends a plat note be added for the easement.**

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	Not within HEA service area.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	
CHUGACH ELECTRIC	Chugach request a note be placed on the plat: Chugach Electric Association, Inc., is the user of an easement granted by Carl M. Clark and Emma Clark, recorded 1/5/1968 at Book 45R, Page 169, serial number 1968-000053-0. It is understood that said easement is valid and applies to the part of Chugach's overhead power line affecting Tract B1 and occupying portions of Tract B2, including 10'x30' easement areas for existing anchors.

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 18465 HOPE HWY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: HOPE 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: MQUAINTON: A name for the new dedication will need to be submitted for review. This review can be done at the final review.</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	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	Recommended approval

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

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:** *Update the location to include portion within Section 29*
- 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: *Update depiction*
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation: *An approved street name will be required.*

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: *An approved name will be required.*

20.30.290. Anadromous Waters Habitat Protection District. If any portion of a subdivision or replat is located within an anadromous waters habitat protection district, the plat shall contain the following note:

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

Platting Staff Comments: *The plat note present should be updated to match the wording within code.*

Staff recommendation: *comply with 20.30.290.*

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: A soils report is not required due to the size of the lots. Correct the typo within the note.

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.

20.60.180. 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).
- Add a note for any exceptions granted.
- Subject to an easement granted to Chugach Electric Association, Inc within Book 45R Page 169, Seward Recording District. No definite location disclosed.
- Subject to an easement for ingress, egress, and regress by foot to existing private cemetery as reserved within a deed recorded on March 7, 2002 within Book 110 Page 821, Seward Recording District. No definite location disclosed.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.

Plat Note 6 could be removed as it is discussed under the flood hazard notice located on the plat.
Plat note 7 should be reworded to match KPB Code.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: An acceptance for the new dedication will be required to be signed by the Kenai Peninsula Borough. comply with 20.60.190.

20.60.200. Survey and monumentation.

Staff recommendation: Monuments shall be placed to keep the distance between monumented points less than 1,320 feet. Comply with 20.60.200

EXCEPTIONS REQUESTED:

A. KPB20.30.190 – Lots-Dimensions (3:1 depth to width ratio for Tract B1)

Surveyor's Discussion: Tract can be further subdivided in the future to improve or eliminate the problem.

Staff Discussion: Tract B1 is proposed to be a 10.213 acre lot that has an average width of 200 feet and average depth of 2,265 feet. This is a ratio of 11.3:1. There will be a 200 foot frontage along the new dedication. Per KPB findings the property is not subject to a section line easement. If it is determined that the property is subject to one

Page 5 of 8

it would provide additional access to the benefit of the design but would also limit development on Tract B1 as the easements would be within the tract.

Staff had some discussions with the surveyor to highlight some concerns about the design. He stated he would need to talk to the owner. It appears the intent to having the property divided in this manner was to allow some fields to remain with Tract B3. Staff advised that another dedication to provide more access options and future development options would be ideal or widen the lot to allow more options for future development. The surveyor did advise that further west there could be some terrain restraints.

Findings:

1. KPB Code 20.30.190(A) requires lots to be no greater than three times the average width (3:1 ratio).
2. The ratio for proposed Tract B1 is 11.3:1.
3. Tract B1 has an average width of 200 feet.
4. KPB Code 20.30.190(A) requires lots have a minimum depth no less than 100 feet.
5. Future replat of Tract B1 could provide a 60 foot wide dedication and leave an approximate 140 foot depth for lots.
6. Planning for only a 60 foot wide dedication area will limit development if steep terrain is present and additional width or easements cannot be granted.
7. Tract B3 will remain as 69.25 acres.
8. A replat of Tract B1 and Tract B3 in the future could provide for proper dedications and lot compliance.
9. Once the ownership changes for either/both lots there is no guarantee that both owners are willing to provide necessary dedications.
10. Chugach National Forest borders the western boundary.
11. Wetlands and steeper terrain are in the western portion.

If the exception request is denied a new design will be required to bring the lot into compliance.

Staff reviewed the exception request and recommends **denial** based on findings 1,2, 6, 7, and 9.

If the plat committee determines that the exception should be granted, **staff recommends the approval be subject to a plat note "Tract B1 may have possible limitations on further subdivision based on access issues, development trends in the area, or topography."**

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 ~~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 ~~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 ~~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.

B. KPB20.30.170 – Blocks-Length requirements

Surveyor's Discussion: Any further Block Length solution would require further subdividing; problem may have no final solution due to topography and being surrounded by Chugach National Forest.

Staff Discussion: KPB Code requires blocks be no more than 1,320 feet in length. The block along state maintained roads should not be less than 800 feet. The block along the Hope Highway meets the minimum requirements. The new dedication does improve the block as it will split the current distance to the next dedication to approximately 2,200 feet to the north and approximately 3,700 feet to the south. There does not appear to be any section line easements within the area to improve the block.

Findings:

1. KPB Code requires blocks to be minimum of 300 feet in length and to be no more than 1,320 feet from intersection to intersection.
2. The plat is dedicating a new right-of-way that will provide a break in the currently long block length.
3. The new dedication will not provide a closed or looped block due to the design and the need to cross an anadromous stream.
4. The new dedication will provide an adequate turnaround area.
5. Tract B1 and Tract B3 can be further subdivided in the future to provide additional dedications to improve the block.
6. The subdivision is bordered by Chugach National Forest along the western and southern boundary.
7. There are large acreage tracts in the area that could be further subdivided.
8. Dedications can be required to improve the block within the subdivision but it will not be a closed block with a benefit to lots outside the subdivision.

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 3-7 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 3-7 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 3-7 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:

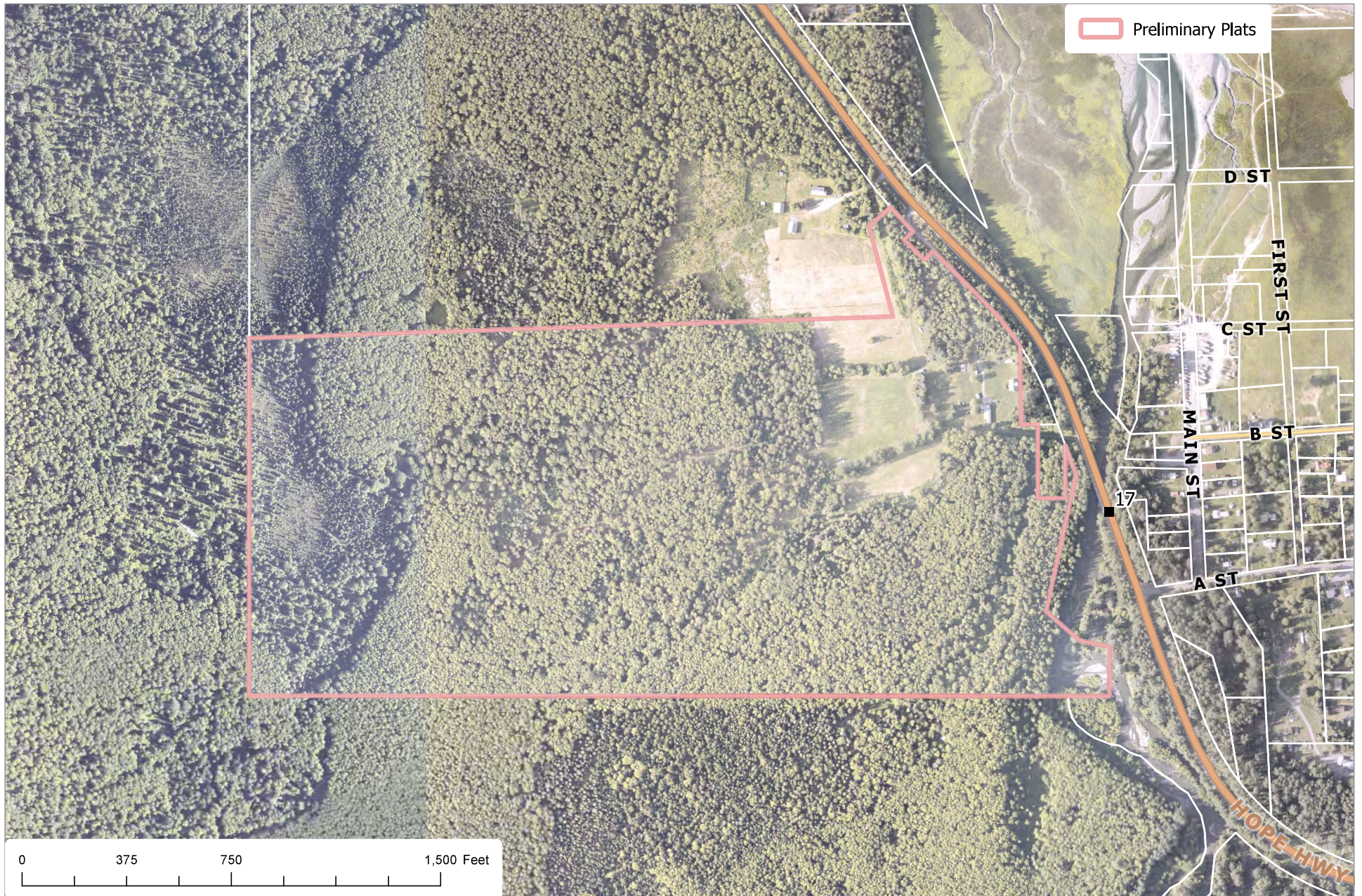
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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



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.

