



## Meeting Agenda Plat Committee

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Monday, September 23, 2024

6:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

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 - None
3. Minutes

[KPB-6329](#) September 9, 2024 Plat Committee Meeting Minutes

Attachments: [C4. 09-09-24 Plat Minutes](#)

**D. OLD BUSINESS - None****E. NEW BUSINESS**

1. [KPB-6321](#) Woodrow Farms No. 2 2024 Replat; KPB File 2024-091  
Johnson Surveying / Dick, Larson  
Location: Stoney Creek Avenue  
Bear Creek Area  
  
Attachments: [E1. Woodrow Farms No. 2 2024 Replat](#)
2. [KPB-6322](#) Adams-Shaw Subdivision; KPB File 2024-096  
Edge Survey & Design / Adams  
Location: Scout Lake Loop Road & Big Horn Street  
Sterling Area  
  
Attachments: [E2. Adams-Shaw Subdivision Packet](#)
3. [KPB-6323](#) Crooked Creek Ridge 2024 Addition; KPB File 2024-097  
Edge Survey & Design / Wendt, McElhinney  
Locations: Frosty Foot Avenue & Chilly Paw Avenue  
Cohoe Area  
  
Attachments: [E3. Crooked Creek Ridge 2024 Addn Packet](#)

**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, October 14, 2024 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](mailto: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. September 9, 2024 Plat Committee Meeting**

# Kenai Peninsula Borough Plat Committee

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

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SEPTEMBER 9, 2024  
6:30 PM  
UNAPPROVED MINUTES

## A. CALL TO ORDER

Commissioner Brantley called the meeting to order at 6:50 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Jeffery Epperheimer, Nikiski District  
Jeremy Brantley, Sterling/Funny River District  
Paul Whitney, City of Soldotna  
Franco Venuti, City of Homer

### *Staff Present*

Vince Piagentini, Platting Manager  
Jenny Robertson, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

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

## Election of Chair for the Meeting

Commissioner Epperheimer nominated, seconded by Commissioner Whitney, Commissioner Brantley for the position of Plat Committee Chair for the meeting. Seeing and hearing no objections, discussion or other nominations, Commissioner Brantley was appointed Chair.

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- \*3. Approval of Minutes
  - a. August 26, 2024 Plat Committee Meeting Minutes
- \*4. Grouped Plats
  - E1. Ageya Homestead 2024 Replat; KPB 2024-088
  - E2. Eker Estates No. 3 Tract A-1 2024 Replat; KPB File 2024-089
  - E4. Iliamna Meadows 2024 Addition; KPB File 2024-087
  - E6. Sleepy Hollow Subdivision 2024 Addition; KPB File 2024-085

Chair Brantley 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 Epperheimer moved, seconded by Commissioner Whitney to approve the agenda, the August 26, 2024 Plat Committee meeting minutes and grouped plats 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, Epperheimer, Whitney, Venuti
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**E. NEW BUSINESS****ITEM #1 - PRELIMINARY PLAT  
AGEYA HOMESTEAD 2024 REPLAT**

<b>KPB File No.</b>	2024-088
<b>Plat Committee Meeting:</b>	September 9, 2024
<b>Applicant / Owner:</b>	Dee-Dolese Community Property Trust of Anchorage, Alaska and SW Florida Home Decoeur Retirement LLC of Homer, Alaska
<b>Surveyor:</b>	Katherine A. Kirsis / Seabright & Design
<b>General Location:</b>	Diamond Ridge / Kachemak Bay APC
<b>Parent Parcel No.:</b>	17305241; 17305242; 17305243
<b>Legal Description:</b>	T 6S R 13W SEC 4 Seward Meridian HM 0960009 AGEYA HOMESTEAD LOTS 1, 2, AND 3
<b>Assessing Use:</b>	Residential, Commercial, and Accessory Building
<b>Zoning:</b>	Bridge Creek Watershed Protection District
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*Passed Under Consent Agenda**

**ITEM #2 - PRELIMINARY PLAT  
EKER ESTATES NO. 3 TRACT A-1 2024 REPLAT**

<b>KPB File No.</b>	2024-089
<b>Plat Committee Meeting:</b>	September 9, 2024
<b>Applicant / Owner:</b>	Kurt Weichhand & Beth Ann Van Sandt of Homer, AK
<b>Surveyor:</b>	Katherine A. Kirsis / Seabright Survey & Design
<b>General Location:</b>	Skyline Drive, Scenic Place & Cottonwood Lane, City of Homer
<b>Parent Parcel No.:</b>	174-051-27
<b>Legal Description:</b>	T 6S R 13W SEC 9 Seward Meridian HM 2010058 EKER ESTATE NO 3 REPLAT 2010 TRACT A-1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*Passed Under Consent Agenda**

**ITEM #3 - PRELIMINARY PLAT  
FRANK RABY 1971 ADDITION TRACT M 2024 REPLAT**

<b>KPB File No.</b>	2024-090
<b>Plat Committee Meeting:</b>	September 9, 2024
<b>Applicant / Owner:</b>	Amy C. Rhyneer of Juneau, AK
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design
<b>General Location:</b>	North of Seldovia
<b>Parent Parcel No.:</b>	191-180-01
<b>Legal Description:</b>	T 8S R 14W SEC 29 SEWARD MERIDIAN SL 0720060 FRANK RABY SUB 1971 ADDN AMD TRACT M
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Katherine Kirsis, Seabright Survey; 1044 East End Road, Suite A, Homer AK 99603: Ms. Kirsis was the surveyor on this project and made herself 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 Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Frank Raby 1971 Addition Tract M 2024 Replat 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 AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Brantley, Epperheimer, Whitney, Venuti
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**ITEM #4 - PRELIMINARY PLAT  
ILIAMNA MEADOWS 2024 ADDITION**

<b>KPB File No.</b>	2024-087
<b>Plat Committee Meeting:</b>	September 9, 2024
<b>Applicant / Owner:</b>	Jimmie E Book of Soldotna, Alaska
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Bonnard Circle & Katrina Boulevard, Ninilchik
<b>Parent Parcel No.:</b>	157-210-21
<b>Legal Description:</b>	T 1S R 13W SEC 5 Seward Meridian HM 0770046 ILIAMNA MEADOWS SUB LOT 2
<b>Assessing Use:</b>	Residential Dwelling
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*Passed Under Consent Agenda**

**ITEM #5 - PRELIMINARY PLAT  
LIBENTHAL SUBDIVISION 2024 ADDITION**

<b>KPB File No.</b>	2024-086
<b>Plat Committee Meeting:</b>	September 9, 2024
<b>Applicant / Owner:</b>	Rick Needs of Soldotna, Alaska / Gary & Lela Muller of Sterling, AK / Keith Crowder of Soldotna, Alaska
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Caribou Hills
<b>Parent Parcel No.:</b>	185-516-23
<b>Legal Description:</b>	T 2S R 12W SEC 12 SEWARD MERIDIAN HM 2001060 LIEBENTHAL SUB TRACT 2
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite/ Onsite
<b>Exception Request</b>	20.40

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Libenthal Subdivision 2024 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 Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.40 Wastewater Review, citing findings 1 - 4 in support of standards one & two and finding 5 in support of standard three.

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

**EXCEPTION REQUEST MOTION A PASSED BY UNANIMOUS VOTE**

Yes - 4	Brantley, Epperheimer, Whitney, Venuti
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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, Epperheimer, Whitney, Venuti
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**ITEM 6 - PRELIMINARY PLAT  
SLEEP HOLLOW SUBDIVISION 2024 ADDITION**

<b>KPB File No.</b>	2024-085
<b>Plat Committee Meeting:</b>	September 9, 2024
<b>Applicant / Owner:</b>	Alexander E & Annette B Villa of Sterling, Alaska
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Alma Avenue & Van Dyke Street, Sterling
<b>Parent Parcel No.:</b>	063-630-10
<b>Legal Description:</b>	T 5N R 9W SEC 30 Seward Meridian KN 0780079 SLEEPY HOLLOW SUB LOT 4 BLK 3
<b>Assessing Use:</b>	Residential Dwellings 2-4
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*Passed Under Consent Agenda**

**F. ADJOURNMENT**

Commissioner Epperheimer moved to adjourn the meeting 6:50 P.M.

