



**Meeting Agenda
Plat Committee**

Monday, September 12, 2022

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-4573](#) August 22, 2022 Plat Committee Meeting Minutes

Attachments: [C. 8-22-22 Plat Committee Minutes](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-4574](#) Hamm Subdivision; KPB File 2022-120
Attachments: [E1. Hamm Subdivision Packet](#)
2. [KPB-4575](#) Kasilof Alaska Subdivision 2022 Replat; KPB File 2022-119
Attachments: [E2. Kasilof AK Sub 2022 Replat Packet](#)
3. [KPB-4576](#) Levan-Sterling Subdivision; KPB File 2022-125
Attachments: [E3. Levan-Sterling Sub Packet](#)
4. [KPB-4577](#) O'Rourke Subdivision Matranga Addition; KPB File 2022-124
Attachments: [E4. O'Rourke Sub Matranga Addn. Packet](#)
5. [KPB-4578](#) The Lady L Ranch; KPB File 2022-123
Attachments: [E5. The Lady L Ranch 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, September 26, 2022, 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.8-22-22 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

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

August 22, 2022
5:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Chair Gillham called the meeting to order at 6:00 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, District 1 – Kalifornsky
Michael Horton, District 4 - Soldotna
Dawson Slaughter, District 9 – South Peninsula
Troy Staggs, City of Seward
Franco Venuti, City of Homer

Staff Present

Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Walker Steinhage, Deputy Borough Attorney
Ann Shirnberg, Planning Administrative Assistant
Rhonda Foster-Deskins, LMD Administrative Assistant

Election of Officers

Commissioner Venuti nominated, seconded by Commissioner Slaughter, Commissioner Gillham for the position of Chairman. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chairman.

Commissioner Slaughter nominated, seconded by Commissioner Staggs, Commissioner Venuti for the position of Vice Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Venuti was appointed Vice-Chairman.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3 Minutes

a. August 8, 2022 Plat Committee Meeting Minutes

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 he then asked Mr. Piagentini to give the staff report for the grouped plats.

Platting Specialist Julie Hindman gave the staff report for the grouped plated and noted the following plats were containing in the report.

4. Kirkland Subdivision; KPB File 2022-115
Geovera, LLC / Kirkland
Location: Sterling Highway
Happy Valley Area

5. Echo Lake Hills Subdivision Endries Addition; KPB File 2022-116
Segesser Surveys / Endries
Location: Independence Avenue & Echo Lake Road
Kalifornsky Area / Kalifornsky APC
7. Salamatof Air Park Alcan 2022 Replat; KPB File 2022-117
Segesser Surveys / Alcan Ventures Limited
Location: Joe Luy Court, Bismark Court, Citabria St. & Lower Salamatof Ave.
Salamatof Area

Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to approve the agenda, the August 8, 2022 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	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

E. NEW BUSINESS

Chair Gillham asked Ms. Shirnberg to read into the record the public hearing procedures.

ITEM E1 - BROWN'S ACRE ESTATES

KPB File No.	2022-088R1
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Anchorage Development and Construction LLC of Anchorage, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Lopez Avenue, Foster Avenue, Sterling

Parent Parcel No.:	058-350-22
Legal Description:	Tract A, Brown's Acres Subdivision 2021 KN 2021-76
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham 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.

MOTION: Commissioner Venuti moved, seconded by Commissioner Horton, to grant preliminary approval to Brown's Acre Estates, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Venuti moved, seconded by Commissioner Horton, to grant exception request to KPB 20.30.030(A) – Proposed street layout requirements & KPB 20.30.170 – Block Length, extension of Foster Ave., Lopez Ave., & the dedication of the west section line easement, citing findings 7-12 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 MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E2 - HOPE LAKE SUBDIVISION 2022 REPLAT

KPB File No.	2022-112
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	James & Jannette Kimes of Seward, AK Alexander Hillman & Dominique Kruth of Anchorage, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Gruber Road, Hopeful Circle, Kalifornsky

Parent Parcel No.:	131-330-41 and 131-461-13
Legal Description:	Lot 4A-1 Hope Lake Subdivision 2017 Addition KN 2018-33 and Tract 4A Gruber Subdivision Kimes Replat KN 2006-49
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

Chair Gillham opened the item for public comment.

Jerry Johnson, Surveyor; P.O. Box 27, Anchor Point, AK 99556: Mr. Johnson requested that the turnaround on J&J Street be moved due to terrain issues. He would like the turnaround moved to the bottom of the hill. He also requested that no turnaround be required on Binger Road due to the location of some structures. He felt it would be difficult to take a cul-de-sac bulb on Binger Road out of the Kimes property. He noted that there is another plat in the works that involves a lot along Binger Road and the Kimes lot, it would make more sense to get a cul-de-sac dedication from that plat.

Jeanette Kimes, Petitioner; P.O. Box 981, Soldotna, AK 99669: Ms. Kimes noted that where staff was recommending a turnaround made little sense as the terrain is very steep. She then made herself available for any questions.

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

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter, to grant preliminary approval to Hope Lake Subdivision 2022 Replat, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST A MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs, to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio for proposed Tract 4A-1, citing findings 4-9 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 A MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST B MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs, to grant exception request to KPB 20.30.120 – Street Width Requirements for Swanson Drive, citing findings 2-8 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 B MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Commissioner Horton asked staff if an exception request would be needed to move the location of the turnaround on J&J Street. Ms. Hindman replied that it would not require an exception request, the committee could amend staff's recommendation and approve the surveyor's recommendation to move the turnaround area on J&J Street, based on terrain issues.

AMENDMENT MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to amend staff's recommendation to move the location of the turnaround on J&J Street based on the field survey.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MAIN MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Ms. Hindman brought to the attention of the committee that Mr. Johnson had also requested an exception request to remove the requirement of a turnaround on Binger Road.

Chair Gilman asked for a motion for reconsideration to include the new exception request.

MOTION TO RECONSIDER: Commissioner Horton moved, seconded by Commissioner Venuti to reconsider the preliminary approval for Hope Lake Subdivision 2022 Replat.

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

MOTION TO RECONSIDER PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST C MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.100 – Cul-de-sacs, for the removal of a turnaround area at end of Binger road.

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

EXCEPTION REQUEST C MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Ms. Hindman informed the commission that she had developed findings in support of this exception request. Chair Gillham asked her to read them into the record. Ms. Hindman read into the record the following findings:

1. Binger Road is not currently constructed within the dedication.
2. Binger Road is not currently used for access to the subdivision.
3. The road was previously vacated with no request for a turnaround area.
4. Roads Department and CES received copies and did not make a request.
5. Binger Road is dedicated at 60 feet wide and can be used for turnarounds.
6. Surveyor noted that the owners do wish to further subdivide and dedications can be required that meet the needs of the new lots at that time.