CARL & EMMA CLARK ESTATE

A subdivision of a portion of U.S. BLM (M.S. 471)
located in the NE 1/4 Section 30, NE 1/4 Section 29, NE 1/4 Section 32 &
NE 1/4 Section 33 T10N R14W S1E, Valdez, Alaska
Seaward Planning District - NPS File 2001.007

Prepared for
Arctic Slope
10000 2nd Street
Eagle River, AK 99577

Prepared by
Arctic Surveying
Box 27
Eagle River, AK 99577



SCALE 1" = 200' AREA = 152.112 acres 3 November, 2000

LEGEND

- 1947 (SOLD) trees map non-point Forest
- 1950 (SOLD) 24" trees map non-point Forest
- 1975 (SOLD) 48" trees map non-point Forest
- () indicates record information (SOLD) (SOLD)

Arctic Surveying
Box 27
Eagle River, AK 99577



NOTES

1. A building setback of 20' from all street R/W's is required unless a better standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback when 5' or less for lots.
2. No permanent structure shall be constructed or placed upon or adjacent which would interfere with the ability of a utility to use the easement.
3. No direct access to State maintained R/W's permitted unless approved by State of Alaska Dept. of Transportation.
4. Ridge Highway 101 is as shown on State R/W Map 11114-001.
5. Lots in this subdivision may be located within a designated flood hazard area. If such is the case, development shall comply with Title 21, Chapter 05, of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
6. Parts of the subdivision within the Kenai Peninsula Borough Code of Ordinances Stream Protection Area and may be subject to Chapter 11 Borough Code of Ordinances.

CURVES

- | | |
|-------------|--------------|
| 1. A: 100' | 2. A: 100' |
| 3. A: 100' | 4. A: 100' |
| 5. A: 100' | 6. A: 100' |
| 7. A: 100' | 8. A: 100' |
| 9. A: 100' | 10. A: 100' |
| 11. A: 100' | 12. A: 100' |
| 13. A: 100' | 14. A: 100' |
| 15. A: 100' | 16. A: 100' |
| 17. A: 100' | 18. A: 100' |
| 19. A: 100' | 20. A: 100' |
| 21. A: 100' | 22. A: 100' |
| 23. A: 100' | 24. A: 100' |
| 25. A: 100' | 26. A: 100' |
| 27. A: 100' | 28. A: 100' |
| 29. A: 100' | 30. A: 100' |
| 31. A: 100' | 32. A: 100' |
| 33. A: 100' | 34. A: 100' |
| 35. A: 100' | 36. A: 100' |
| 37. A: 100' | 38. A: 100' |
| 39. A: 100' | 40. A: 100' |
| 41. A: 100' | 42. A: 100' |
| 43. A: 100' | 44. A: 100' |
| 45. A: 100' | 46. A: 100' |
| 47. A: 100' | 48. A: 100' |
| 49. A: 100' | 50. A: 100' |
| 51. A: 100' | 52. A: 100' |
| 53. A: 100' | 54. A: 100' |
| 55. A: 100' | 56. A: 100' |
| 57. A: 100' | 58. A: 100' |
| 59. A: 100' | 60. A: 100' |
| 61. A: 100' | 62. A: 100' |
| 63. A: 100' | 64. A: 100' |
| 65. A: 100' | 66. A: 100' |
| 67. A: 100' | 68. A: 100' |
| 69. A: 100' | 70. A: 100' |
| 71. A: 100' | 72. A: 100' |
| 73. A: 100' | 74. A: 100' |
| 75. A: 100' | 76. A: 100' |
| 77. A: 100' | 78. A: 100' |
| 79. A: 100' | 80. A: 100' |
| 81. A: 100' | 82. A: 100' |
| 83. A: 100' | 84. A: 100' |
| 85. A: 100' | 86. A: 100' |
| 87. A: 100' | 88. A: 100' |
| 89. A: 100' | 90. A: 100' |
| 91. A: 100' | 92. A: 100' |
| 93. A: 100' | 94. A: 100' |
| 95. A: 100' | 96. A: 100' |
| 97. A: 100' | 98. A: 100' |
| 99. A: 100' | 100. A: 100' |

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or more. 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 Dept. of Environmental Conservation.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 8 January, 2001.

KENAI PENINSULA BOROUGH

By: *[Signature]* Date: 1/3/2001

OWNERSHIP CERTIFICATE & DEDICATION

I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt this plan of plat and by my Free consent grant all easements to the use shown.

[Signature]
Arctic Slope Borough
10000 2nd Street, Eagle River, Alaska 99577-8425
Personal Representative of the Estate of Emma Sveve Clark

NOTARY'S ACKNOWLEDGEMENT

Paul Annals Bradine (Bridie) Miller
Notary Public and sworn to before me this 1st

day of March, 2001.

[Signature]
Notary Public
for Alaska

My commission expires 12/2004



M15454V 306784
Chugach National Forest



Figure 1

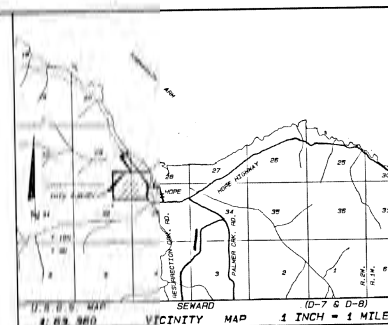
IN THE DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF COLUMBIA

1999年12月25日，国务院批准，将国家环境保护总局升格为国家环境保护部，作为国务院组成部门。2003年3月，第十届全国人民代表大会第一次会议通过，设立国家发展和改革委员会，作为国务院组成部门。2008年3月，第十一届全国人民代表大会第一次会议通过，设立工业和信息化部，作为国务院组成部门。2009年3月，第十一届全国人民代表大会第二次会议通过，设立住房和城乡建设部，作为国务院组成部门。2013年3月，第十二届全国人民代表大会第一次会议通过，设立国家卫生和计划生育委员会，作为国务院组成部门。2018年3月，第十三届全国人民代表大会第一次会议通过，设立国家市场监督管理总局，作为国务院组成部门。2019年4月，中共中央印发《深化党和国家机构改革方案》，提出将国家发展和改革委员会、工业和信息化部、住房和城乡建设部、国家卫生和计划生育委员会、国家市场监督管理总局等部门的部分职责整合，组建国家市场监督管理总局，作为国务院组成部门。2020年6月，中共中央印发《深化党和国家机构改革方案》，提出将国家发展和改革委员会、工业和信息化部、住房和城乡建设部、国家卫生和计划生育委员会、国家市场监督管理总局等部门的部分职责整合，组建国家市场监督管理总局，作为国务院组成部门。2021年6月，中共中央印发《深化党和国家机构改革方案》，提出将国家发展和改革委员会、工业和信息化部、住房和城乡建设部、国家卫生和计划生育委员会、国家市场监督管理总局等部门的部分职责整合，组建国家市场监督管理总局，作为国务院组成部门。2022年6月，中共中央印发《深化党和国家机构改革方案》，提出将国家发展和改革委员会、工业和信息化部、住房和城乡建设部、国家卫生和计划生育委员会、国家市场监督管理总局等部门的部分职责整合，组建国家市场监督管理总局，作为国务院组成部门。2023年6月，中共中央印发《深化党和国家机构改革方案》，提出将国家发展和改革委员会、工业和信息化部、住房和城乡建设部、国家卫生和计划生育委员会、国家市场监督管理总局等部门的部分职责整合，组建国家市场监督管理总局，作为国务院组成部门。2024年6月，中共中央印发《深化党和国家机构改革方案》，提出将国家发展和改革委员会、工业和信息化部、住房和城乡建设部、国家卫生和计划生育委员会、国家市场监督管理总局等部门的部分职责整合，组建国家市场监督管理总局，作为国务院组成部门。

CHUGACH NATIONAL FOREST

U. S. SURVEY NO. 1092

THURGOOD - NATIONAL FOREST



SLAVEY HISTORY

SURVEY HISTORY
The original survey of U.S. Survey 1092 (Homestead Entry Survey No. 113)
was performed from July 21 thru July 23, 1916 and was accepted on May
3, 1918.