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Ann E. Shirnberg  
Administrative Assistant



# **E. NEW BUSINESS**

- 1. Woodrow Farms No. 2 2024 Replat  
KPB File 2024-091  
Johnson Surveying / Dick, Larson  
Location: Stoney Creek Avenue  
Bear Creek Area**

AGENDA ITEM E. NEW BUSINESS

**ITEM 1 - PRELIMINARY PLAT  
WOODROW FARMS NO. 2 2024 REPLAT**

<b>KPB File No.</b>	2024-091
<b>Plat Committee Meeting:</b>	September 23, 2024
<b>Applicant / Owner:</b>	Louise and Jonna Dick of Seward, AK and Darcie Larson of Seward, AK
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Bear Creek Area

<b>Parent Parcel No.:</b>	125-020-85; 125-020-86
<b>Legal Description:</b>	T 1N R 1W SEC 13 Seward Meridian SW 0950029 WOODROW FARMS SUB NO 2 LOT 9A AND 9B
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	On Site / On Site
<b>Exception Request</b>	None Requested

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**STAFF REPORT**

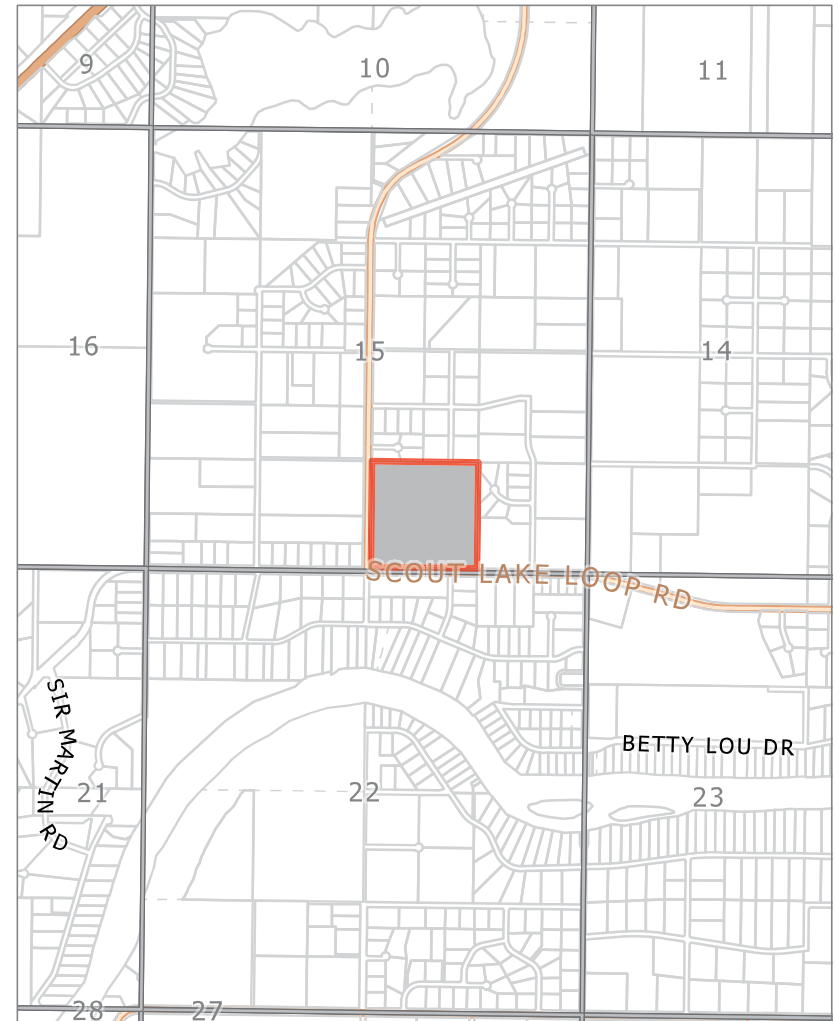
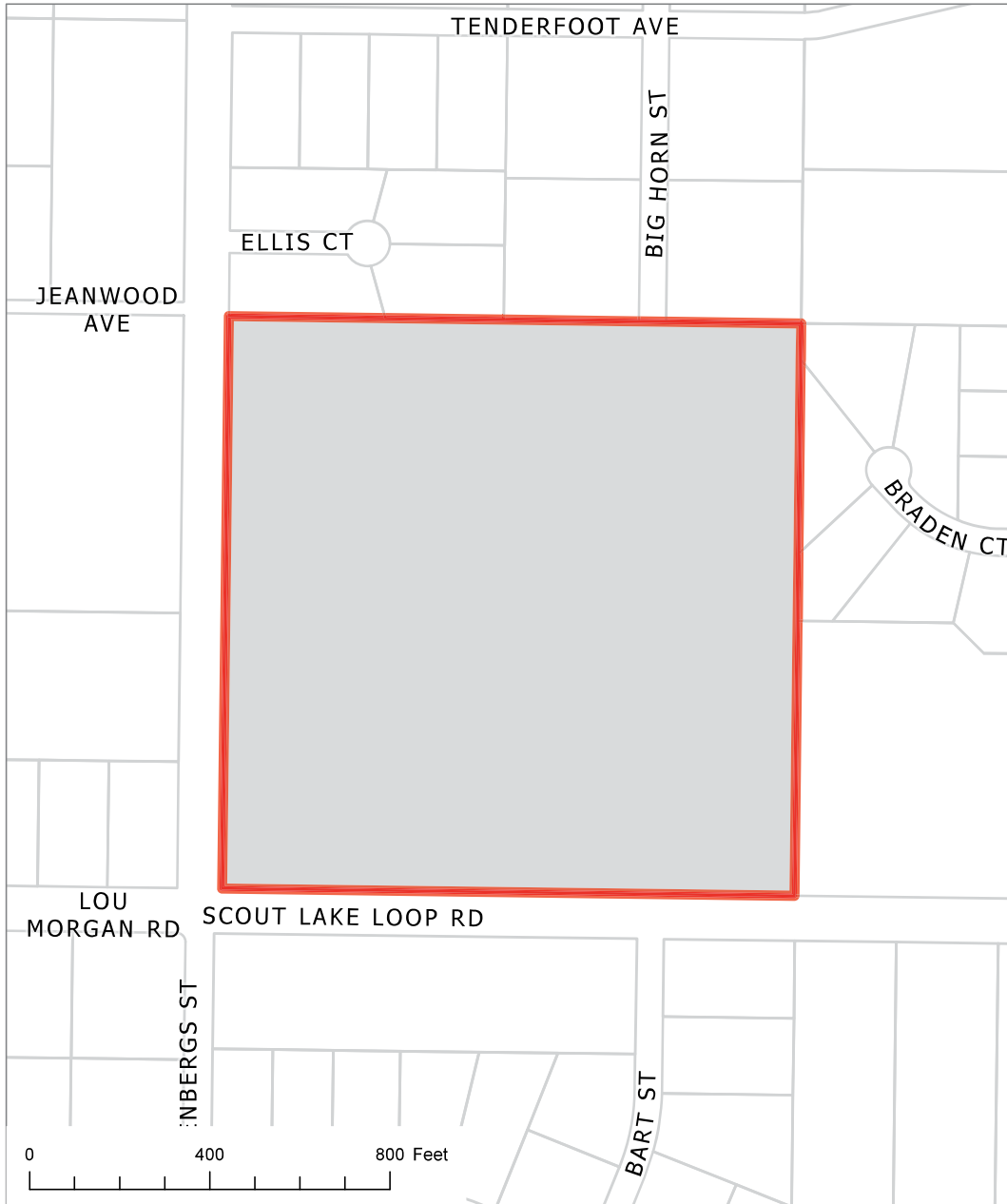
This plat as been pulled from the schedule by the surveyor due substantial revisions to the plat layout and design. Since it was listed for public notice, if there is anyone in attendance wanting to discuss the plat they may do so.

**END OF STAFF REPORT**

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# **E. NEW BUSINESS**

- 2. Adams-Shaw Subdivision; KPB File 2024-096  
Edge Survey & Design / Adams  
Location: Scout Lake Loop Rd. & Big Horn St.  
Sterling Area**