Chair Gillham asked if there any discussion regarding the finding. She then asked if motion makers and the committee agreed to attaching these findings.

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

MOTION TO ATTACH THE SIX FINDINGS PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E3 - KINGS COVE

KPB File No.	2022-105
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Caryn Lee Giliam of Anchorage, AK
Surveyor:	James Hall / McLane Consulting
General Location:	Highbush Lane, City of Kenai

Parent Parcel No.:	045-160-19
Legal Description:	Government Lots 4 & 5 and the NE1/4 NW1/4 NE1/4 of S 34 T 6N R11W
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham opened the item for public comment.

Caryn Giliam, Petitioner; 5014 E. 145th Avenue, Anchorage, AK 99516: Ms. Giliam made herself available for any questions.

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

MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant preliminary approval to Kings Cove, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter, to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 4-12 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 MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E4 - KIRKLAND SUBDIVISION

KPB File No.	2022-115
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Kevin Kirkland of Saint George, UT
Surveyor:	Steve Smith / Geovera LLC
General Location:	Happy Valley

Parent Parcel No.:	159-080-19
Legal Description:	Portion of Government Lot 3 lying west of the Sterling Highway
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Consent Agenda*

ITEM E5 - ECHO LAKE HILLS SUBDIVISION ENDRIES ADDITION

KPB File No.	2022-116
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Aron Endries of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Echo Lake Road and Independence Avenue, Kalifornsky

Parent Parcel No.:	131-670-49
Legal Description:	Lot 3-B2 Echo Hills Subdivision No. 9, Plat KN 91-54
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Consent Agenda*

ITEM E6 – QUARTZ CREEK SUBDIVISION OUTFITTER WAY REPLAT

KPB File No.	2022-060R1
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Kenai Peninsula Borough and Three Bears Alaska, Inc.
Surveyor:	John Segesser / Segesser Surveys
General Location:	Cooper Landing / Cooper Landing APC

Parent Parcel No.:	119-124-17, 119-124-18, and 119-124-19
Legal Description:	Tracts A, B, and C of Quartz Creek Subdivision Plat No SW 94-11
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham opened the item for public comment.

Marcus Mueller, KPB Land Management Officer: Mr. Mueller gave a brief history behind 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 Horton moved, seconded by Commissioner Slaughter, to grant preliminary approval to Quartz Creek Subdivision Outfitters Way Replat, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST A MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to *KPB 20.60.060 – Easement Requirements*, granting of 10 feet along dedicated rights-of-way, *KPB 20.30.190 – Lot Dimension*, minimum depth is less than 100 feet, and *KPB 20.30.200 – Lots Minimum Size*, for Tracts A2, B2, and C2, citing findings 5, 7-12 & 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 A MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST B MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.60.050 – Dedication and construction of anadromous waterbody crossings, citing findings 6-18 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 B MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E7 - SALAMATOF AIR PARK ALCAN 2022 REPLAT

KPB File No.	2022-117
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Alcan Ventures Limited of Vernon, BC
Surveyor:	John Segesser / Segesser Surveys
General Location:	Citabria Street, Lower Salamatof Avenue, Salamatof
Parent Parcel No.:	017-254-34, 017-254-35, 017-254-36, 017-254-37, 017-254-38, 017-254-39, 017-254-40, 017-254-41, 017-254-42, 017-254-43, 017-254-44, and 017-254-45
Legal Description:	Lots C1 through C12 Salamatof Air Park Alcan Addition No 2, KN 2009-14
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

***Passed Under Consent Agenda**

ITEM E8 - YODER SUBDIVISION

KPB File No.	2022-113
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Calvin and Judith A. Yoder of Sterling, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Scout Lake Loop Road, Sterling

Parent Parcel No.:	063-141-46
Legal Description:	N1/2 SE1/4 SE1/4 Section 14 Township 5 North Range 9 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham 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.

MOTION: Commissioner Staggs move, seconded by Commissioner Slaughter, to grant preliminary approval to Yoder Subdivision, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter, to grant exception request to *KPB 20.30.030 – Proposed Street Layout Requirements* for the continuation of D Bear Drive and *KPB 20.30.170 – Block Length Requirements*, citing findings 4-10 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 MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

F. PUBLIC COMMENT - None**G. ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting 7:17 P.M.

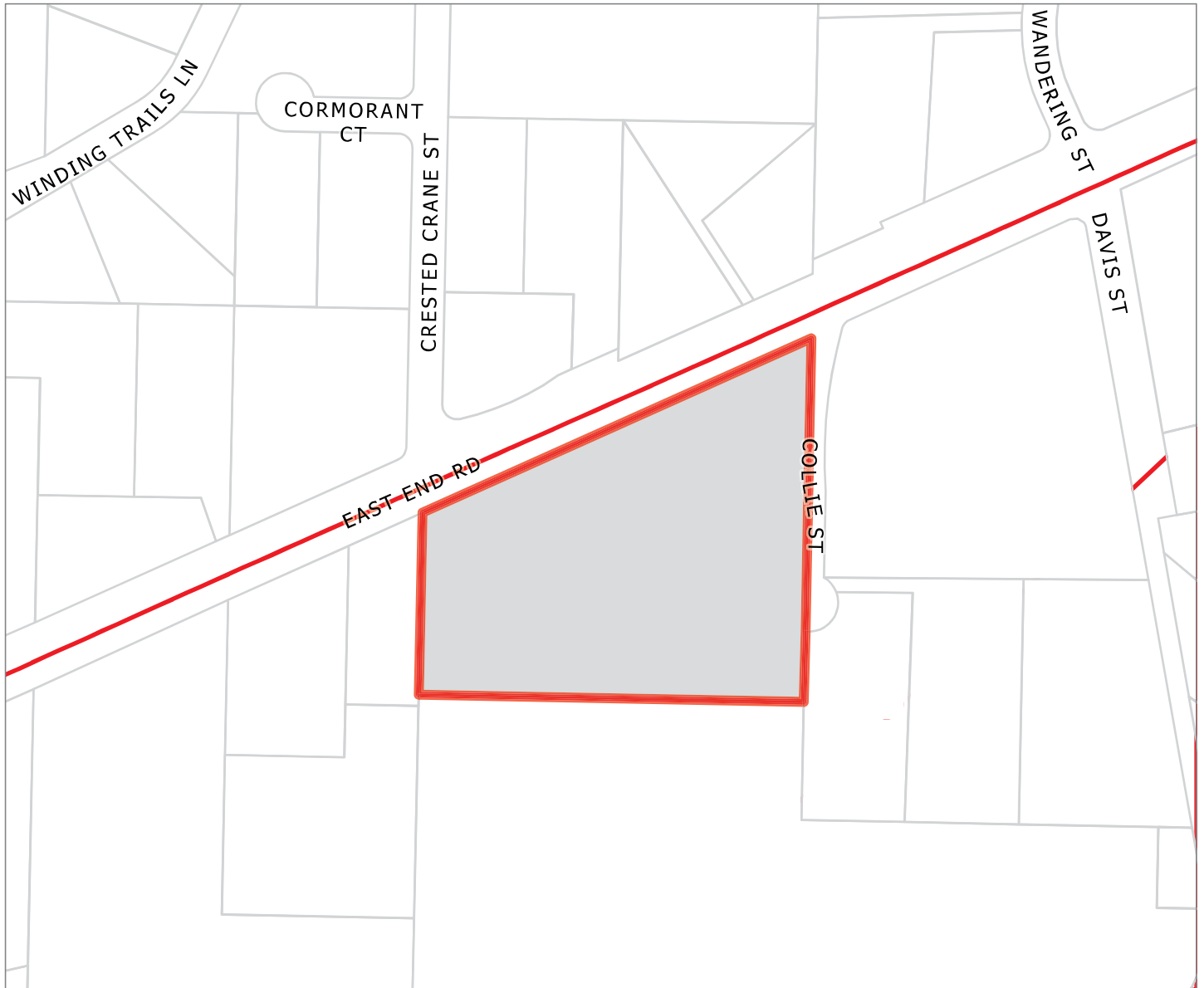
Ann E. Shirnberg
Administrative Assistant