In 1978 the U.S.F.S. performed an unrecorded retracement survey of a portion of U.S. Survey 1484 and reestablished corner 10 and established monument corner 9. The positions of corners 9 and 10 were reestablished by measuring the distance measurement between found corner 11 of U.S. Survey 1484 and found corner 6 of U.S. Survey 1484 using record ties. No attempt was made to complete a retracement survey of the rest of AL-00000000-1484.

THE ORIGINAL SURVEY OF 118 Survey 2757 was performed from October 14
1948 to December 1, 1948 and was accepted on May 24, 1949.

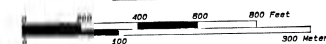
NOTE

- NOTES
1. THIS SURVEY DOES NOT constitute a subdivision as defined by AR 20.25, 199 (1).
 2. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
 3. MEASURED CORNER 8 AND CORNER 10 ESTABLISHED BY THE 1978 U.S. FOREST SERVICE SURVEY WERE NOT ACCEPTED BY THIS SURVEY. TIES WERE MADE TO CORNER 9 AND CORNER 11 FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- ORIGINAL 2-1/2" Round Cap Monument recovered this survey.
- ORIGINAL 3/4" Round Bushing in concrete recovered this survey.
- ORIGINAL Aluminum Post Monument set in 1976 U.S.F.S. Survey. Recovered and not accepted by this survey.
- STANDARD U.S.F.S. 1/4" Aluminum Cap on 2-1/2" Aluminum Post set this survey.
- U.S. probably listed posted to contract specifications this survey.
- File line
- Record information original survey of U.S. Survey 1092.
- Record information original survey of U.S. Survey 2787.
- Remove following header line.

SCALE



1 METRE = 3.28084 FEET SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

Located in Barteran Sec's. 28, 29, 30S31, T.10N., R.2W., S.M., Alaska

RECORD OF SURVEY

CHUGACH NATIONAL FOREST
KENAI PENINSULA CADASTRAL SURVEY
CONTRACT NO. 53-0109-0-00288
BOUNDARY IN TRACEMENT OF U.S. SURVEY NO. 'S 1092 & 275
SEWARD RECORDING DISTRICT

SEWARD RECORDING DISTRICT
PREPARED BY
ALASKAN CONSULTING SURVEYORS, INC.
11441 Arctic Blvd. #201
Anchorage, Alaska 99518
(907) 562-7950

DATE 12/10/90	DATE 10/12/90	FILE 90-22	S.R. BEGAN 8/20/90 S.R. END 7/26/90
WIANO D.W.	WIND L.R.	F.B. NO. 1, 263	SHT. 1 of 2

TYPICAL MONUMENT SET

TYPICAL MOMENT FOUND

THIS SURVEY WAS MADE AT MY REQUEST FOR WILDLIFE FOREST MANAGEMENT PURPOSES.

Special Agent in Charge

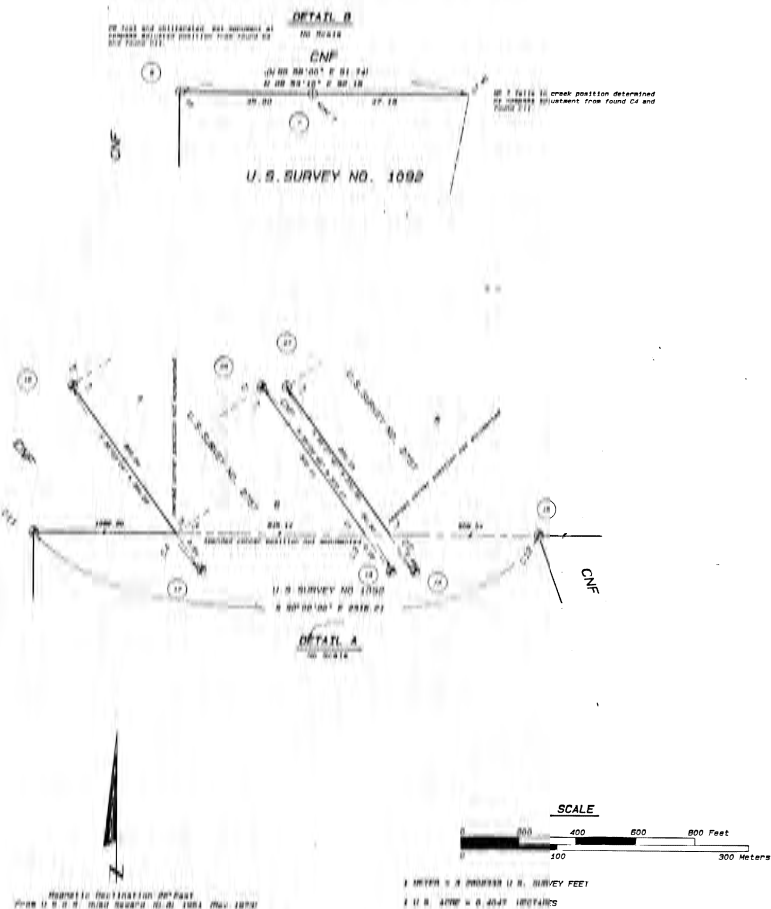
95-1985

REVIEWER CERTIFICATE

[illegible]

Reptil B. Hill 11-27-9
 (Printed name) (Date)



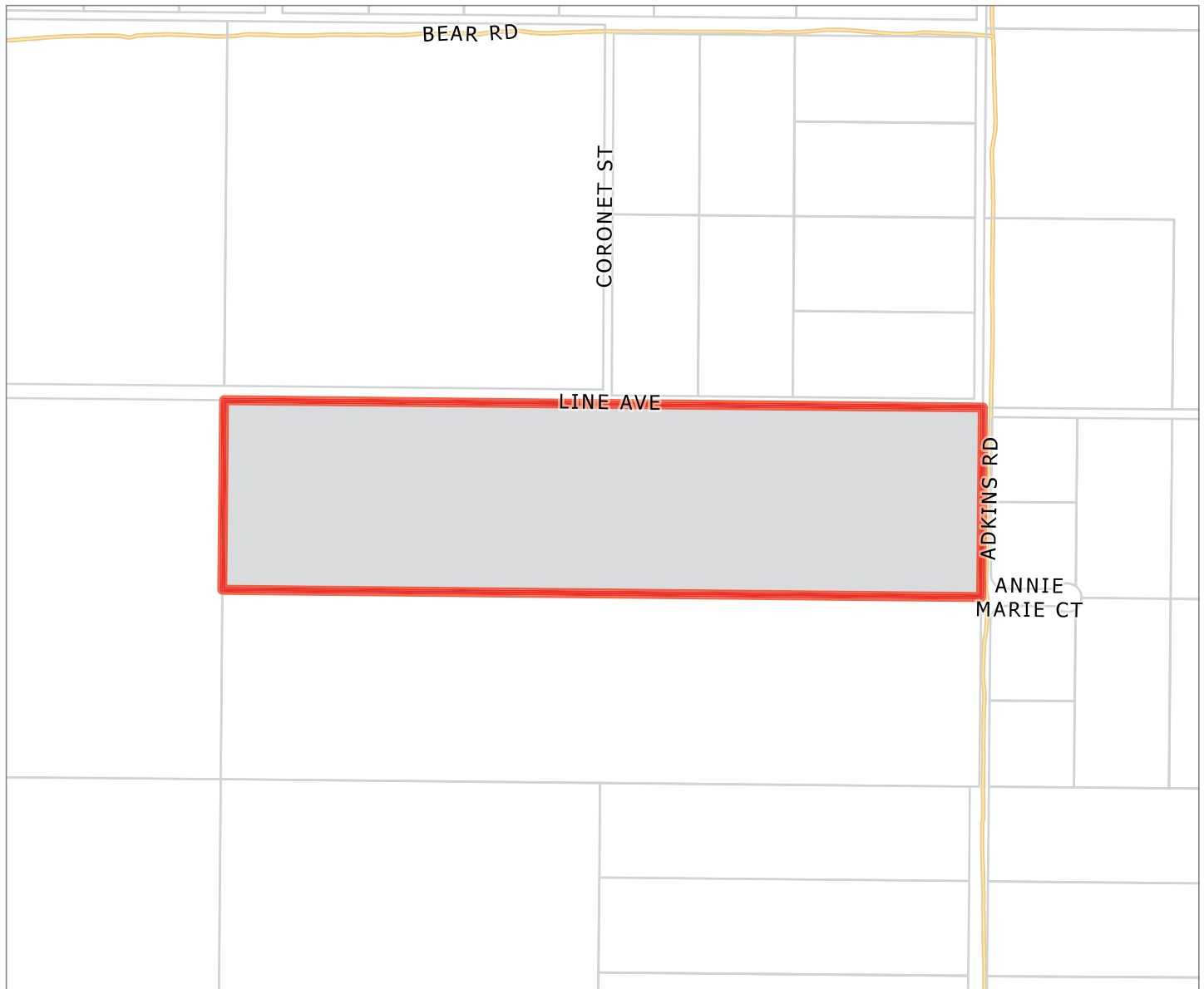


Located in WATERBURY 'S' no. 20, 29, 30E31, T. 10N., R. 2W., S. Alaska
 IN CARD OF SURVEY
 CHUGACH NATIONAL FOREST
 KENAI PENINSULA CADASTRAL SURVEY
 CONTRACT NO. 53-0109A-0-00288
 BOUNDARY TREATMENT OF U.S. SURVEY NO. 'S 1092 & 2757
 WILKARD RECORDING DISTRICT
 PREPARED BY
 ALASKAN CONSULTING SURVEYORS, INC.
 5041 Arctic Blvd. #201
 Anchorage, Alaska 99518
 (907) 562-7950