KPB File 2024-096  
T 05N R 09W SEC 15  
Sterling

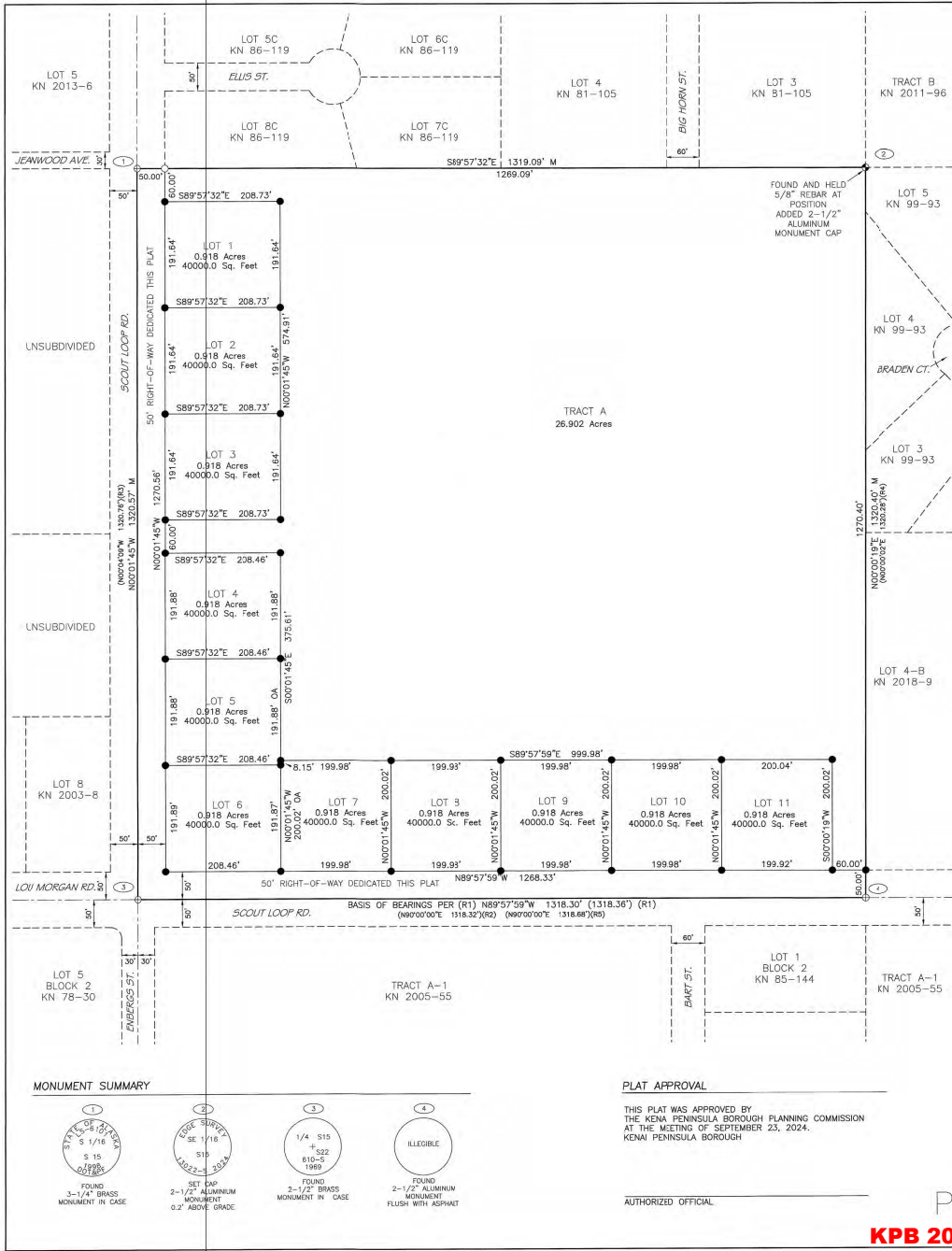
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial 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.



**NOTES**

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - PER THIS PLATING ACTION THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
  - EXCEPTIONS TO KP9 CODE 20.30.030, 20.30.100 AND 20.30.170 WERE GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE SEPTEMBER 23, 2024 MEETING.
  - 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, PLR KPB 1406.
  - WASTEWATER DISPOSAL LOTS 1-11, 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 PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- WASTEWATER DISPOSAL TRACT A IS 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.

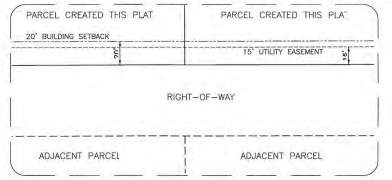
**REFERENCES**

- (R1) BRITTELL SUBDIVISION 2017 ADDITION, PLAT 2018-9, KENAI RECORDING DISTRICT
- (R2) PINE BLUFF SUBDIVISION 2013 ADDITION, PLAT 2013-33, KENAI RECORDING DISTRICT
- (R3) CORYELL SUBDIVISION, PLAT 2003-8, KENAI RECORDING DISTRICT
- (R4) BRITTELL SUBDIVISION 1999 ADDITION, PLAT 99-93, KENAI RECORDING DISTRICT
- (R5) PINE BLUFF SUBDIVISION, PLAT 85-144, KENAI RECORDING DISTRICT

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- SET PROPERTY CORNER
- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2024
- ① MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- M MEASURED AND HELD
- (R#) RECORD DATA, SEE REFERENCE

**UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - SCALE 1"=50'**



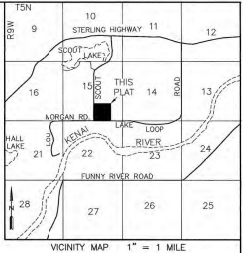
**CERTIFICATE OF SURVEYOR**

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**PRELIMINARY PLAT**

**KPB 2024-096**



**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 MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN

**BENJAMIN ADAMS**  
POB 2882  
SOLDOTNA, ALASKA 99669

**NOTARY ACKNOWLEDGEMENT**

FOR: BENJAMIN ADAMS  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024  
PUBLIC NOTARY SIGNATURE  
MY COMMISSION EXPIRES: \_\_\_\_\_

KPB FILE No. 2024-000

**ADAMS - SHAW SUBDIVISION**

A SUBDIVISION OF  
SW 1/4 SE 1/4  
SECTION 15  
TOWNSHIP 5 NORTH  
RANGE 9 WEST

LOCATED WITHIN:  
SE 1/4 SECTION 15,  
T.5N., R.9W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
**BENJAMIN ADAMS**  
POB 2882  
SOLDOTNA, ALASKA 99669

CONTAINING 39.975 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (207) 344-5930 Fax (907) 344-7794  
AECL# 1392

DRAWN BY: JY	DATE: 08/30/2024	PROJECT: 24-587
CHECKED BY: MA	SCALE: 1" = 100'	SHEET: 1 OF 1

**ITEM 2 - PRELIMINARY PLAT  
ADAMS-SHAW SUBDIVISION**

<b>KPB File No.</b>	2024-096
<b>Plat Committee Meeting:</b>	September 23, 2024
<b>Applicant / Owner:</b>	Benjaman Adams of Soldotna, AK
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Sterling Area

<b>Parent Parcel No.:</b>	063-870-24
<b>Legal Description:</b>	T 5N R 9W SEC 15 Seward Meridian KN SW1/4 SE1/4
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site / On Site
<b>Exception Request</b>	20.30.170; 20.30.030 and 20.30.100

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 39.975-acre acre parcel into twelve parcels. Eleven lots will be 0.918 acres and one tract will be 26.902 acres and there will be a dedication of right-of-way on two side of the plat.

**Location and Legal Access (existing and proposed):**

Legal access is by Scout Lake Loop Road on the south and west and by Big Horn Street at a single point on the north. All proposed lots and Tract A will all have access to Scout Lake Loop Road which is a constructed, 50-foot-wide dedicate road and is state-maintained. Tract A will also have access to Big Horn St. Big Horn Street is a 60-foot-wide, partially constructed and borough-maintained road, connecting to Tenderfoot Avenue to the north, which then connects to Scout Lake Loop Road to the west.

The proposed plat will extend the width of Scout Lake Loop Road with a 50 foot dedication on the west and south, resulting in a 100-foot complete right-of-way. Since Scout Lake Loop Rd is a State maintained road the Certificate of Acceptance needs to be to the State of Alaska. **Staff recommends** a Certificate of Acceptance be added in the name of the State of Alaska for Scout Lake Loop Road 50 foot dedication.

There are no vacations proposed.

According to KPB GIS data Scout Lake Loop Road has a 66-foot section line easement, being 33-feet on either side of the section line. **Staff recommend** the surveyor verify the width of the section line easement and show said easement on the drawing.

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

**PER DOT:** The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: Property access from ROW permitted through AK DOT. No RSA objections.
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SOA DOT comments	The ROW for Scout Loop Road appears to be shown correctly. Requested an acceptance of the dedication to be provided on the plat.
CES	No comments

**Site Investigation:**

According to KPB imagery, the parcel appears to be vacant. No improvements or encroachments exist. The KPB assessing records indicate the property to be vacant also.

The land does not have any steep slopes on it as the terrain slopes at approximately 1 percent from the northwest to the southeast corner of the plat. from the northeast corner to the southwest corner is a relatively flat terrain.

There are no wetlands affecting this plat. The River Center reviewers did not identify this plat to be located in a FEMA identified flood hazard area or habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: Not within flood hazard area  Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

Originally, the land was aliquot part of the southwest one-quarter of the southeast one-quarter (SW 1/4 SE 1/4) of Section 15, Township 5 North, Range 9 West, Seward Meridian, Kenai Recording District, Alaska. The proposed subdivision will subdivide the parcel into twelve parcels and a dedication on the west and south. Eleven Lots will each contain 0.918 acres and one Tract will consist of 26.902 acres.

Looking at the current layout of the plat, the 60' opening on the northwest corner, if this is to be a future road, it is too close to Jeanwood Ave and causing an offset intersection issue. Centerline to centerline distances shall not be less than 150', which this is 30 feet. **Staff recommends** either the surveyor request an exception to KPB 20.30.150 Street -intersection requirements or consider moving Lot 1 up against the north line and putting the 60' opening between Lots 1 & 2. This will create a centerline distance of greater than 150' and compliance with KPB 20.30.150(B).