E. NEW BUSINESS

- 1. Hamm Subdivision; KPB File 2022-120**
Geovera, LLC / Hamm
Location: Collie Street & East End Road
City of Homer

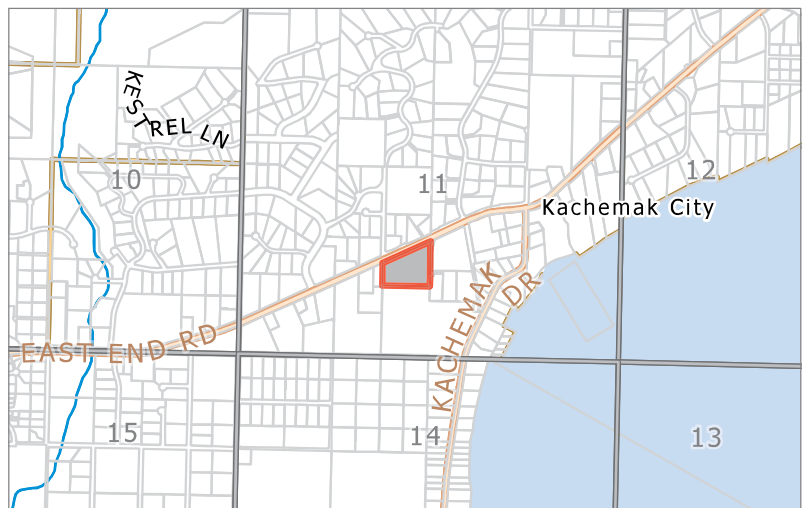
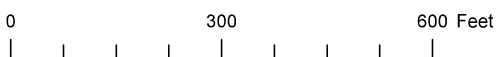


Vicinity Map



KPB File 2022-120
T 06S R 13W SEC 11
Homer

8/15/2022





Aerial View



NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPER V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID 170155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°13.4'. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986666.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 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.
5. 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.
6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
7. ACCESS TO STATE MAINTAINED EAST END ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
8. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
9. THE SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 30, PG 32 HRD).
10. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF ???.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER 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:

THE COLLIE STREET MATCHING 30 FOOT RIGHT-OF-WAY.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: ROB DUMOUCHEL, CITY MANAGER
CITY OF HOMER, ALASKA

DATE: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE: _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°18'40" E	126.10'
L2	N 64°36'15" E	19.21'
L3	N 89°56'00" E	30.00'

WASTEWATER DISPOSAL

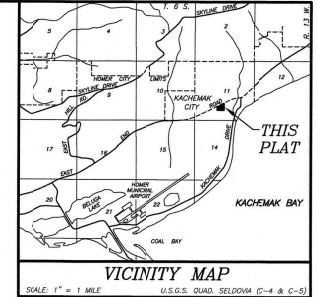
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SURVEYOR LICENSE # DATE

LEGEND

- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES PROPERTY CORNER RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2" ALCP ON 5/8" X 30" REBAR (7538-S 2022) SET THIS SURVEY
- INDICATES POTENTIAL LOW WET AREAS PER KPW WETLANDS ASSESSMENT
- INDICATES AREAS WITH SLOPES GREATER THAN 20%

KPB 2022-120



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

GEORGE HAMM
3505 EAST END RD
HOMER, ALASKA 99603

KAREN HAMM
3505 EAST END RD
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR GEORGE AND KAREN HAMM
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2022.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE NO. 2022-???

HAMM SUBDIVISION

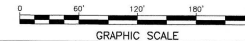
THE SUBDIVISION OF THAT PORTION OF THE
E1/2 SW1/4 SECTION 11
LYING SOUTH OF THE EAST END ROAD RIGHT-OF-WAY
EXCLUDING PUFFIN ACRES SUBDIVISION (HM 85-122),
PUFFIN ACRES NO. 1 (HM 2012-54)
AND LANDS DEEDED TO SOA DCT IN BK 316, PG 19 (HRD)
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 7.334 ACRES
OWNERS:

GEORGE AND KAREN HAMM
3505 EAST END RD HOMER, ALASKA 99603

GEOVERA, LLC

PO BOX 3235
HOMER ALASKA 99603
(907) 398-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCJ DATE: AUGUST 2022 SCALE: 1" = 66'
CHK BY: SCJ JOB #2022-31 SHEET 1 OF 1



AGENDA ITEM E. NEW BUSINESS

ITEM 1 - HAMM SUBDIVISION

KPB File No.	2022-120
Plat Committee Meeting:	September 12, 2022
Applicant / Owner:	George and Karen Hamm
Surveyor:	Stephen Smith, Geovera, LLC
General Location:	East End Road, Homer

Parent Parcel No.:	174-192-05
Legal Description:	Prt of E1/2 SW1/4 Sec 11-T6S-R13W SM, South of East End Rd, Exc Puffin Acres Subd, Puffin Acres No 2 and Northern Enterprises No 2 and Exc portion conveyed to SOA DOT in Bk 316 Pg 19
Assessing Use:	Residential / Commercial
Zoning:	East End Mixed Use District
Water / Wastewater	City Water and Sewer

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 7.03 acre parcel into 2 lots that will be 3.277 and 3.513 acres.