SCALE 1/4" = 1/2" MI	DATE 10/12/90	FILE 90-22	S&L BEGIN 6/20/90 END 10/12/90
PREPARED BY	DRAWN BY	F.B. NO. 1, 263	SHT. 2 of 2

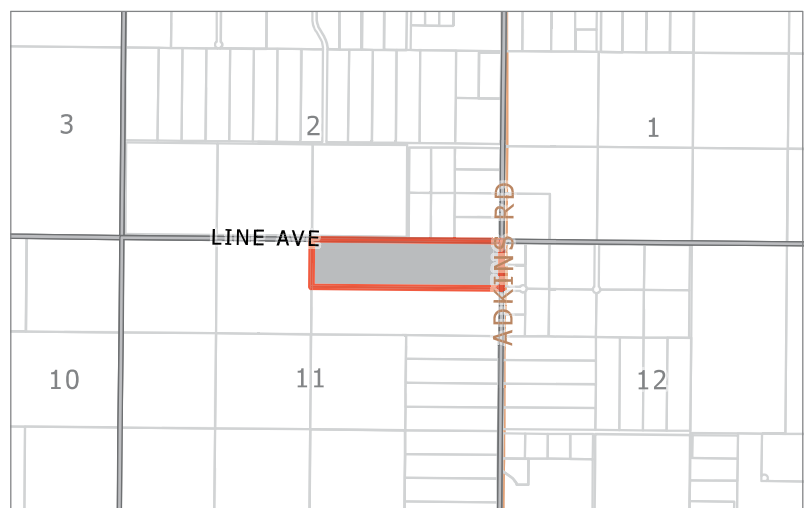
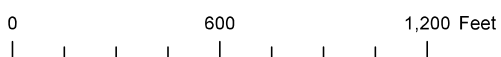
E. NEW BUSINESS

- 3. Queen Aleta Subdivision
KPB File 2023-015**



KPB File 2023-015
T 05N R 08W SEC 11
Sterling

2/5/2023





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:

- 3 1/4" ALUM. CAP MONUMENT 7208-S 2007 FOUND
- 2 1/2" BRASS. CAP MON. GLO 1939 FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP L8859 SET
- RECORD DATUM PLAT 2011-2 KRD

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID R. PARKER QUEEN ALETA PARKER
P.O. BOX 1462
STERLING, ALASKA 99572

NOTARY'S ACKNOWLEDGEMENT

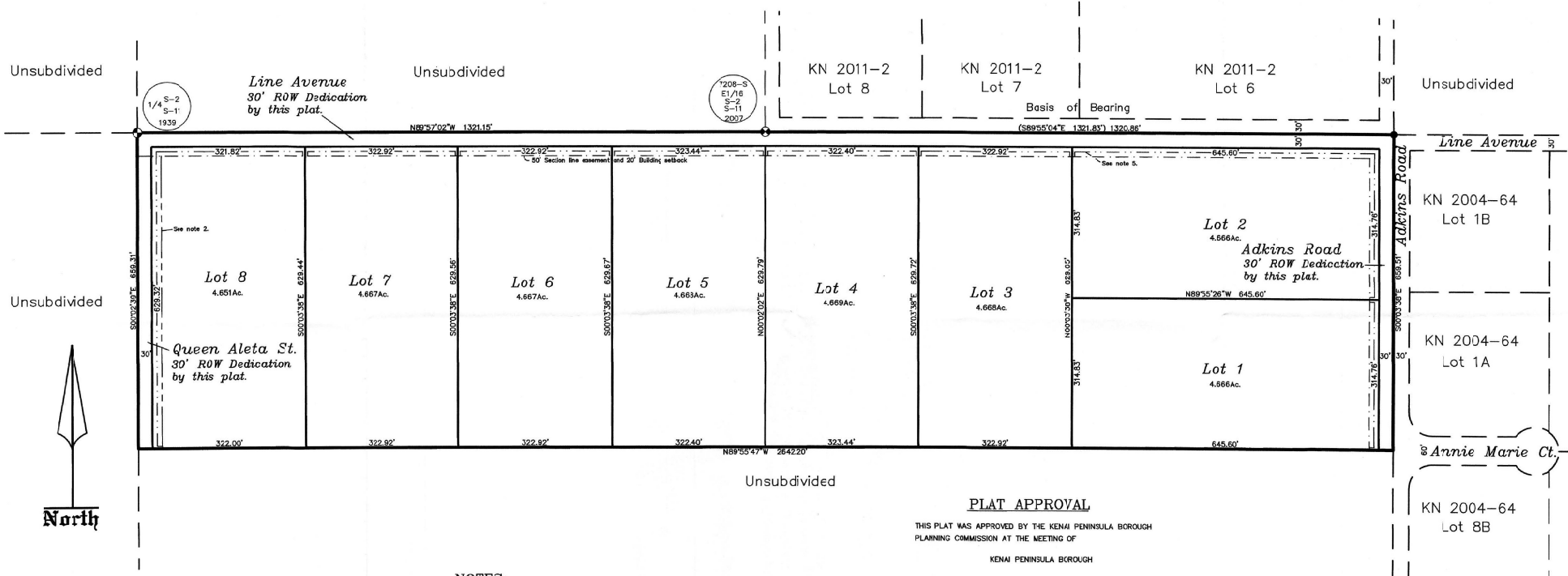
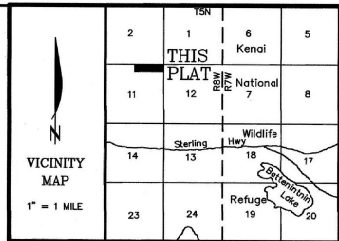
FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

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

NOTES:

- Beals of bearing taken from Silver Birch Subdivision, Plat 2011-2 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.
- All waste disposal systems shall comply with existing laws at the time of construction.
- Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 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.
- WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet 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.

CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: ADKINS ROAD, LINE AVENUE AND QUEEN ALETA STREET DEDICATIONS. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT DELEGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

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 herein actually exist as described, and all dimensions and other details are correct.

Date

KPB File No.

Queen Aleta Subdivision

A Subdivision of the N1/2 N1/2 NE1/4 Section 11, T5N, R8W, Seward Meridian, Kenai Recording District Kenai Peninsula Borough, Alaska.

Located within the N1/2 N1/2 NE1/4 Section 11, T5N, R8W, Seward Meridian, Kenai Recording District Kenai Peninsula Borough, Alaska.

Containing 40,008 Ac.

Surveyor Segesser Surveys 30485 Rosland St Solcota, AK 99609 (907) 262-3909	Owner David R. Parker & Queen Aleta Parker P.O. Box 1462 Sterling, AK 99572
JOB NO. 22370	DRAWN 2-1-23
SURVEYED DEC, 2022	SCALE: 1"=100'
FELD BOOK: 22-7	SHEET: 1 of 1

KPB 2023-015

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - QUEEN ALETA SUBDIVISION

KPB File No.	2023-015
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	David R. and Queen Aleta Parker of Sterling, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Adkins Road, Line Avenue, Sterling

Parent Parcel No.:	065-070-46
Legal Description:	N1/2 N1/2 NE1/4 Section 11, Township 5 North, Range 8 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 40 acre parcel into eight lots ranging in size from 4.651 acres to 4.669 acres and will provide right-of-way dedications along the boundary of the subdivision.

Location and Legal Access (existing and proposed): The subdivision is located on the corner of Line Avenue and Adkins Road in the Sterling area. Near mile 77 of state maintained Sterling Highway is Adkins Road, a borough maintained right-of-way. Adkins Road width varies as some areas have not been dedicated. Section line easements coincide with Adkins Road providing additional widths in the areas lacking dedications. Approximately 1.5 miles north of the intersection with the Sterling Highway, Line Avenue intersects Adkins Road. Line Avenue has varying widths as some portions have not yet been dedicated. The Line Avenue dedications are atop section line easements. Line Avenue is not constructed but it does appear there is some clearing and trails within the area as a HEA transmission line is within that area.