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

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

**Utility Easements**



The proposed plat grants a 15-foot utility easement adjacent to the rights-of-way and is noted on the plat and shown in the detail. KPB Code 20.30.060(D) only requires a 10' utility easement, it is the surveyor's choice to keep the 15' utility easement or reduce to the 10' utility easement.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. No companies have had any comments to date. **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 or recommendations
ACS	Approved as shown
GCI	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  37090 SCOUT LAKE LOOP RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:  SCOUT LAKE LOOP RD, BIG HORN ST, BART ST, ENBERGS ST, LOU MORGAN RD,  JEANWOOD AVE, ELLIS CT</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:  37090 SCOUT LAKE LOOP RD WILL BE DELETED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Wilcox, Adeena  Comments: Assessing has no comment</p>

**STAFF RECOMMENDATIONS**

CORRECTIONS / EDITS

Update KPB File to 2024-096

*PLAT NOTES TO ADD?*

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Add Certificate of Acceptance in the name of the State of Alaska.
- *place the standard note on the plat for the flag lot(s): No structures are permitted within the panhandle portion of the flag lots/portions of Tract A.*

**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:** *Correct Road name to, “Scout Lake Loop Road.” on both sides  
Verify and Indicate section lines easement on south line*

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:** *Correct Ellis Street to Ellis Court to the north.  
Label Lot 2, KN 99-93, to the east.  
South parcel should be corrected to reflect Tract C1, KN 2013-33.  
West-south parcel plat reference should be KN 2003-50.  
Please remove the hyphen on the south-southeast parcel, “Tract A1.”*

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** *comply with 20.40.*

**KPB 20.60 – Final Plat**

**Staff recommendation:** *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

**EXCEPTIONS REQUESTED:**

**A. KPB 20.30.170 Block – Length Requirements, 20.30.030 Proposed Street Layout and 20.30.100 Cul-de-sacs**

Surveyor's Discussion:

Asking exception to not dedicate ROW along the North and East boundary.

Asking exception to not dedicate Cul-de-sac or other turn-around at South end of Big Horn Street

**Findings:**

1. Plat to North and East have not dedicated ROW along the ¼ lines.
2. Parcels to North and East are small and will not be further subdivided.
3. All parcels to North and East have legal access from existing ROW.
4. Proposed Tract A designed with 60' flag access that can be dedicated to ROW if Tract A further subdivided.
5. Big Horn Street is not constructed or improved for the South 225 feet.
6. Parcels East and West of Big Horn Street have adequate access and existing driveways providing a constructed and improved turn around area.
7. Proposed Tract A can utilize Big Horn Street as an access point if further subdivided.

Staff Discussion:

**20.30.030. - Proposed street layout—Requirements.**

A. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

**20.30.100. - Cul-de-sacs.**

A. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line.

**20.30.170. - Blocks—Length requirements.**

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

**Findings:**

8. To dedicate the right-of-way on the north and east, applicant would need to give the full 60'.
9. Parcel to the East on Scout Lake Loop Road could dedicate right-of-way with a development.
10. Granting of these exceptions will not be detrimental to any adjacent properties or cause hardships to them.
11. With the granting of the exceptions, development of Tract A will be more open to design.
12. Dedication on the north would be not in compliance with KPB 20.30.150.

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 committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1,2, 4, 5, 11 & 12 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 6, 7 & 12 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, 10 & 12 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**

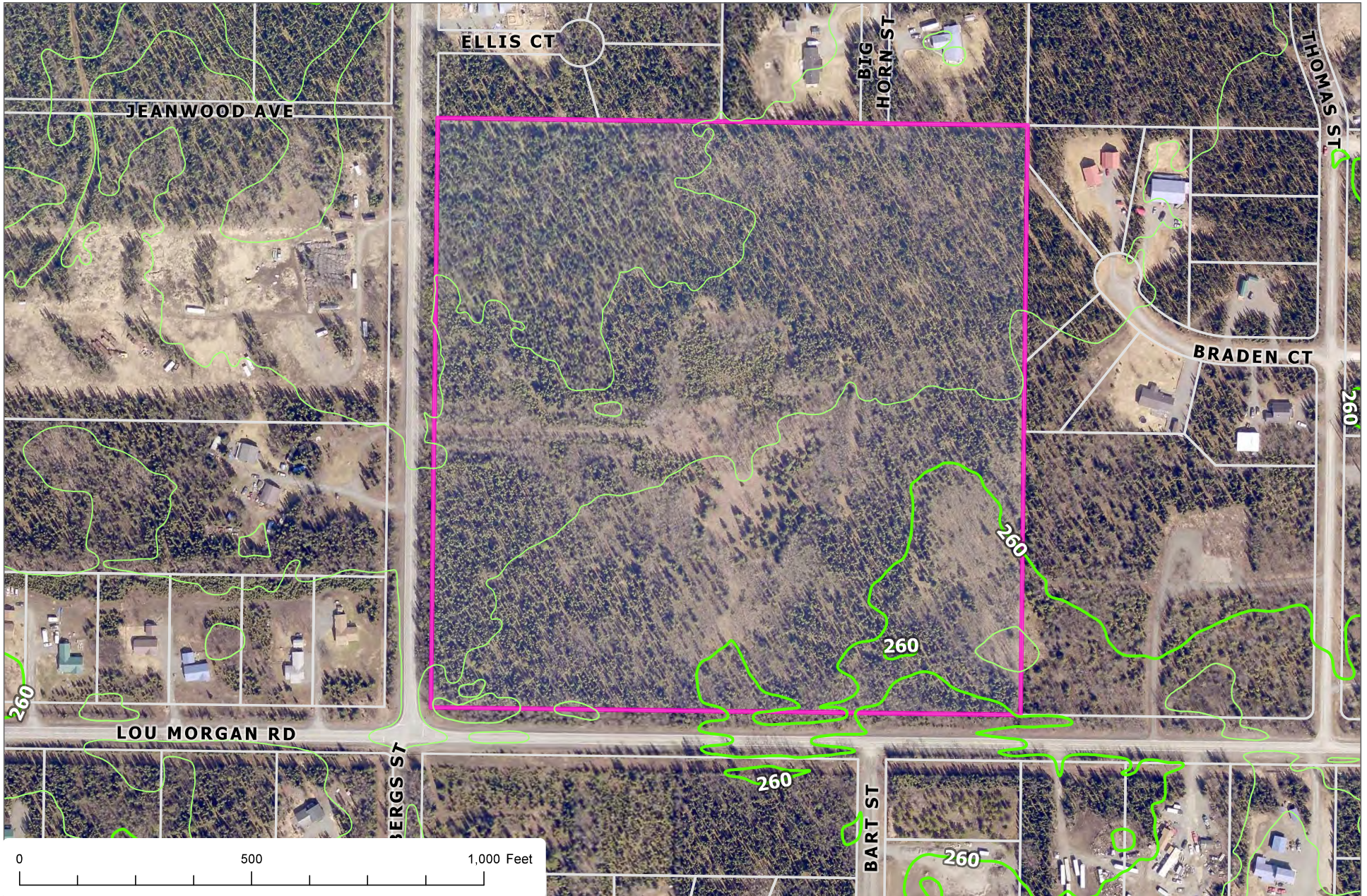
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Aerial Map