Location and Legal Access (existing and proposed): The proposed plat is between miles 3 and 4 of East End Road in Homer City limits. East End Road is a state maintained right-of-way with varying widths. ***Staff recommends provide a plat note or label for East End Road record information, per DOT it is shown on MAP STP-0414(9) 51609 and is recorded as HM 2010-32.***

There is an existing drive between the lots that accesses East End Road. ***Staff recommends if access is to remain shared and the ownership changes, a driveway easement or private access easement should be granted to secure access rights for both lots.***

A dedication for the western half of Collie Street is being proposed to bring the width into compliance. An exception to KPB Code 20.30.100, Cul-de-sacs, is being requested. A structure is located at the end of the proposed dedication. This structure limits the ability to receive a dedication to complete the cul-de-sac. Collie Street is maintained by the City of Homer. Per the City of Homer staff report, the public works did note that the design did not meet their design criteria as the cul-de-sac was not complete. Due to the structures, the planning department recommended to not require any additional dedication other than what was proposed on the preliminary design. The Planning and Zoning Commission agreed. The staff report did state there was no comment from their Fire Department. ***Staff recommends the surveyor/owners work with the City of Homer to verify that the proposed design will meet their needs for a proper turnaround area and if needed dedicate additional right-of-way north of the structure to provide a modified t-type or hammerhead turnaround.***

Collie Street, as a half dedication, use to continue through but was vacated by Rumley-Collie/Moore-Holt Subdivision, Plat HM 83-38. That plat vacated the southern portion of Collie Street along with an east-west right-of-way and then dedicated the half cul-de-sac bulb currently in place. Due to the placement of the structure, it is not possible to dedicate additional right-of-way for the southern portion of Collie Street or to provide the remaining portion of the cul-de-sac. Due to the inability to dedicate right-of-way ***staff recommends the exception not be required and that the plat committee concur that the plat is providing the dedications that it can to improve Collie Street.***

The block currently exceeds allowable limits. There were some rights-of-way that helped the block that have been vacated in the past. The change of Collie Street from a through dedication to a cul-de-sac made the block lengths

worse. This is a heavily developed area and the ability to get through dedications to improve the block is near impossible at this time. **Staff recommends the plat committee concur that an exception is not required as this subdivision cannot provide practical dedications that would improve the block.**

KPB Roads Dept. comments	
SOA DOT comments	The ROW for East End Road is as shown on Homer East Road MP 0-3.75 Lake Street to Kachemak Bay Drive Right of Way Map STP-0414(9) 51609 recorded as Plat 2010.32 Homer Recording District and appears to be shown correctly.

Site Investigation: According to KPB data, there appears to be wetlands in the northeast corner of the proposed plat. The remainder of the site is relatively flat with limited steep areas shown on the plat in the west and northwest corner. **Staff recommends the low wet areas and steep slopes remain on the final plat.**

There are several buildings onsite. The division into two lots will put the residence and two buildings onto Lot 2. Lot 1 will have 5 larger storage units and two smaller storage buildings

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Within City of Homer 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	No objections

Staff Analysis The proposed plat will be creating two lots located along East End Road in the E1/2 SW1/4 of Section 11, Township 6 South, Range 13 West of the Seward Meridian in the City of Homer. The subject property has not been platted but is an unsubdivided remainder from several plats that have occurred from the property.

A soils report will not be required. City sewer and water are available. An installation agreement will be required or documentation that one is not needed.

Notice of the proposed plat was mailed to the beneficial interest holder on August 16, 2022. 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 City of Homer Planning and Zoning Commission heard the subject preliminary plat at their August 3, 2022 meeting. The Commission recommended approval with three comments. They requested that a plat note be added that is now plat note 5. They also recommended no dedication of Collie Street other than what was depicted on the preliminary. Staff is supporting this request as long as emergency services and public works do not need any additional dedications. The last request was for the drainage and utility easement along the western lot line that is depicted and being granted.

Utility Easements The City of Homer has requested a 15 foot drainage and utility easement along the western boundary that is depicted and being granted by this plat. 15 foot utility easements are being granted along all

dedicated rights-of-way. **Staff recommends** the easement be extended south along the east line to the end of the Collie Street dedication and update the drainage easement label to include “and utility”.

Two easements have been granted by recorded document. The easement with no defined location is noted within a plat note. The other had a location defined and is depicted along the western boundary of the subdivision plat.

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	Provide 40' wide electric easement centered on overhead primary electric line as follows: On west side: including guys and anchors from pole S3-11-3062 to pole S3-11-065 Up the middle on Lot 1: including guys and anchors from pole S3-11-3657 to pole S3-11-3660 Up the middle on Lot 1: including guys and anchors from pole S3-11-3660 to pole S3-11-3565 Off Main line on Lot 1 over to North building on Lot 2, provide a 15' wide electric easement centered on the overhead secondary electric line including guys and anchors within Lot 1 that is providing electric service to Lot 2 In Northeast corner of Lot 2: provide a 30' wide electric easement centered on the overhead secondary electric line including guys and anchors from pole S3-11-4154 to pole S3-11-4257
ENSTAR	No comment
ACS	No objection
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses: 3505 EAST END RD Existing Street Names are Correct: Yes List of Correct Street Names: COLLIE ST CRESTED CRANE ST EAST END RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: The city of Homer will advise on affected addresses.
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. Review Not Required

Assessing	Reviewer: Windsor, Heather Comments: No comment
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The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

*On the graphic scale, the last number 480 is incorrect.
Check distances along east line for totals accumulated.
If the plat committee concurs that no exception is required, remove plat note 10.*

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: *In the legal description, check the reference plats and filings, there appears to be combinations of two different plats names and filing pages as well as some information missing. Refer to the Certificate to Plat for correct legal.
Add KPB number 2022-120.*
- 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: *The city limit boundary between Homer and Kachemak City is within the East End Road dedication. Provide a city limit boundary and label each side accordingly.*
- 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: *Need to label Tract A-3B HM 87-69, east of the property and Lot 2-B-1 Block 1 of HM 2021-33 located to the southwest. The depiction of the Collie Street cul-de-sac should be updated as the area to the east is the flag for Tract A-3B and not a right-of-way.*

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.*

20.30.100. Cul-de-sacs.

- A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

B. Hammerhead or T -type turnarounds may be allowed on a case-by-case basis. Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access. Plans must be reviewed with a recommendation by emergency service providers and the KPB Road Service Area Board prior to submittal for planning commission review.

C. Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.
Staff recommendation: *Rather than an exception, possibly contact with emergency services to do a modified half of hammerhead on the proposed dedication to blend into the existing dedication.*

20.30.150. Streets-Intersection requirements.

A. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than 60 degrees. Where acute street intersections are designed, a minimum 50-foot radius corner at the right-of-way line of the acute angle shall be provided.

B. Offset intersections are not allowed. The distance between intersection centerline shall be no less than 150 feet.

C. Intersections of access streets with arterial streets or state maintained roads shall be limited to those intersections required for safe access consistent with KPB Title 14.