There appears to be a cleared drive onto the property from Adkins Road but there does not appear to be any additional development or improvements. The driveway appears to be within proposed Lot 1. Lot 1 will have access from Adkins Road. Lots 2 through 8 will have access from Line Avenue. Lots 2 and 8 are corner lots. Lot 2 will have additional access options from Adkins Road and Lot 8 from Queen Aleta Street.

The plat is proposing to dedicate a 30 foot wide dedication for Adkins Road. This will bring this section of right-of-way into compliance. The dedication will be atop a 50 foot section lines easement that is noted and depicted as a 50 foot section line easement and a 20 foot building setback.

Line Avenue is located along the northern boundary of the subdivision. Portions of Line Avenue have been dedicated by other platting actions. The portion west of Coronet Street is shown as dedicated from the northern lot but staff was unable to find any documentation that it was officially dedicated. There is a Record of Survey filed in 2007, but is only shows a 50 foot section line easement and no dedication. There is a preliminary plat that received conditional approval at the November 14, 2022 Kenai Peninsula Borough Plat Committee meeting. That plat will be dedicating a 50 foot width for Line Avenue. The preliminary plat will be dedicating a 30 foot width for Line Avenue atop a 50 foot section line easements which are depicted and labeled as a 50 foot section line easement and a 20 foot building setback.

A new dedication is proposed along the western boundary. This is a half dedication with the other half expected from the neighboring property if ever subdivided. The name proposed for the street is Queen Aleta Street. About half a mile to the north is Aleta Avenue off Adkins Road. Due to the proximity and similar name ***staff recommends the street name be shortened to Queen Street.***

There does appear to be some steep terrain present within Adkins Road. As this is a constructed right-of-way with underlying section line easements **staff recommends centerline profiles and cross-sections not be required but any additional width or easements requested by KPB Roads Department be granted.**

Along the western portion of the subdivision there does appear to be some steep slopes present. Some of these steep slopes appear to be within the proposed right-of-way dedications. **Staff recommends centerline profiles and cross-sections be provided for Line Avenue and Queen Aleta Street to determine if additional right-of-way widths or easements are needed. Show the centerline of Line Avenue on the plat drawing.**

The existing block is large and dependent on section line easements. The proposed dedication of Queen Aleta Street does provide a required split of the existing block and will improve the block once additional dedications are received. Per KPB Code 20.30.030, proper continuation or projection of rights-of-way should be dedicated. A continuation or new right-of-way in line with Coronet Street would fulfil that portion of KPB Code and would improve the block length requirements as the width between the dedication and Queen Aleta Street as well as the dedication and Adkins Road would comply with block length requirements. Upon reviewing the requirement for a dedication to split the existing proposed subdivision it came to staff's attention that the right-of-way would abut a southern piece of property that contains what appears to be an airstrip within the northern portion of the lot. Additionally, a dedication along the southern boundary to improve the block length along Adkins Road would require a full dedication from this plat as the southern lot would not be expected to dedicate right-of-way atop an airstrip. A full dedication from this preliminary plat will result in the right-of-way running parallel to the airstrip. **Staff recommends due to the airstrip location that the plat committee concur that an exception to 20.30.030 and 20.30.170 are not required at this time.**

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

Site Investigation: There are no low wet areas within the subdivision boundary. There does appear to be some steep terrain present within the northwest area of the subdivision. Staff is recommending centerline profiles for the proposed dedications due to the terrain. **Staff recommends any steep slopes greater than 20 percent be indicated on the final plat as it may impact development or driveway access.**

The lot is vacant except for a cleared area that will be within Lot 1. A driveway from Adkins Road is present that will provide access to Lot 1.

South of the subdivision is a lot matching the size of this subdivision. This lot is 40 acres in size and owned by Alaska Pipeline Company. Per KPB GIS Imagery, there is an airstrip present along the northern portion of the lot and it is close to the southern boundary of the proposed plat. Imagery does not indicate any encroachments. **Staff recommends the surveyor verify during the field survey that there are no issues with the location of the airstrip.**

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy 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>
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	C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	

Staff Analysis This is a preliminary plat for aliquot lands that have no official survey on record. This plat will be requiring dedications and the granting of code required utility easements as none have been granted previously.

Due to the lot sizes, a soils report will be not be required.

Notice of the proposed plat was mailed to the beneficial interest holder on February 6, 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.

The property is not within an advisory planning commission.

Utility Easements There are no previously platted easements to carry over. Per plat note 5 there will be the code required 10 foot utility easements along the dedications being granted. The plat note indicates that the utility easement will increase to 20 feet wide within 5 feet of the side lot lines.

Per the Certificate to Plat there are no easements granted by recorded document to be added to the plat.

State of Alaska Patent No. 7657 transferred the property from State ownership to private ownership. Within that patent it was stated the property was subject to Alaska Pipeline Company right-of-way under BLM Serial No. A-051647, 25 feet on centerline. Additionally, the patent included that the property is subject to a right-of-way permit ADL 51477 granted to Homer Electric Association, Inc. for an electrical distribution line, 20 feet on centerline. **Staff recommends the easements be located and depicted with references to plat notes. The surveyor should contact the companies to work on location and easements.**

HEA has request the transmission line north of the property be located to verify if any of the 100 foot wide easement per ADL 38269 affects this property and I so to show on the plat. And to add the following plat note:

- The existing overhead electric transmission line is the centerline of a 100-foot-wide electric transmission line, including guys and anchors, granted this plat. Construction of public roads shall be restricted to the outer 20 feet of one side or the other, but not both of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA.

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 request above
ENSTAR	No comments or recommendations
ACS	No comment
GCI	

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses:
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	38835 ADKINS RD Existing Street Names are Correct: Yes List of Correct Street Names: ANNIE MARIE CT LINE AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: MQUANTON: Street names will be reviewed at the final review
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

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

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.*

- 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: *Some road depiction and section line easements will need to be updated before final based on preliminary approved plats in the area. The width of Line Avenue east of Adkins Road needs to be updated as does the eastern half of Adkins Road. Provide a label and width for Coronet Street. If the dedication to the north has not been recorded prior to final, show the section line easement, and show the section line easement along Adkins Road south of the subdivision.*
- 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: *Update the spelling on the lake label.*

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation: *Name of Queen Aleta Street may need to be revised.*
- 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: *An approved subdivision is to the north. Prior to final lot labels and road depictions may need to be updated.*
- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 1 0 percent on other streets;
Staff recommendation: *Contours were not shown. Reminder that failure to present such information may delay the scheduling of an item for a meeting as the application will be viewed as incomplete.*
- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
Staff recommendation: *Contours were not shown. Reminder that failure to present such information may delay the scheduling of an item for a meeting as the application will be viewed as incomplete. Northwest corner has steep areas that need to be identified.*

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: *Aleta Avenue is located to the north of this subdivision. It is advised to remove Aleta from the name and staff recommends "Queen Street".*

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: Lots are all proposed to be over 200,000 square feet. No terrain concerns are present. A soils report will not be required.
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.*

- 20.60.180. 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.

- "Subject to a right-of-way granted to Alaska Pipeline Company per BLM Serial No. A-051647 that is 25 feet from centerline as stated within State of Alaska Patent 7657."
- Subject to a right-of-way permit granted to Homer Electric Association, Inc. by ADL 51477 for an electrical distribution line, 20 feet on centerline as stated within State of Alaska Patent 7657."

Correct plate note 4 by adding the reference to KPB Code 14.06.

As plat note 6 states that all wastewater systems need to comply with DEC requirements, plat note 3 is not required.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Update the street name in the Certificate of Acceptance if Queen Aleta is not accepted. Comply with 20.60.190.