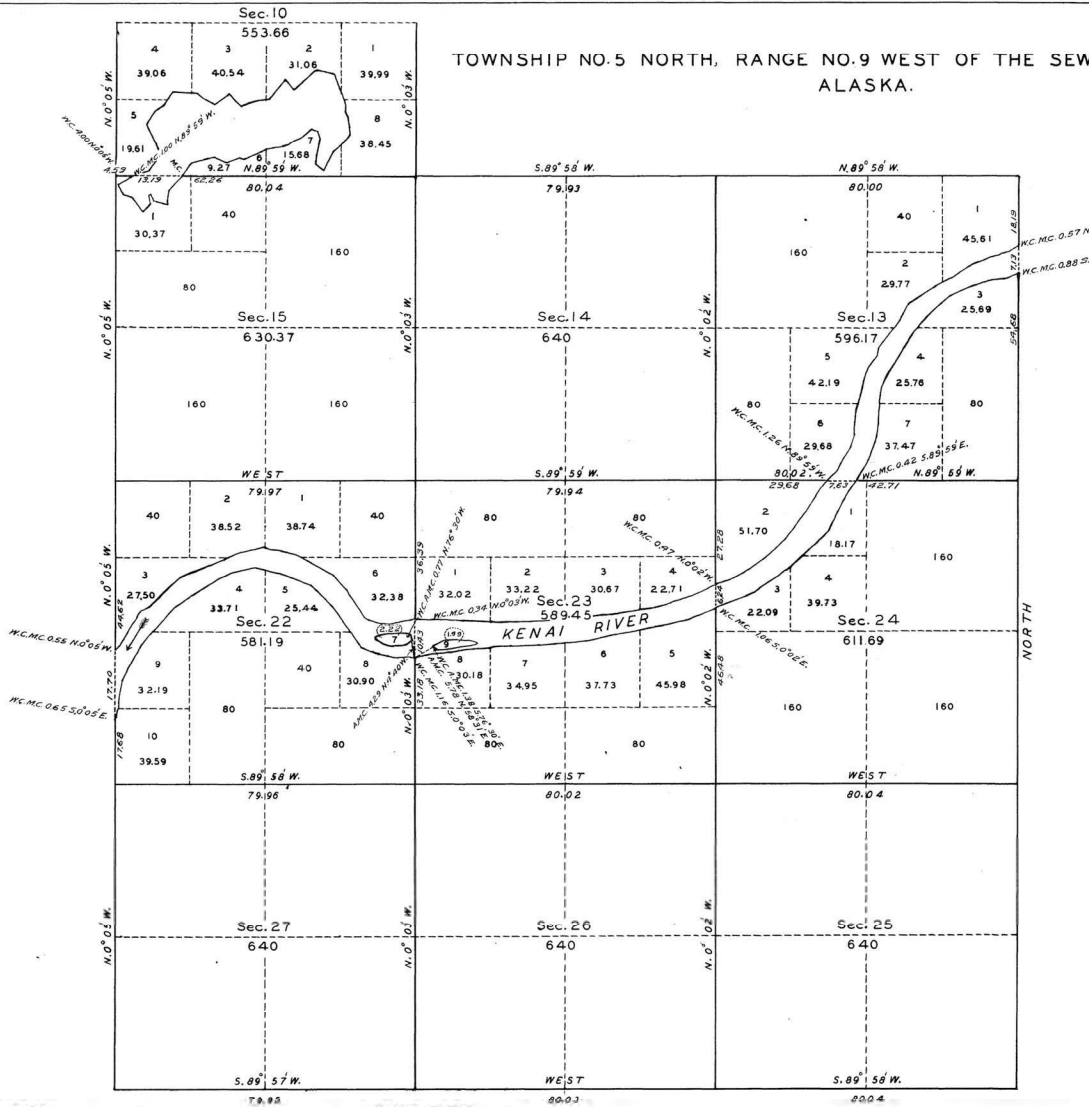


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.

TOWNSHIP NO. 5 NORTH, RANGE NO. 9 WEST OF THE SEWARD MERIDIAN, ALASKA.



OFFICE OF SUPERVISOR OF SURVEYS  
DENVER, COLORADO, OCTOBER 11 1940.

THE ABOVE PLAT OF TOWNSHIP NO. 5 NORTH,  
RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA,  
IS STRICTLY CONFORMABLE TO THE FIELD NOTES OF  
THE SURVEY THEREOF WHICH HAVE BEEN EXAMINED AND  
APPROVED.

*James P. Primmer*  
SUPERVISOR OF SURVEYS.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GENERAL LAND OFFICE  
WASHINGTON, D.C.,  
MAY 5, 1941.

THE SURVEY REPRESENTED BY THIS PLAT HAVING BEEN  
CORRECTLY EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS  
OF LAW AND THE REGULATIONS OF THIS OFFICE, IT IS HEREBY  
ACCEPTED.

*Carl Daniel Wolfson*  
ASSISTANT COMMISSIONER.

Scale: 1 inch = 20 rods.

*Handwritten initials*

# **E. NEW BUSINESS**

## **3. Crooked Creek Ridge 2024 Addition**

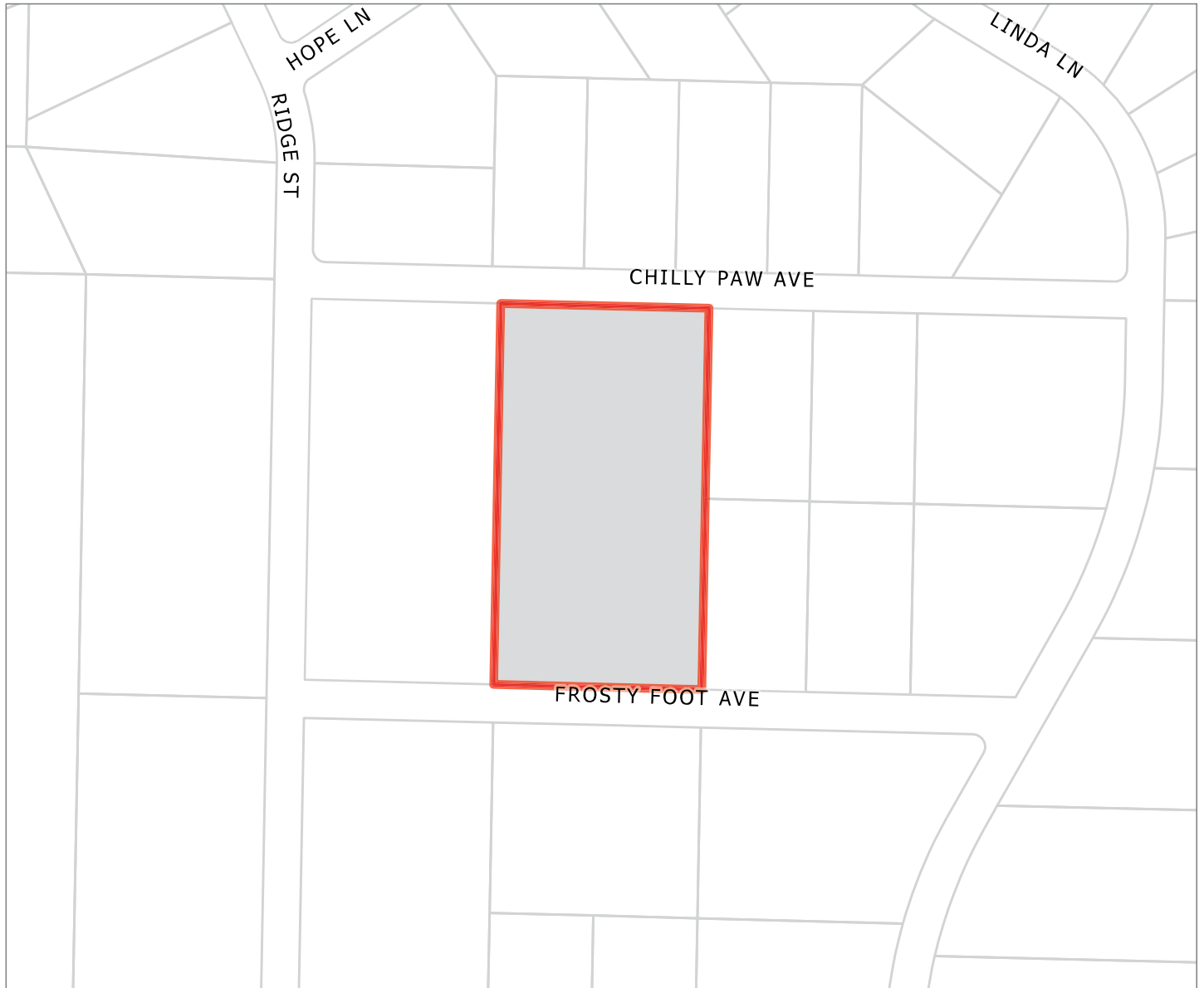
**KPB File 2024-097**

**Edge Survey & Design / Wendt, McElhinney**

**Locations: Frosty Foot Ave. & Chilly Paw Ave.**

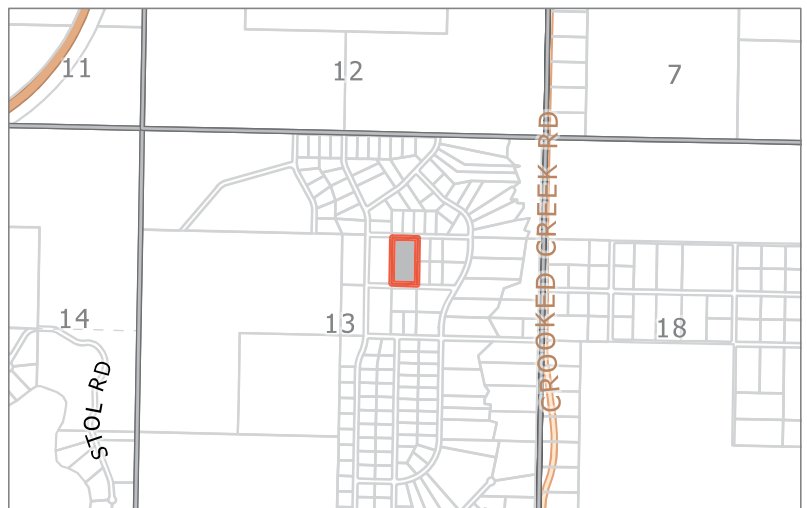
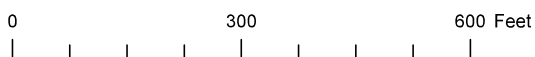
**Cohoe Area**