D. Intersections of access streets with arterial streets or state maintained roads must be designed to the American Association of State Highway and Transportation Officials (AASHTO) standards.
Staff recommendation: *Appears to be 65 degrees. Verify and adjust as required.*

20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).

Staff recommendation: *The City of Homer does not meet the specified requirements for the application and consideration of different standards.*

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: If the lots will be connecting to city services 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.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: *Add to the acceptance the drainage easement requested by the City of Homer.*

20.60.080. Improvements-Installation agreement required. A final plat of a subdivision located within city limits shall not be recorded with the district recorder prior to compliance with any city ordinances concerning the installation of improvements. Evidence of compliance shall be provided by the subdivider in the form of a written statement from the appropriate city official that improvements required by city ordinance are or will be installed. Evidence of compliance shall be a part of the final plat submission and the time for action required by KPB 20.60.210 shall not commence until evidence of compliance is submitted.

Staff recommendation: Lot 1 will need water service and Lot 2 will need sewer service. Provide an installation agreement or documentation that one is not required.

20.60.110. Dimensional data required.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

Staff recommendation: Reference distances to recorded distances of adjacent plats and comply with 20.60.110.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Update the certificate of ownership from "I" to "We". 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.

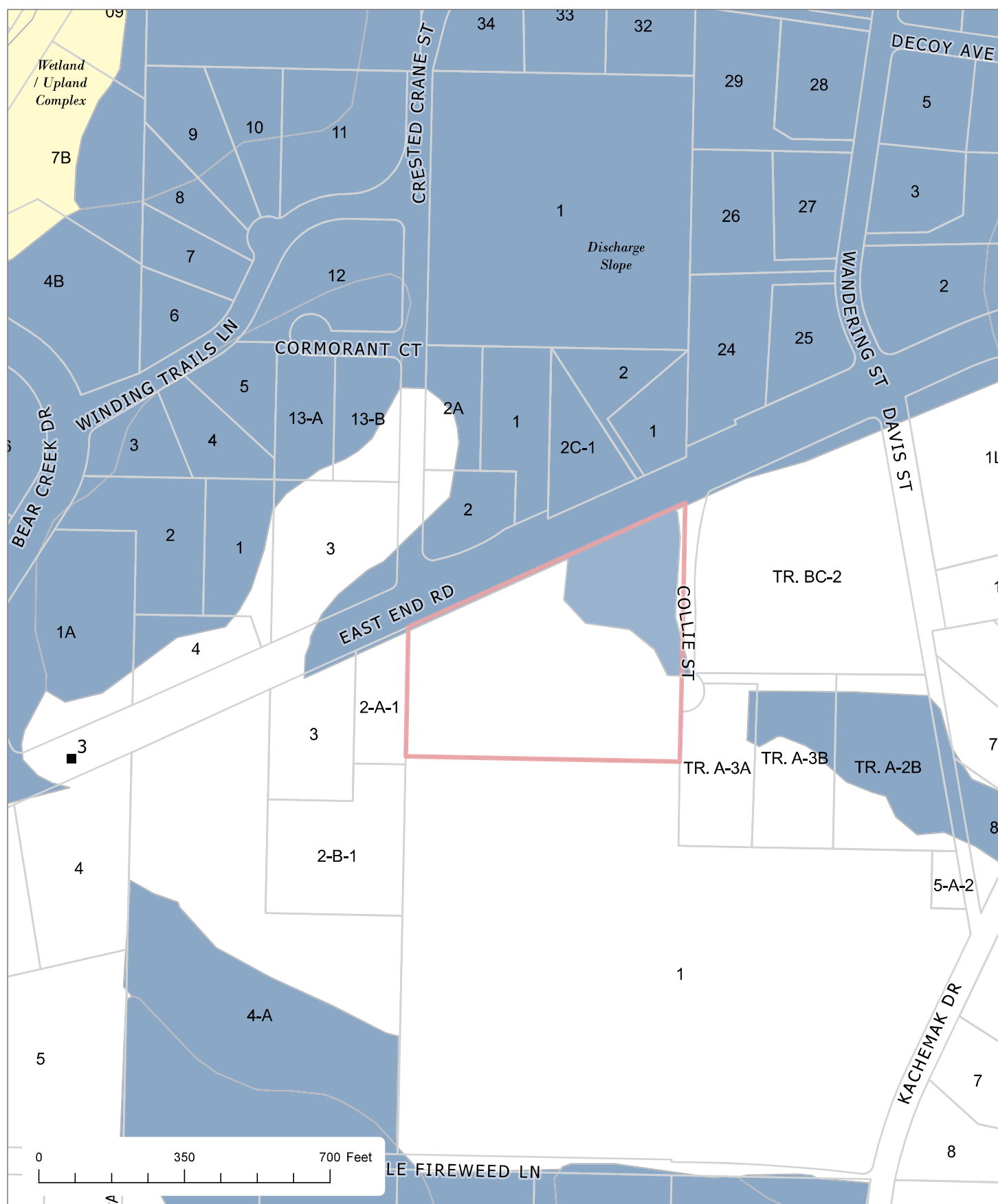
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT





Wetlands





PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 14 March 1995

KENAI PENINSULA BOROUGH

BY: *[Signature]*
AUTHORIZED OFFICIAL

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 11° 15' 00" E	11.14	TO CORNER OF LOT 1
2	N 89° 50' 00" E	11.14	TO CORNER OF LOT 1
3	N 89° 50' 00" E	11.14	TO CORNER OF LOT 1
4	N 11° 15' 00" E	11.14	TO CORNER OF LOT 1

LEGEND

- + INDICATES BRASS CAP MONUMENT (S.D. 1817) RECOVERED THIS SURVEY
- INDICATES BRASS CAP MONUMENT (1807 S. 1971) RECOVERED THIS SURVEY
- ⊕ INDICATES ALUMINUM CAP MONUMENT (4400 S. 1985) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALUMINUM CAP SET THIS SURVEY
- (REC) RECORD
- (MEAS) MEASURED

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS WITHIN A BRASS CAP MONUMENT AT THE W1/4 SECS. 11, 14 (1807 S. 1971) AND AN ALUMINUM CAP MONUMENT AT THE W1/4 SECS. 11 (4400 S. 1985). A THOROUGH RETRACEMENT OF BOUNDARY WAS CONDUCTED AND IT WAS DETERMINED THAT ALL OF THE ORIGINAL 1/2" REBAR SET AT THE CORNERS OF LOTS 1, 4 WERE INTERFERED BY DITCHING AND DRIVEWAY CONSTRUCTION. THE CORNERS OF LOTS 2-A AND 2-B WERE SET AT THE RECORD POSITION, SHOWN ON THE PLAT OF PUFFIN ACRES (AND 85-122) BASED ON THE FIELD RECOVERED POSITION OF THE W1/4 SEC. 11, 14.
2. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER (MINIMUM) IS APPROVED BY A RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHT-OF-WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1) THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S BUILT-WATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATTING.

2) THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE ON-SITE WASTEWATER DISPOSAL SYSTEM WITHIN THE LOTS IN THIS SUBDIVISION HAS BEEN ESTABLISHED IN A SEPTIC SYSTEM JUMP USE AND MAINTENANCE AGREEMENT WHICH IS RECORDED IN BOOK 248, PAGE 576, HOMER RECORDING DISTRICT.

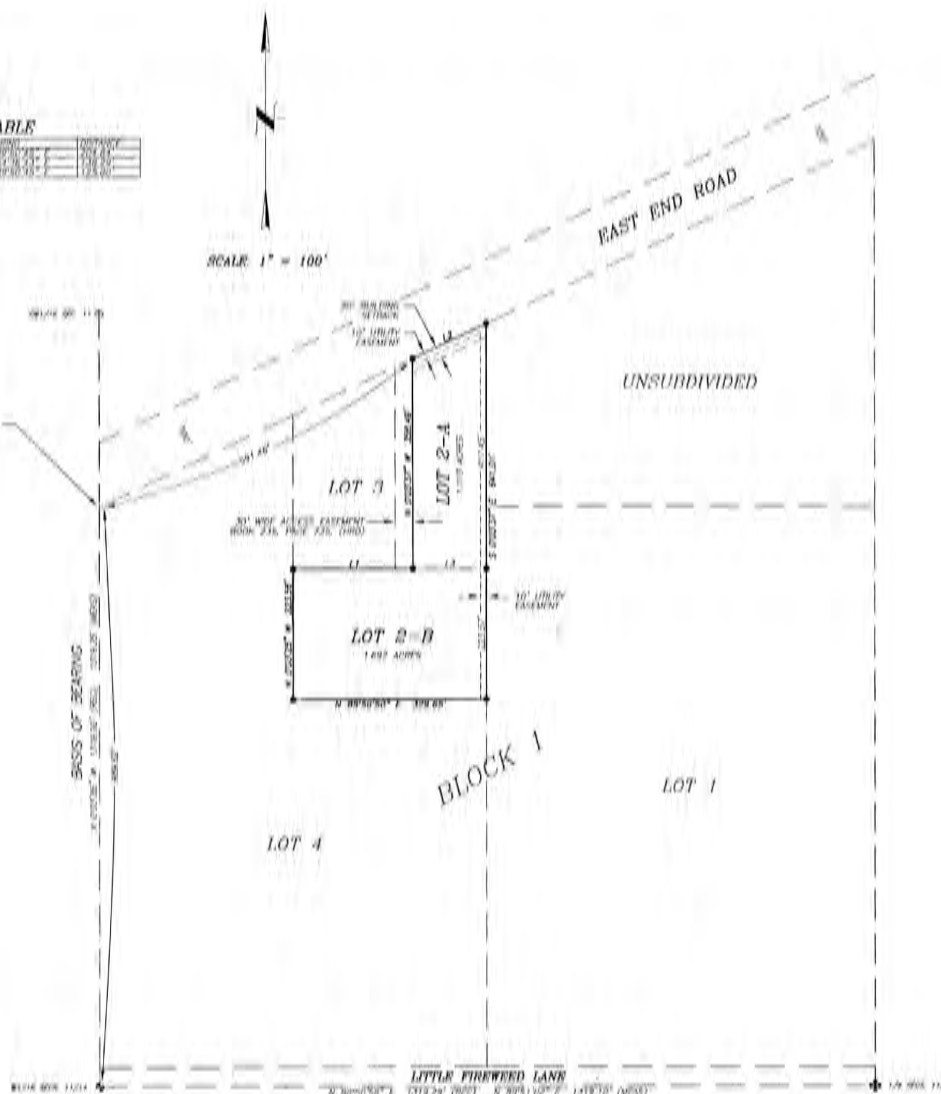
[Signature] EFA 12/21/95
SIGNATURE TITLE DATE

SURVEYOR'S CERTIFICATE

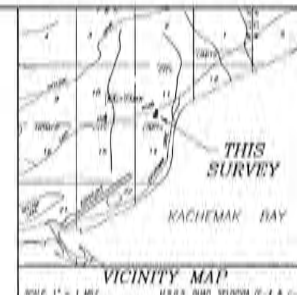
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 12/21/95 REGISTRATION NO. 7518 S

[Signature]
REGISTERED LAND SURVEYOR



95-52
FILED 12/21/95
HOMER RECORDING DISTRICT
DATE 12/21/95
TIME 12:57 P.M.
RECORDED TO PUBLIC & RETURNED TO
APPROPRIATE PARTY WITHIN
THREE BUSINESS DAYS



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY APPROVE THIS PLAT OF SUBDIVISION AND BY MY SIGNATURE HEREBY ALL RIGHTS OF WAY AND PUBLIC ACCESS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE ONE SURVIVOR HEREON.

[Signature]
PATRICIA L. BELLAMY
6000 NORTH DRIVE
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF December, 1995.

FOR Patricia L. Bellamy
[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/98



LEASE HOLD INTEREST SIGNATURE

I HEREBY CERTIFY THAT I AM THE OWNER OF LOT 2-A AS SHOWN HEREON, AND THAT I HEREBY APPROVE THIS PLAT OF SUBDIVISION.

[Signature]
WILLIAM E. THOMPSON
51245 BEAR CREEK DRIVE
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF December, 1995.

FOR William E. Thompson
[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/98