RECOMMENDATION:

STAFF RECOMMENDS:

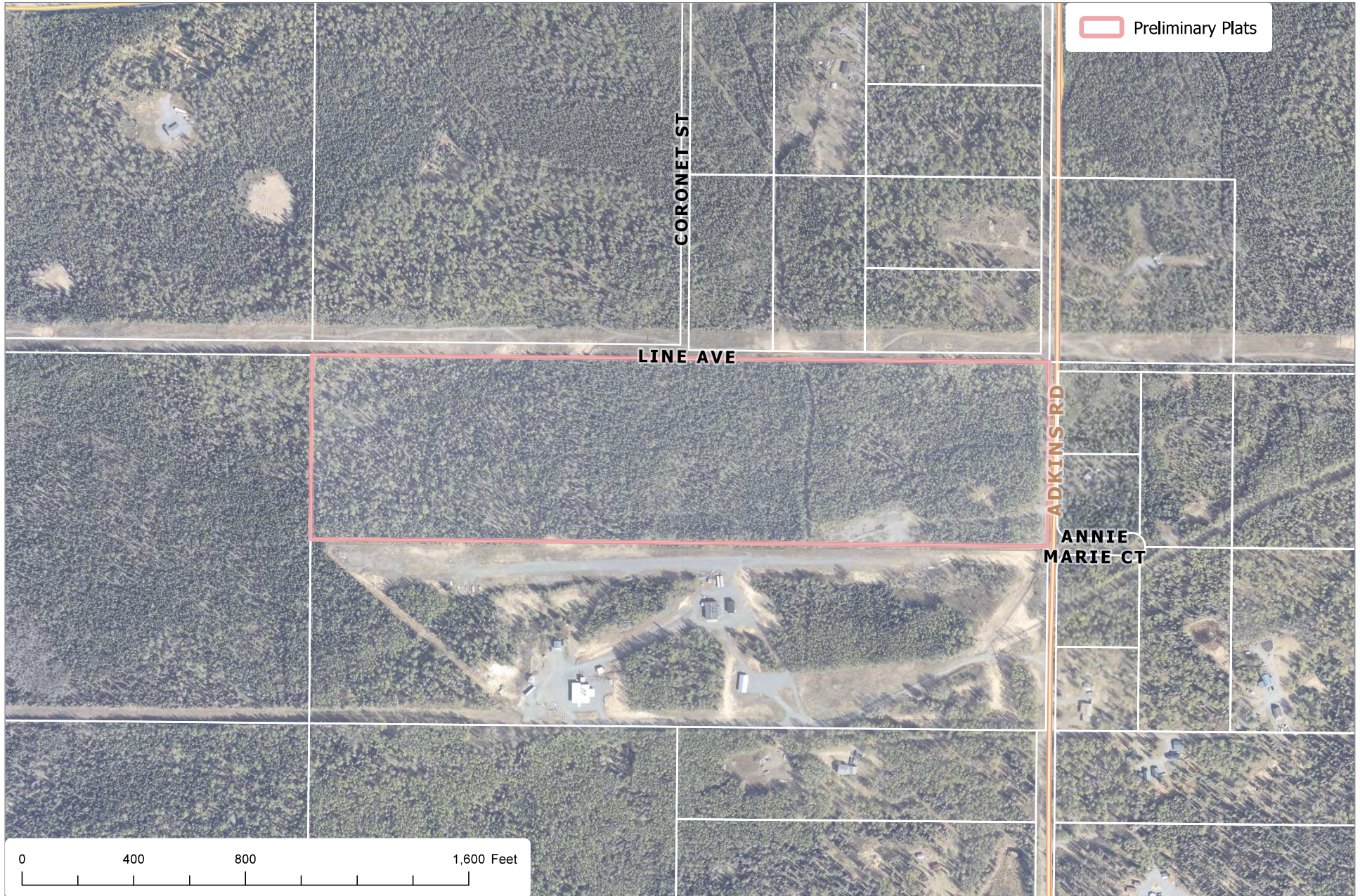
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

E. NEW BUSINESS

- 4. S & S Subdivision 2023 Replat
KPB File 2023-016**

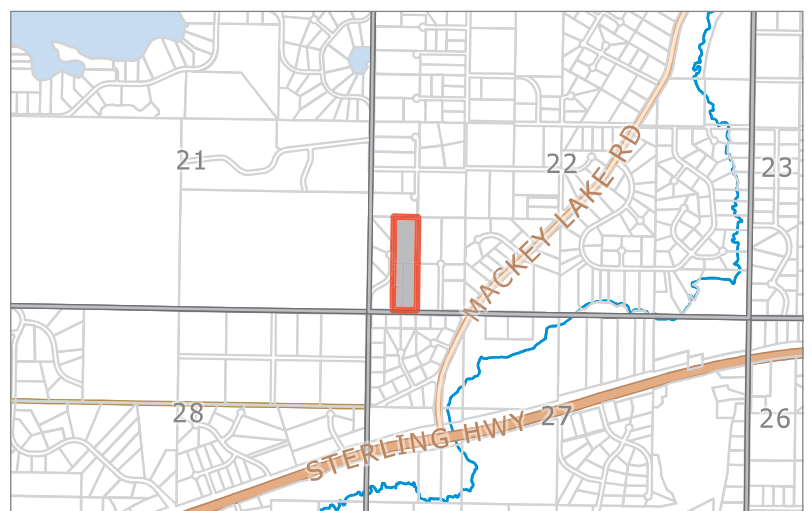
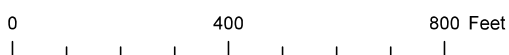


Vicinity Map






KPB File 2023-016
T 05N R 10W SEC 22
Ridgeway

2/5/2023





LEGEND:

-  3 1/4" ALUM. CAP MON. LS1512 1984 RECORD
 2" ALUM. PIPE NO CAP RECORD
 5/8" REBAR RECORD
() RECORD DATUM PLAT 86--112 KRD
[] COMPUTED DATUM PLAT 85--112 KRD

NOTES:

- 1) This is a paper trail. A field survey was not performed in accordance with KPB 20.60.200(A).
- 2) Basals of bearing taken from S & E Subdivision, Plat #86-112, Kenai Recording District.
- 3) Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 4) An easement for electric lines or system and/or telephone lines granted to Home Electric Association Inc is recorded in Misc. Book 7, Kenai Recording District. No definite location disclosed.
- 5) There is a 10 foot (10 FT) wide natural gas easement centered on the existing service line per KN 2021-98.
- 6) A right-of-way permit for pipeline and related services granted to Alaska Pipeline Company is recorded in Misc. Book 5 Page 165, Kenai Recording District. No definite location disclosed.
- 7) 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.
- 8) **WASTEWATER DISPOSAL:** The parent subdivision for lots resulting from this plat was approved by the Alaska Department of Environmental Conservation on JUNE 11/2006. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
IN ACCORDANCE WITH KPB 20.10.040.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

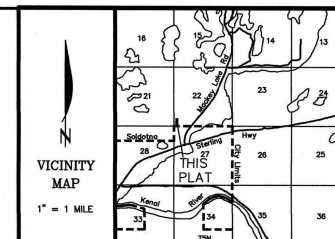
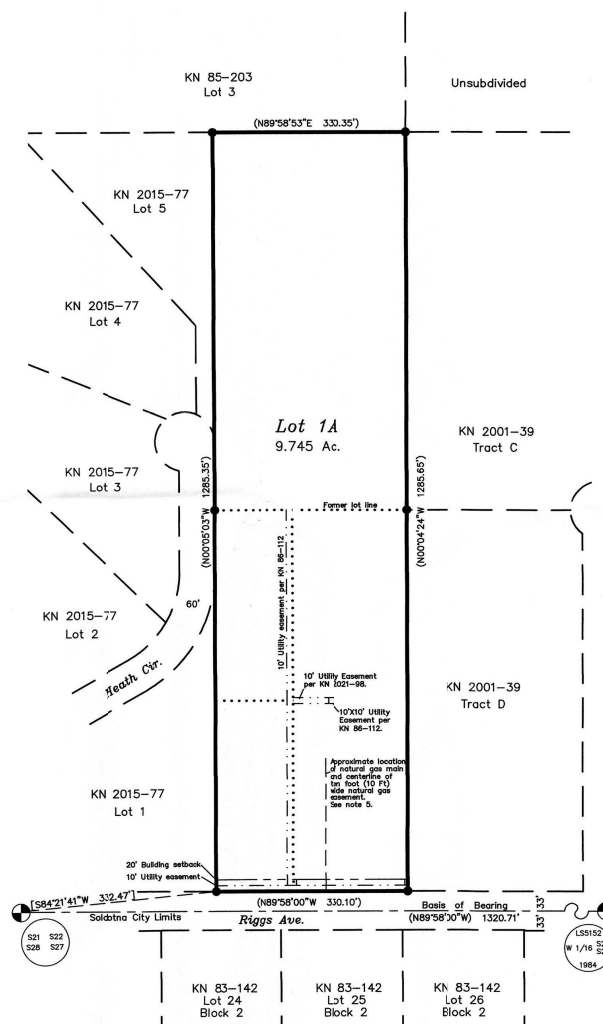


SURVEYOR'S CERTIFICATE

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 _____

North



CERTIFICATE of OWNERSHIP
and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

COLE B. YOUNG AKA COLE YOUNG JESSICA A. YOUNG AKA JESSICA YOUNG
FORMER LOTS 1, 2A, 4, & FORMER LOT 2A
THE E1/2 W1/2 SW1/4 SW1/4
SECTION 22, T5N, R10W S.M.
EXCEPT KN 86-112.

P.O. BOX 723
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

KPB FILE No.