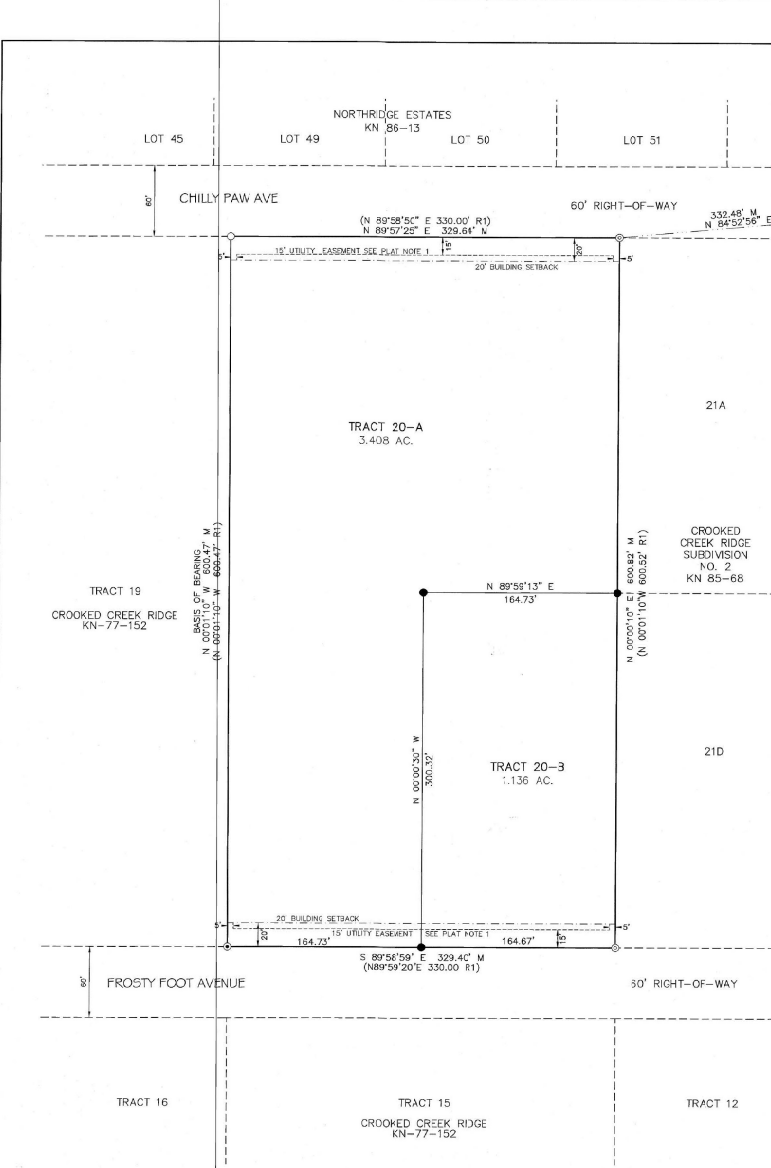


KPB File 2024-097  
T 02N R 12W SEC 13  
Cohoe

9/3/2024







**NOTES**

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- PER (R1) THE FRONT 5 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION FOR UNDERGROUND UTILITY OR OVERHEAD CLEARING. THIS PLATING ACTION WILL GRANT A TOTAL UTILITY EASEMENT WIDTH OF 15 FEET ADJOINING THE RIGHT-OF-WAY AND 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES.
- THIS SUBDIVISION MAY BE AFFECTED BY AN EASEMENT GRANTED TO HOMER ELECTRIC WITH NO DEFINED LOCATION RECORDED IN SEPT. 17, 1965 IN MISC. BK 19 PG 211 KENAI RECORDING DISTRICT.
- EXCEPTION TO KPB CODE 20.40.040, SOILS ANALYSIS REPORT, WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF SEPTEMBER 23, 2024.
- WASTEWATER DISPOSAL: TRACTS 20-A AND 20-E HAVE BEEN GRANTED EXCEPTION TO KPB CODE 20.40.040. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND PROPERTY CORNER IRON PIPE
- FOUND PROPERTY CORNER 1/2" REBAR
- ⊙ FOUND PROPERTY CORNER 5/8" REBAR
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY S-13022 2024
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- M MEASURED AND HELD.



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 23, 2024.

\_\_\_\_\_  
AUTHORIZED OFFICIAL

**CERTIFICATE OF SURVEYOR**

I, MARK AIMO NETI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**NOTARY ACKNOWLEDGEMENT**

FOR: BRETT WENDT  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

\_\_\_\_\_  
PUBLIC NOTARY SIGNATURE

\_\_\_\_\_  
MY COMMISSION EXPIRES:



**NOTARY ACKNOWLEDGEMENT**

FOR: NANCY WENDT  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

\_\_\_\_\_  
PUBLIC NOTARY SIGNATURE

\_\_\_\_\_  
MY COMMISSION EXPIRES:



**NOTARY ACKNOWLEDGEMENT**

FOR: STUART McELHINNEY  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

\_\_\_\_\_  
PUBLIC NOTARY SIGNATURE

\_\_\_\_\_  
MY COMMISSION EXPIRES:

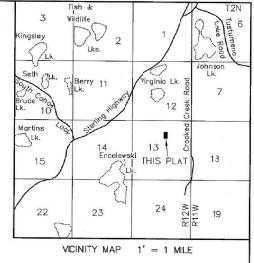


**NOTARY ACKNOWLEDGEMENT**

FOR: DIANA McELHINNEY  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

\_\_\_\_\_  
PUBLIC NOTARY SIGNATURE

\_\_\_\_\_  
MY COMMISSION EXPIRES:



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNER 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-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BRETT WENDT      NANCY WENDT  
13090 POTTER HIGHLANDS DR.  
ANCHORAGE, AK 99516

STUART McELHINNEY    DIANA McELHINNEY  
13021 SUMMER CIR.  
ANCHORAGE, AK 99506

KPB FILE No. 2024-???

**CROOKED CREEK RIDGE 2024 ADDITION**

A REPLAY OF  
TRACT 20 CROOKED CREEK RIDGE  
PLAT 77-152 KENAI RECORDING DISTRICT

LOCATED WITHIN NE 1/4 SECTION 13,  
T.22N., R.12W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
BRETT AND NANCY WENDT  
19090 POTTER HIGHLANDS DR.  
ANCHORAGE, AK 99516  
STUART AND DIANA McELHINNEY  
13021 SUMMER CIR.  
ANCHORAGE, AK 99506