HOMER RECORDING DISTRICT

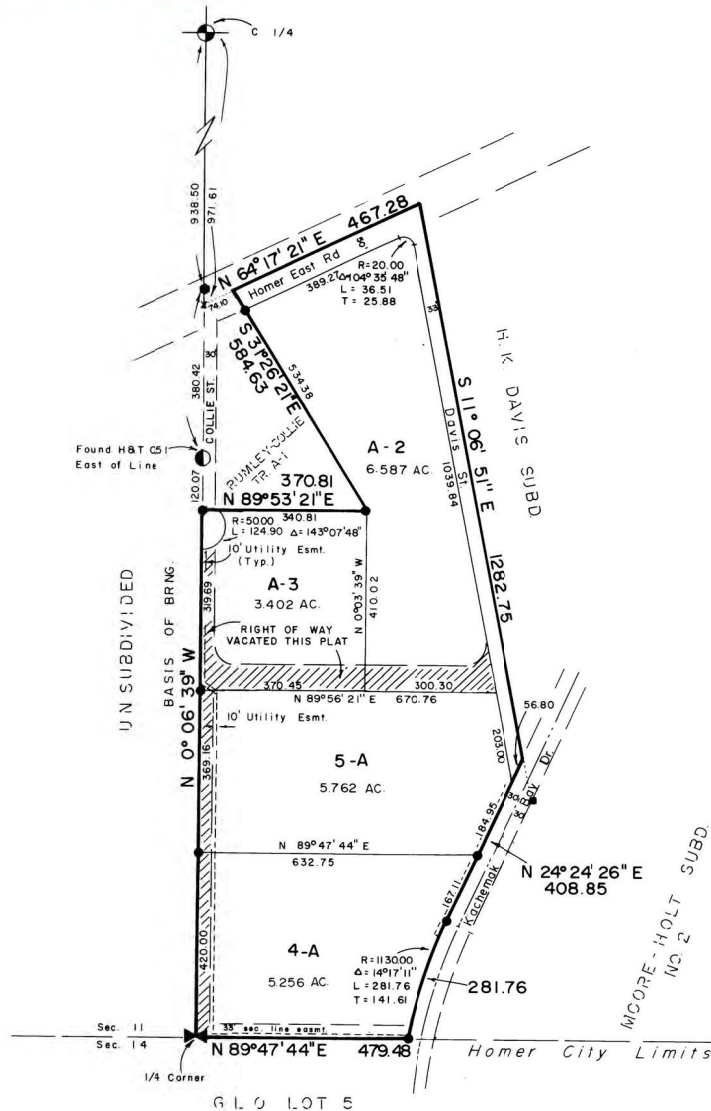
PUFFIN ACRES No. 2
A REPLAT OF LOT 2, BLOCK 1, PUFFIN ACRES ACCORDING TO PLAT #85-122 (HMD) LOCATED WITHIN THE SE1/4 SW1/4 SEC. 11, T. 6 S., R. 13 W., S.M., AK. CONTAINING 2.805 ACRES

HERNDON & THOMPSON, INC.
STEPHEN C. SMITH, P.L.S.
41745 BEAR CREEK DRIVE
HOMER, ALASKA 99603
(907) 235-8741 FAX 235-8945

DRAWN BY: SCB COMP BY: SCB JOB #03-16
DATE: 3/25/94 SCALE: 1"=100' SHEET #1 OF 1

KPB FILE 94-029

KPB NOTE: See PC Resolution 85-7



A SETBACK OF 20' EXISTS ALONG ALL RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.

BASIS OF BRNG IS N 0° 07' 35" W ALONG THE EAST BOUNDARY OF THE SE 1/4, SEC 18, T-6 S, R13 W, S.M. AND WAS CARRIED TO THIS SURVEY BY PREVIOUS SURVEYS IN THE AREA.

ONLY ONE NEW LOT IS BEING CREATED BY THIS SUBD., IT IS AN ISOLATED SUBD. AS DEFINED IN 18 AAC 72.990 (27) AND IS NOT SUBJECT TO REVIEW UNDER 18 AAC 72.065.

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS, PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME.

KENNETH D. MOORE SRA BOX 90-B HOMER, AK. 99603

ROSELEEN L. MOORE

NOTARY'S ACKNOWLEDGEMENT (for K & R Moore)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF Feb 1983

NOTARY PUBLIC FOR AK

JOHN D. KOSCH

TONY NEAL

NOTARY'S ACKNOWLEDGEMENT (for J. Kosch & T. Neal)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF April 1983

NOTARY PUBLIC FOR AK

MY COMMISSION EXPIRES:

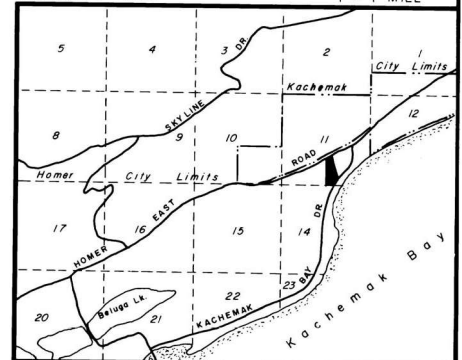
SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED REGISTERED SURVEYOR HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE UNDER MY DIRECT SUPERVISION OR BY MYSELF AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, 3686-S DATE

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION MEETING OF FEBRUARY 14, 1983

BY: AUTHORIZED OFFICIAL

VICINITY MAP 1" = 1 MILE



DATE: JANUARY, 1983

SCALE: 1" = 200'

DRAWN BY: S.A.S.

FLD. BK. NO.: 123 & 126

JOB NO.: 1451



RUMLEY-COLLIE/MOORE-HOLT SUBD.
Showing the vacation of RUMLEY AVE. & COLLIE ST.

Being a replat of Lot 485, MOORE-HOLT SUBD. 2, plat no. 81-75, H.R.D., and the remainder of Tr. A as originally shown on RUMLEY-COLLIE Tr. A, plat no. 72-676, H.R.D. Situated in the SE 1/4, Sec 11, T6 S, R13 W, S.M.

CONTAINING 22.570 ACRES

ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 378 HOMER, ALASKA

83-38
RECORDED - FILED 10.2
Homer DIST
DATE: 4-19-83
TIME: 1:20 P
J.P. Burroughs
Adm.



RUMLEY-COLLIE TRACT-A

LOCATED IN NW 1/4 SE 1/4 4 SEC. LOT 2, SEC. 11, T6S. R13W. S.M. ALASKA.

SCALE 1"=100'

APRIL 21, 1972

CORR. EXCEPT AS SHOWN ARE 1/2" X 24" REBARS.

KENAI PENINSULA BOROUGH
Planning Commission
Approved 11/14/8, 1972
By J. C. & J. C.

Serial No. 72-676

FILED 2-4
Homer REG. DIST.
DATE 6-15- 1972
TIME 11:45 A.M.
By Kenai Pen. Baro
Box 850
Seldatna, Ak



TRACT-A

NET AREA: 11,000 AC.
DEDICATED: 2,518 AC.
STREETS
TOTAL SURVEY: 13,518 AC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) 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.