S & S Subdivision
2023 Replat

A resubdivision of Lots 1 and 4 S & S Subdivision, Plat 86-112, Lot 2A S & S Subdivision Young Replat, Plat 2021-98, and the E1/2 W1/2 SW1/4 SW1/4 IN Section 22, T5N, R10W, S.M., EXCEPTING THEREFROM S & S Subdivision, according to Plat No. 86-112, Kenai Recording District.

Located within the E1/2 W1/2 SW1/4 SW1/4 Section 22
T5N, R10W, S.M., Kenai Peninsula Borough, Alaska.

Containing 9.745 Ac.

<p>Surveyor</p> <p>Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909</p>	<p>Owner</p> <p>Cole B. & Jessica A. Young P.O. Box 723 Soldotna, AK 99669</p>
---	---

JCB NO.	23006	DRAWN:	1-17-23
SURVEYED:	N/A	SCALE:	1"=100'
FIELD BOOK:	N/A	SHEET:	1 of 1

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - S & S SUBDIVISION 2023 REPLAT

KPB File No.	2023-016
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	Cole and Jessica Young of Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Riggs Avenue, Heath Circle, Ridgeway

Parent Parcel No.:	058-033-03, 058-033-04, 058-033-05, and 058-033-19
Legal Description:	Lots 1 and 4 of S&S Subdivision KN 86-112, Lot 2A of S&S Subdivision Young Replat KN 2021-098, and E1/2 W1/2 SW1/4 SW1/4 in Section 22, Township 5 North, Range 10 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine four parcels into one lot that will be 9.745 acres.

Location and Legal Access (existing and proposed): The subdivision is located on borough maintained Riggs Avenue, a 66 foot dedicated right-of-way atop a section line. Riggs Avenue is located off state maintained Mackey Lake Road, which intersects state maintained Sterling Highway near mile 92.5. Riggs Avenue continues to the west past the subdivision where it connects to Heath Street and Heath Circle. Heath Circle is constructed but not currently maintained by the borough. Heath Circle goes north from Riggs Avenue and veers to the east to avoid some wet terrain. An approximate 220 feet of Heath Circle is adjacent to the subdivision along the western boundary.

The City of Soldotna city limits are within the Riggs Avenue dedication. The city limits continue to the south of Riggs Avenue. This subdivision is not within the City of Soldotna.

Constructed access is currently off Riggs Avenue to parent lot 2A. Parent Lots 1 and 4 are currently sharing that same access. Shane Rae Circle was a right-of-way dedication that was between Lots 1 and 4 and former Lots 2 and 3 of S & S Subdivision, Plat KN 86-112. S & S Subdivision Young Replat, Plat KN 2021-098, finalized the approved vacation of Shane Rae Circle and combined Lots 2 and 3. The right-of-way was vacated to allow the owners of Lots 2 and 3 to block off the right-of-way to protect assets. Lot 1 still had access from Riggs Avenue while Lot 4 and the northern unsubdivided property had access to Heath Circle.

The new lot will still be able to continue to access off Riggs Avenue with the already existing driveway. Heath Circle may be used for access with the proper permitting from the Kenai Peninsula Borough Roads Department.

The block is not compliant. There are several dedications in the area but many are cul-de-sacs and do not provide through dedications to provide for closed and compliant block lengths. Mackey Lake Road, Riggs Avenue, a portion of Heath Circle, section line easements, Brenda Way and Delcie Drive define the current block. There are low wet areas to the west of the subdivision and with the current development in the area it will be difficult to continue any road dedications through to improve the block. The parent subdivision, S & S Subdivision Young Replat, received an exception to KPB 20.30.170 block length at the October 25, 2021 Plat Committee meeting. **Staff recommends the plat committee concur that an exception is not required as new dedications will not improve the overall block.**

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

Site Investigation: The terrain is relatively flat within the subdivision boundary. There does appear to be some low wet areas within the northwest corner of the subdivision that have been designated as Kettle. **Staff recommends the low wet areas be added to the final plat and a wetland determination plat note be added.**

There are multiple structures on several of the lots with the back aliquot lot appearing to be vacant land. It does not appear that there are any existing encroachment issues and any that are present between the lots within the subdivision will be remedied by the combining of lots.

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy 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 C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	

Staff Analysis Staff would like to note that the preliminary subdivision was submitted under KPB Code 20.10.040 – Abbreviated plat procedure. Upon review staff found that the preliminary design did not comply with the abbreviated plat procedure as the depth to width ratio does not comply for the new lot.

The northern portion of the subdivision is aliquot land that has not been part of a previous plat. The southern portion of the aliquot land was originally subdivided by S & S Subdivision, KN 86-112. That plat created four lots and dedicated Shane Rae Circle. The two eastern lots were combined with the vacated area of Shane Rae Circle by S & S Subdivision Young Replat, KN 2021-098.

The proposed plat will combine the four parcels into one lot. Per KPB Code 20.30.190, the average depth shall be no greater than three times the average width. As the proposed lot will be at a ratio of 3.9:1, staff cannot recommend approval as the design does not meet code requirements.

The proposed lot will be increasing in size. S & S Subdivision, Plat KN 86-112 was signed by Alaska Department of Environmental Conservation. A soils report will not be required and the correct plat note is present.

Notice of the proposed plat was mailed to the beneficial interest holder on February 6, 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.

Utility Easements 10 foot utility easements were granted along Riggs Avenue, originally named Spruce Avenue, and along the western boundary of Shane Rae Circle by S & S Subdivision, Plat KN 86-112. That plat also granted a 10 x 10 easement centered on the lot lines for Lot 3 and Lot 3. S & S Subdivision Young Replat, Plat KN 2021-98, continued the 10 foot dedication along Riggs Avenue within the Shane Rae Circle vacation. The plat also granted an easement over an existing ENSTAR line. And provided an additional easement to connect the easement within the western lots to the 10 x 10 easement. That plat also increased the 10 foot utility easement to 20 feet within 5 feet of the side lot lines. The plat note present indicates the front 10 feet along the rights-of-way that increase to 20 feet within 5 feet of the side lot lines. **Staff recommends** the depiction be verified that the 20 feet is included within 5 feet of the western property line.

Heath Circle was dedicated after the creation of S & S Subdivision and thus no setbacks or utility easements are present to carry over. **Staff recommends** a 10 foot utility easement will be required to be granted along Heath Circle and should be depicted.

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 comment
ENSTAR	No comment
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek</p> <p>Affected Addresses: 42960 RIGGS AVE 42924 RIGGS AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: RIGGS AVE HEATH CIR</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 MQUANTON: This platting action could result in a new address request after plat is finalized.</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>

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

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.

- 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: Provide a label for Soldotna Creek.
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation: Area within northwest corner should be depicted as wetlands.

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.

20.30.190. 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: The lot does not comply with 3:1. The ratio is 3.9:1.

20.30.230. Lots-Double frontage prohibited when. Double frontage lots with depths less than 250 feet will not be approved except where necessitated by topographic or other physical conditions, or to provide reverse frontage along arterial streets. Corner lots are not subject to the double frontage prohibition.

Staff recommendation: The lot has double frontage due to the location of Heath Circle. The depth of the lot whether viewed from Riggs Avenue or Heath Circle, exceeds 250 feet. Staff finds that this complies with the requirement.

20.30.240. Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:

Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

Staff recommendation: *Setback required along Heath Circle and requires depiction.*

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: Lot is increasing in size and will not require a soils analysis report. Portions of the subdivision did receive approval from DEC with a prior platting action.

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.*

20.60.180. 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.*

- *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.*
- *Add a plat note for any exceptions granted.*

20.60.220. Administrative approval.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat and the final plat conforms to the conditions, staff will issue an administrative approval with notice to the Planning Commission as set forth in 20.60.220.

The planning director may refer the final plat to the planning commission when:

- 1. Major redesign was a condition of preliminary approval by the planning commission or the advisory planning commission of the city in which the subdivision is located;*
- 2. Final approval by the commission was a condition of preliminary approval; or*
- 3. The planning director determines there are other conditions to support referral to the commission.*

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.

If no exception is received you may need to get with Walker on this portion but here is a suggestion

STAFF RECOMMENDS:

- DENIAL OF THE PRELIMINARY PLAT DUE TO FAILURE TO COMPLY WITH KPB CODE 20.30.190(A).