CONTAINING 4.544 ACRES

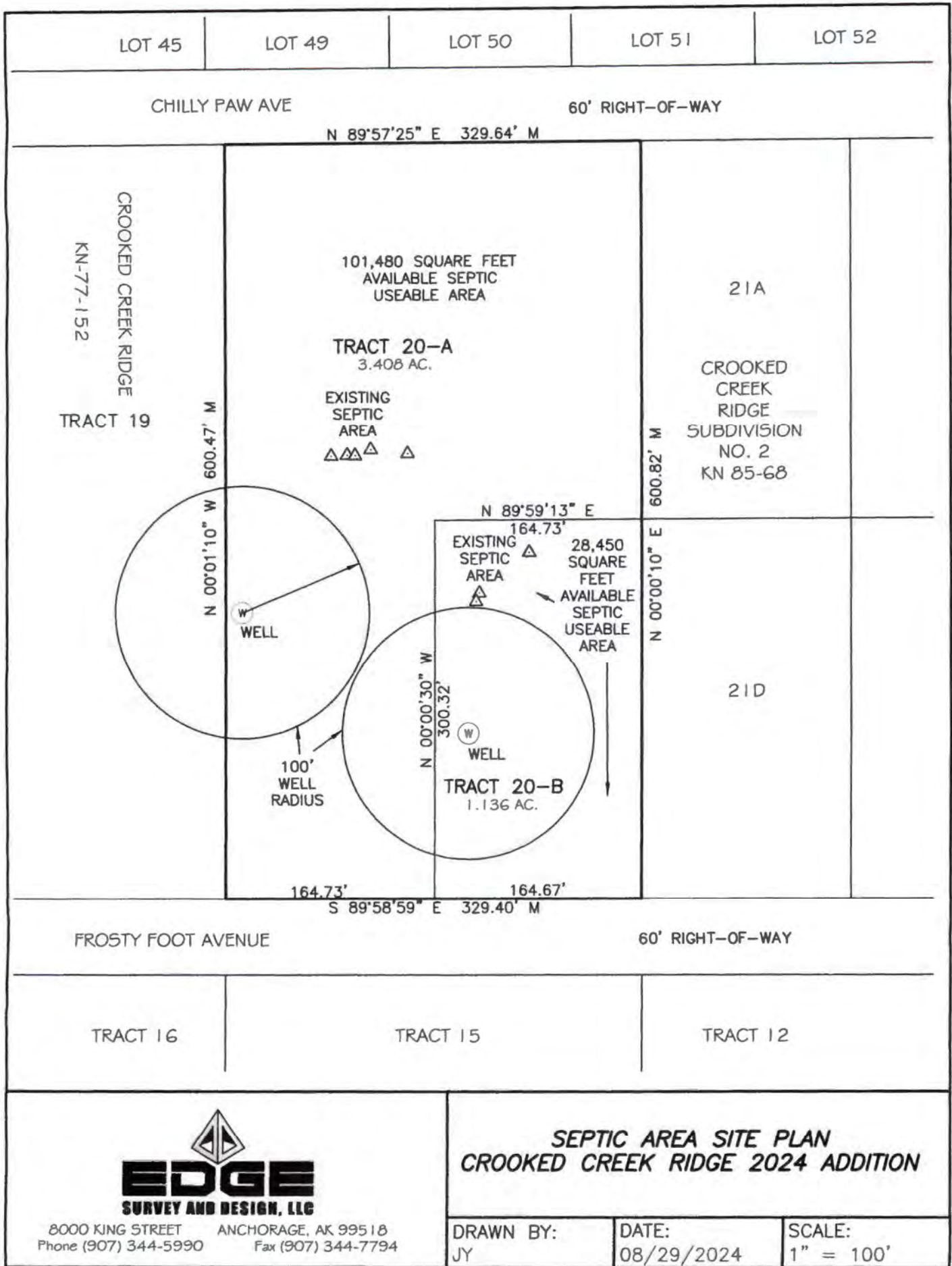


8000 KING STREET      ANCHORAGE, AK 99518  
Phone: (907) 344-0393      Fax: (907) 344-7794  
AEC# 1392

DRAWN BY: LY	DATE: 10/30/2024	PROJECT: 24-097
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1

**KPB 2024-097**

PRELIMINARY PLAT



AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
CROOKED CREEK RIDGE 2024 ADDITION**

<b>KPB File No.</b>	2024-097
<b>Plat Committee Meeting:</b>	September 23, 2024
<b>Applicant / Owner:</b>	Brett & Nancy Wendt And Stuart & Diane McElhinney all of Anchorage
<b>Surveyor:</b>	Mark Aimonetti
<b>General Location:</b>	Frosty Foot Ave in the Cohoe area

<b>Parent Parcel No.:</b>	137-270-13
<b>Legal Description:</b>	T 2N R 12W SEC 13 SEWARD MERIDIAN KN 0770152 CROOKED CREEK RIDGE SUB TRACT 20
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.40.040

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 4.544 acre parcel into two tracts having sizes of 1.136 acres and 3.408 acres.

**Location and Legal Access (existing and proposed):**

Access to the plat is from the Sterling Highway to Abram Ave to Johnson Lake Rd to Crook Creek Rd to Running Water Ave to Linda Ln. Linda Ln brings you to both Frost Foot Ave on the south of the plat and Chilly Paw Ave on the north of the plat. Tract 20-A and 20-B both have access to Frosty Foot Ave and Tract 20-A will have access to Chilly Paw Ave.

The plat will not be dedicating any right-of-way nor will it be finalizing a vacation of right-of-way. The plat is not affected by a section line easement either.

Block length is compliant, being completed by Chilly Paw Ave, Linda Ln, Frosty Foot Ave, and Ridge St.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	No comment
Central Emergency Services	No substantive comments

**Site Investigation:**

Borough GIS data shows structures on proposed Tract 20-B. With an exception request for KPB 20.10.040 Soil Analysis Report was submitted location drawing of two existing septic fields on the plat being split between the tracts. The drawing did not show structures, but it can be assumed that there are structures to go with both septic systems on the separate lots. A request for locations of structures was sent to the surveyor and if supplied will be added to the desk packet.

The terrain of the plat is flat with the southeast corner and the east line being on the high side and the northwest

corner being the low area of the property. The difference from the southeast corner to the northwest corner is roughly 10 feet at a 1.5 percent slope across the lot.

There are no wetlands located on the plat and the River Center review did not identify the plat to be in a FEMA designated flood hazard area or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: Not within flood hazard area  Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

The plat was originally designated a part of the S1/2 NE1/4 of Section 13, Township 2 North, Range 12 West, SM Alaska. Crooked Creek Ridge KN 77-152 is the first division of said S1/2 NE1/4 and created 21 tracts. This platting action is subdividing tract 20 of KN 77-152.

An exception to KPB 20.40.040 Soils Analysis Report has been requested, and will be addressed below.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

**Utility Easements**

The certificate to plat notes a right-of-way easement to Homer Electric Association, Inc. in it that is labeled on the plat at note #3. The plat note needs corrected as there is two words ‘recorded’ in the note and ‘Homer Electric Association, Inc’ needs completely spelled out. **Staff recommends** plat note #3 be corrected as noted.

The plat drawing shows a 15’ utility easement on the drawing and identified at plat note #2, KPB 20.30.060(D) only requires the front 10’ adjoining rights-of-way to be designated as a utility easement. It is the surveyor’s decision to maintain the 15’ utility easement or reduce to a 10’ utility easement. **Staff recommends** the easement label on the drawing be changed from 15’ Utility Easement see plat note 1 to “see plat note 2”.

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 comment or recommendation

ACS	
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  52350 FROSTY FOOT AVE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:  FROSTY FOOT AVE, CHILLY PAW AVE</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:  52350 FROSTY FOOT AVE WILL REMAIN WITH LOT 20-B</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Modify the KPB File to 2024-097 in the title block
- Plat note #3 needs corrected
- 15' Utility Easement note on drawing needs corrected

**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:**  
Add some access roads to the plat to vicinity map
- 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:**

North Ridge Estates to the north of plat is three words.  
The plat label to the north need changed to KN 86-133

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**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

---

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

---

**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

**EXCEPTIONS REQUESTED:**

**A. KPB 20.40.040 Soils Analysis Report for proposed Tracts 20-A and 20-B**

Surveyor's Discussion:

Asking to not provide a soils analysis report and engineer signature on final plat.

**Findings:**

1. Proposed lots have existing functioning septic systems installed by certified installer.
2. Documentation of existing septic systems on file with Alaska DEC. File provided.
3. Septic documentation diagrams depict well-draining soils and deep ground water.
4. Proposed Lots have adequate square feet available for replacement septic system. Exhibit provided.
5. No neighboring wells within 100 feet of proposed lots or other limiting factors to available useable area for replacement septic system.

Staff Discussion:

**20.40.040. - Conventional onsite soil absorption systems.**

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

**Findings:**

6. Neighboring lots will not be affected if this exception is granted.
7. Copies of ADEC files not supplied with application.

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 committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1-5 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 1-5 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 5 & 6 appear to support this standard.**

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

---

**RECOMMENDATION:**

**SUBJECT TO THE EXCEPTION 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.**

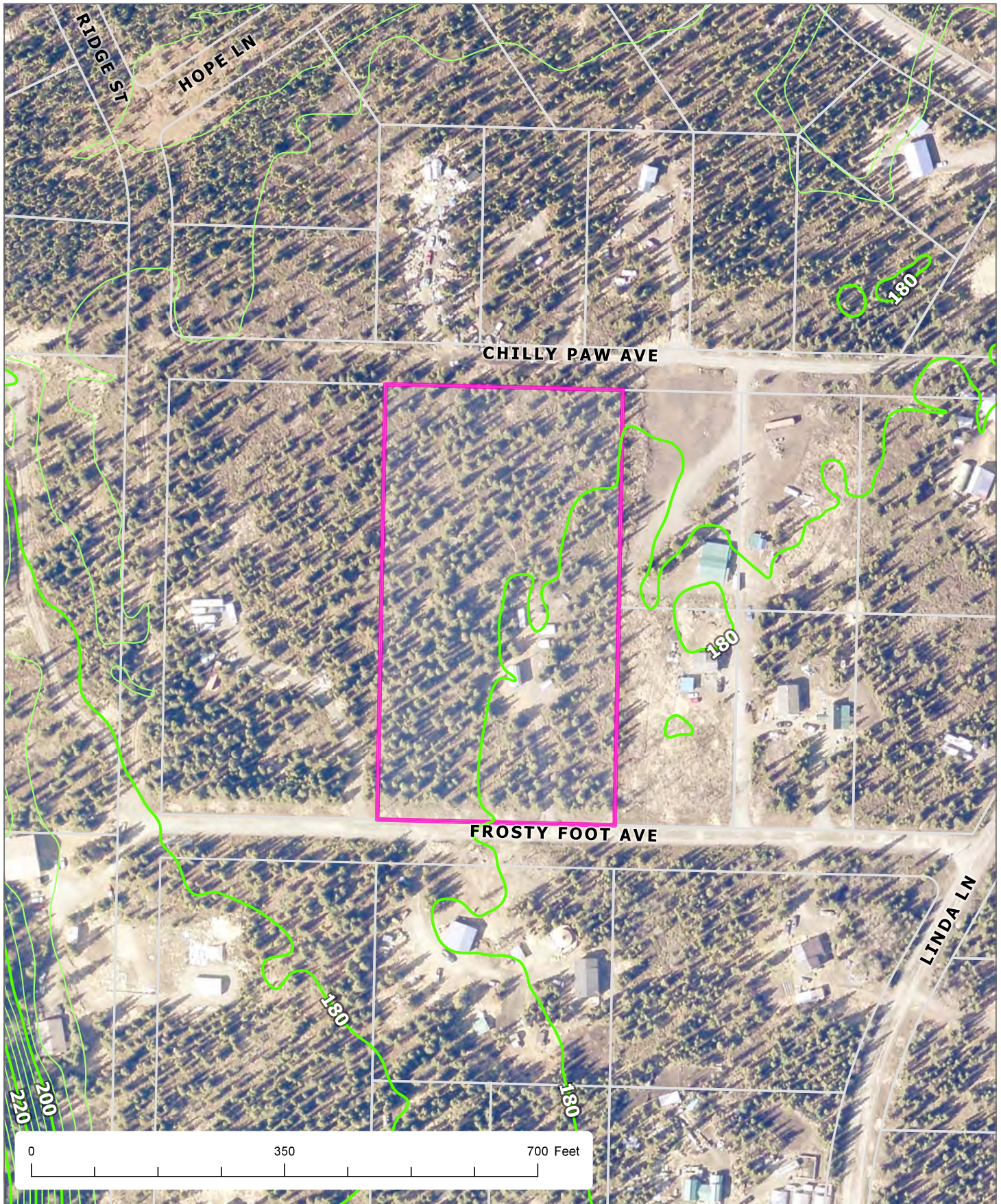
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

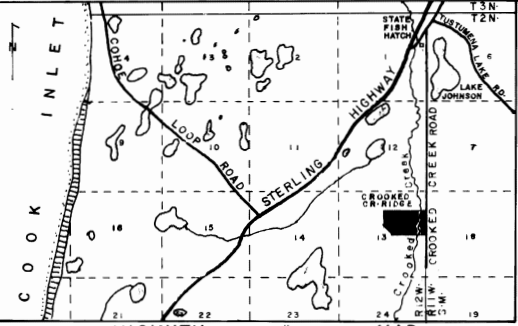
**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

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# Crooked

LOCATED IN S1/2 NE1/4  
SCALE = 1" = 200'

BY: GEORGE JACKINSKY  
BOX 2 KASILOF, ALASKA 99610

# Creek

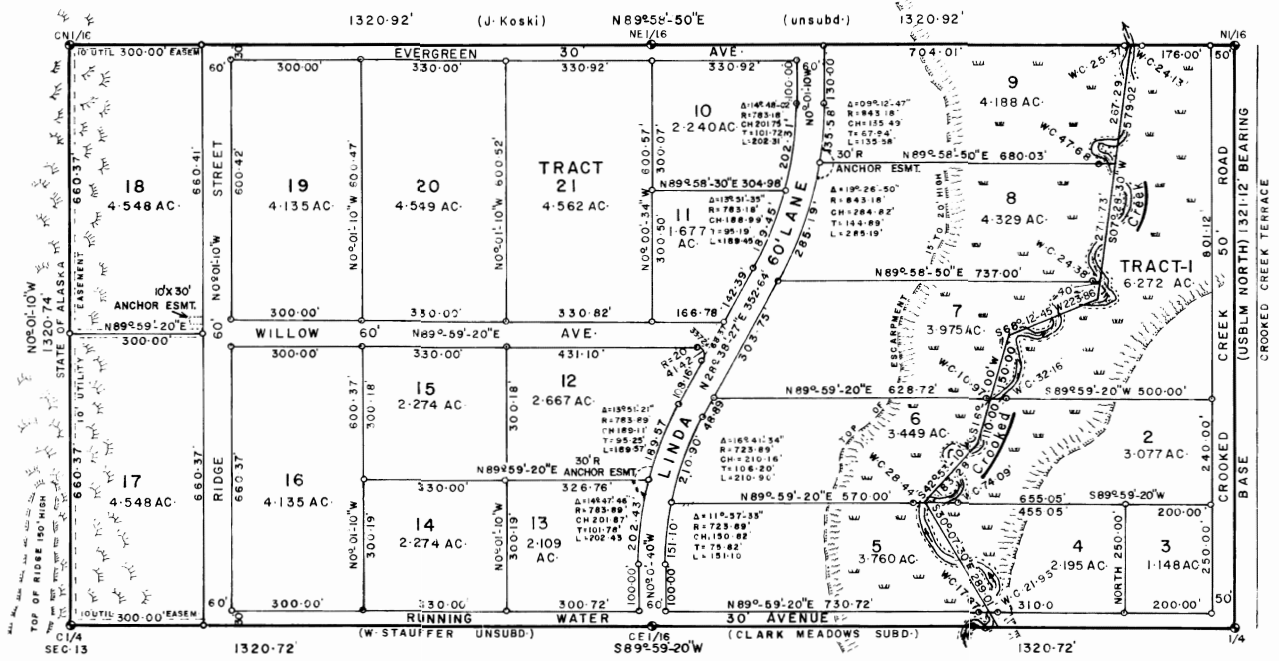
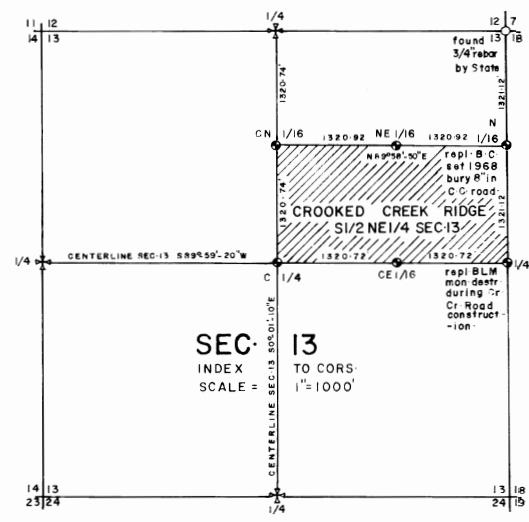
SEC. 13, T2N-R12W-S-M  
AREA = 80-106 ACRES

DAVID VINCENT  
BOX 65 KASILOF, ALASKA 99610

# Ridge

KASILOF, ALASKA  
JULY 14, 1977

HAROLD MORTON JR. 99610  
STAR ROUTE, KASILOF, ALASKA



**LEGEND**

- Indicates U.S. B.L.M. 1954 monument found as described in rec.
- ⊙--Ind. Standard K.P.B. 3/4" X 3/16" g.i.p. W/brass cap set, 268-3, 1977
- Ind. 1/2" X 24" rebar set.
- Ind. wet ground, subject to flooding.

**NOTE:** A 20' bldg. set-back line, and 5' under ground utility, or overhead clearing easement for Homer Electric Association. A 5' pedestrian easement along right and left bank of Crooked Creek. Natural line of mean high water of Crooked Creek is legal boundary of riparian tracts. All waste water disposal systems shall comply with existing laws at time of construction.

**PLAT APPROVAL**

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in official minutes of the meeting of August 8, 1977 is hereby acknowledged and accepted as the official plat subject to all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

BY: Donald J. Salas

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all streets to public use, and to the use of public utilities.

- George Jackinsky  
GEORGE JACKINSKY, BOX 2 KASILOF, ALASKA 99610
- David Vincent  
DAVID VINCENT, BOX 65 KASILOF, ALASKA 99610
- Harold Morton Jr.  
HAROLD MORTON JR., STAR ROUTE, KASILOF, ALASKA 99610
- Craig A. Jackinsky  
CRAIG A. JACKINSKY, BOX 2 KASILOF, ALASKA 99610
- Royce E. Morton  
ROYCE E. MORTON, STAR ROUTE, KASILOF, ALASKA 99610
- Frederick J. Galloway  
FREDERICK J. GALLOWAY, BOX 151 KASILOF, ALASKA 99610
- Ruth V. Galloway  
RUTH V. GALLOWAY, BOX 151 KASILOF, ALASKA 99610

**STATE OF ALASKA, THIRD JUDICIAL DISTRICT:**

Subscribed and sworn to before me this 14 day of JULY, 1977

Notary Public  
NOTARY PUBLIC FOR ALASKA My commission expires