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



LEGEND

-

NOTES:

- 1) Basis of bearing taken from S & S Subdivision, Plat 86-112, Kenai Recording District.
- 2) Building setbacks: A setback of 30 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) The vacation of Shane Rae Circle was approved by the Planning Commission at the meeting of September 15, 2021, pursuant to the Kenai Peninsula Borough Assembly was given at the meeting of October 12, 2021.
- 4) Exceptions to RPS 20.30.120, truck length, and RPS 20.30.190(A) 5:1 Depth to Water Ratio, were granted by the Plat Committee of the meeting of October 28, 2021.
- 5) A 10' utility easement to connect the 10 foot by 10 foot utility easement at the corner of former lots 2 and 3 facing the former ROW to the 10 foot utility easement on the West side of the former ROW is being granted by this plat.
- 6) An easement for electric lines or system and/or telephone lines granted to Trans-Alaska Pipeline Corporation is recorded in Map, Book 7 Page 7, Kenai Recording District. No definite location disclosed.
- 7) There is a 10 foot (10 FT) wide natural gas easement centered on the existing service line being granted by this plat.
- 8) A right-of-way parcel for electric and related services granted to Alaska Pipeline Company is recorded in Map, Book 5 Page 165, Kenai Recording District. No definite location disclosed.
- 9) Front 10 feet adjacent to right-of-ways and 50 feet within a foot 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.
- 10) WASTEWATER DISPOSAL: The permit submission for lots resulting from this platting action was approved by the Alaska Department of Environmental Conservation on 10/26/2021. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 20, 2021.

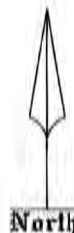
KENAI PENINSULA BOROUGH
 APPROVED: 12/31/21
 AUTHORIZED OFFICIAL



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 measurements shown herein actually used or recorded, and all dimensions and other details are correct.

Date 12-22-21



Heath Cir.

KN 2015-77
Lot 1

KN 86-112
Lot 4

KN 86-112
Lot 1

KN 83-142
Lot 24
Block 2

KN 83-142
Lot 25
Block 2

KN 83-142
Lot 26
Block 2

Unsubdivided

KN 2001-39
Tract C

Shane Rae Circle
60' ROW vacated
this plat.

Lot 2A
2.880 Ac.

KN 2001-39
Tract D

Riggs Ave. R

Basis of Bearing

CERTIFICATE of OWNERSHIP
and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC UTILITIES TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

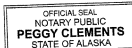
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1 AND LOT 4 & B SUBDIVISION AND THAT WE HEREBY FORGO THE OPPORTUNITY TO REVIEW 1/2 OF THE VARIATION OF SHANE RAE CIRCLE. WE ARE ALLOWING THE ENTIRE SIXTY (60) FEET OF RIGHT-OF-WAY TO BE ATTACHED TO LOT 2A & B SUBDIVISION YOUNG REPLAT.

Cole B. Young AKA Cole Young JESSICA A. YOUNG AKA JESSICA YOUNG
 P.O. Box 723
 Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGEMENT

FOR Cole B. Young aka Cole Young
ACKNOWLEDGED BEFORE ME THIS 24th DAY OF December 2021.

Peggy Clements
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 7.31.2022



NOTARY'S ACKNOWLEDGEMENT

FOR Jessica A. Young aka Jessica Young
ACKNOWLEDGED BEFORE ME THIS 24th DAY OF December 2021.

Peggy Clements
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 7.31.2022



KPD FILE No. 2021-112

S & S Subdivision
 Young Replat

A subdivision of Lots 2 and 3 S & S Subdivision, Plat 86-112, Kenai Recording District and the vacation of Shane Rae Circle.

Located within the E1/2 W1/2 SW1/4 SW1/4 Section 22, T8N, R19W, S4E, Kenai Peninsula Borough, Alaska.

Containing 2.880 Ac.

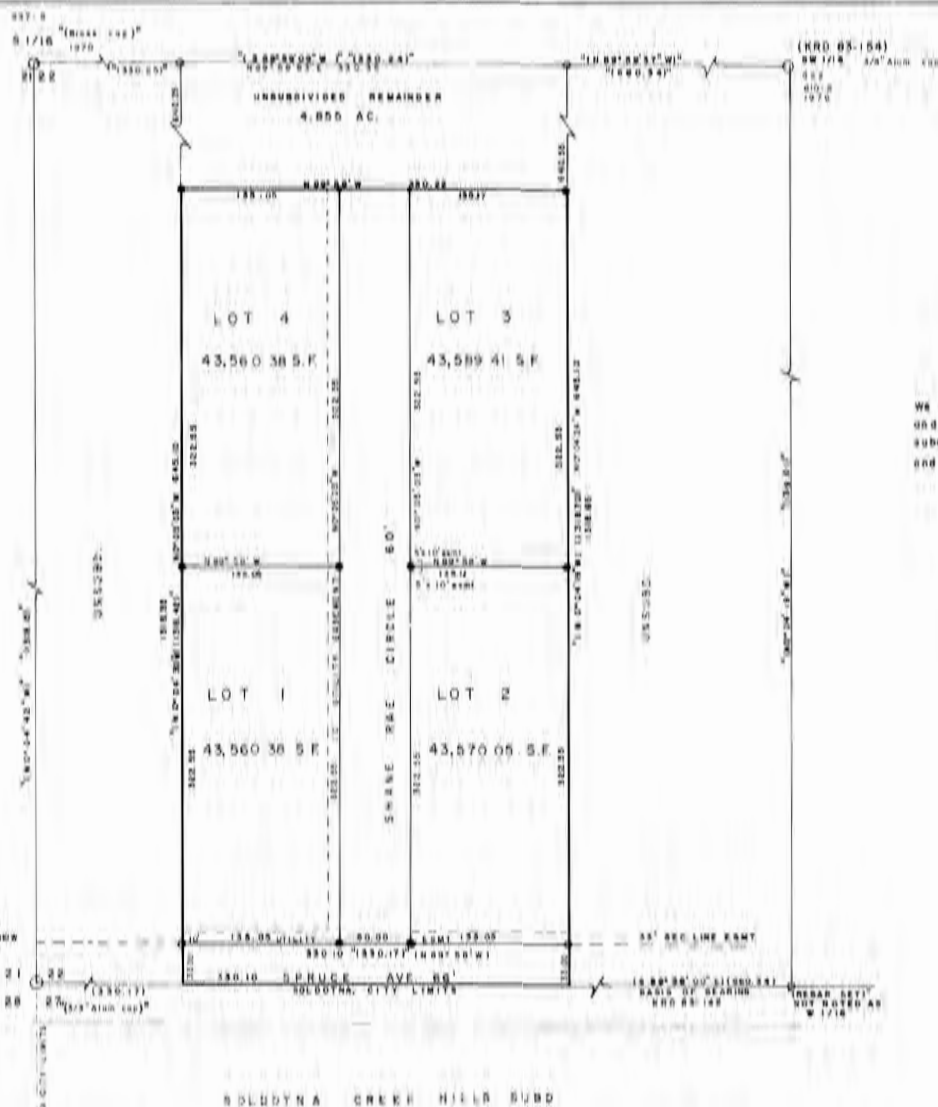
Surveyor: Segesser Surveys
 30400 Nantland St.
 Soldotna, AK 99669
 (907) 868-3900

Owner: Cole B. & Jessica A. Young
 P.O. Box 723
 Soldotna, AK 99669

JOB NO: 81037
 SURVEYED: Sept. 2021
 FIELD BOOK: 21-5

DRAWN: 12-25-21
 SCALE: 1"=50'
 SHEET: 1 of 1

Page 1 of 1



OWNERS CERTIFICATE AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of subdivision and dedicate all rights of way to public use and grant all easements to the use shown.

Steven R. Tashir Sally E. Tashir
STEVEN R. TASHIR SALLY E. TASHIR

P. O. BOX 275
SILVERDALE, AL 36580

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me
this 11th day of April, 1988

Notary Public for the State of ALASKA
and Steven R. & Betty E. Tashick.
My commission expires: 3-87

FLAT APPROVAL

This plot was approved by the Kona Peninsula
Borough Planning Commission at the meeting of
January 14, 1986

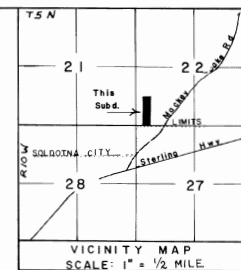
By: Richard J. Tange
Authorized Official

LEGEND

- 1) * Record data
o * 5/8" Rebar found
■ * 5/8" x 30" Rebar set this survey
○ * Record monument
4) * Data from previous, unrecorded private
boundary survey.

NOTES

- 1) There is a 20' building setback along all rights of way, unless a lesser standard is approved by resolution of the appropriate planning commission.
- 2) All wastewater disposal systems shall comply with existing laws at time of construction.



S A S SUBDIVISION

LOCATED IN THE E1/2 W1/2 SW1/4SW1/4
SEC. 22 T5N R10W S.M. ALASKA
AND IN THE KENAI PENINSULA BOROUGH
CONTAINING 4.89 ACRES AND CONSISTING
OF 4 LOTS.

SURVEYOR: DAVID L. BEAR
P.O. BOX 39283
NINILCHIK, AK 99639

DATE: MAY 1985 SCALE: 1" = 50'