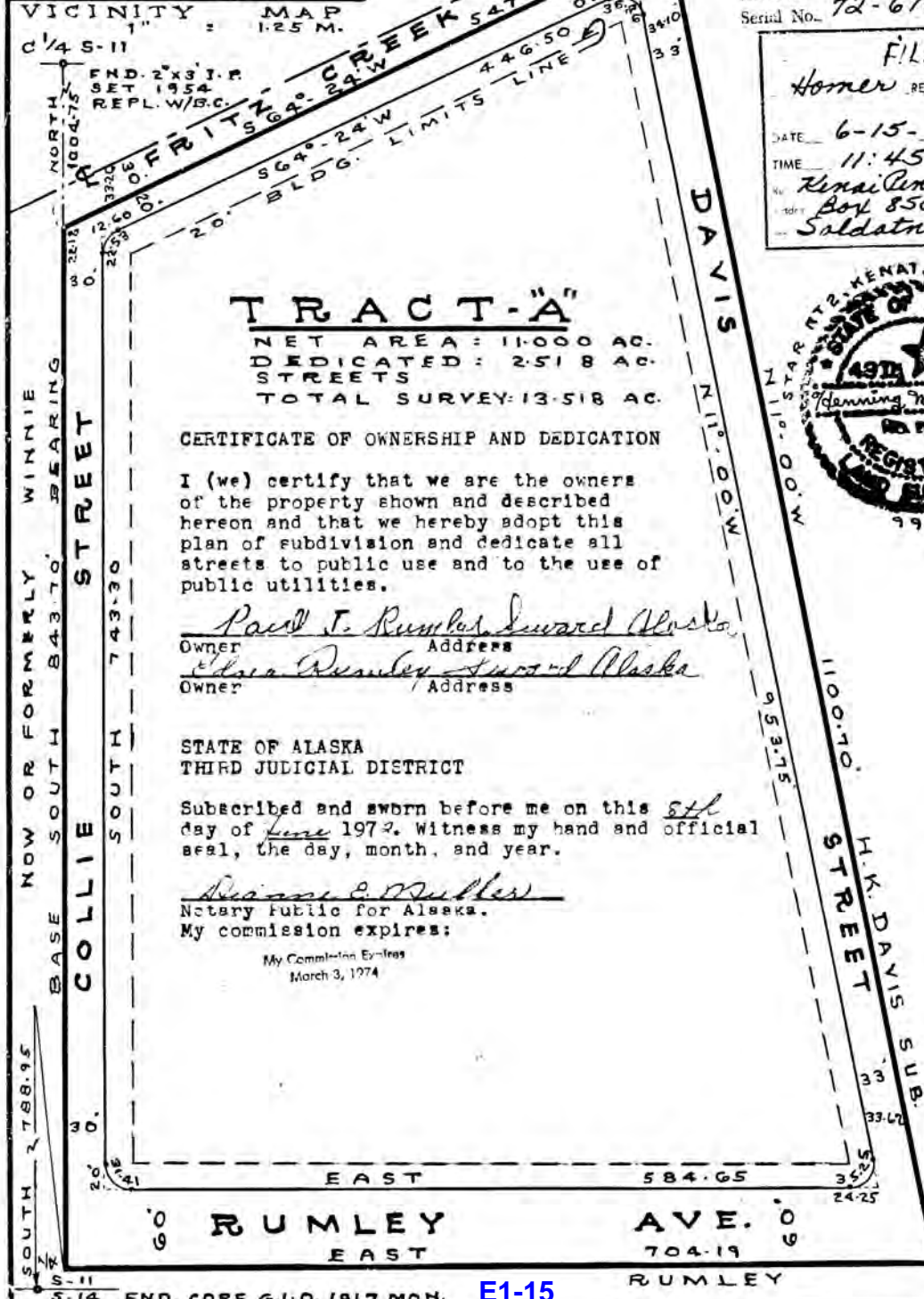
Paul J. Rumley, Seward Alaska
Owner Address
Edna Rumley, Seward Alaska
Owner Address

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Subscribed and sworn before me on this 5th day of June 1972. Witness my hand and official seal, the day, month, and year.

Deanne C. Miller
Notary Public for Alaska.
My commission expires:

My Commission Expires
March 3, 1974



Rumley-Collie Tract "A"
Sec 11, T6S, R13W, S.M.

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HP+ V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (PD 170155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS $-1^{\circ}17'13.4''$. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999966696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAR" $N=100,000$, $E=100,000$. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 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.
5. 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.
6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
7. ACCESS TO STATE MAINTAINED EAST END ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
8. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
9. THE SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 30, PG 32 HRD).
10. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF ???.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER 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:

THE COLLIE STREET MATCHING 30 FOOT RIGHT-OF-WAY.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: ROB DUMOUCHEL, CITY MANAGER
CITY OF HOMER, ALASKA

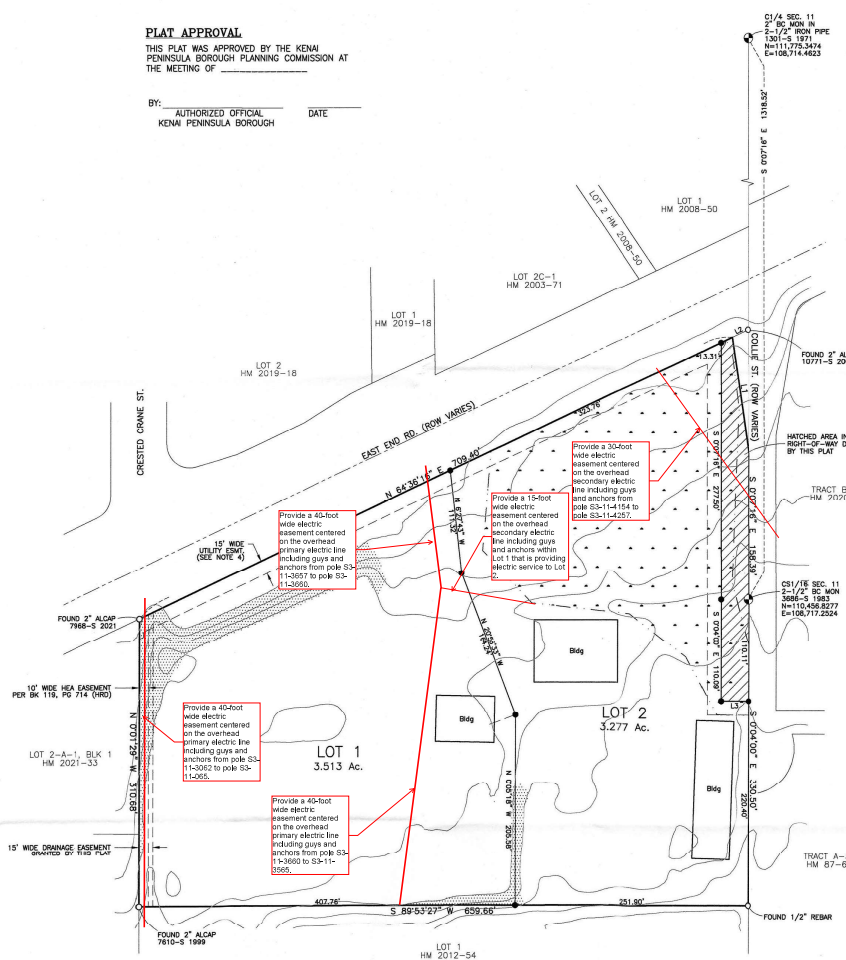
DATE:

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE:



LEGEND

- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES PROPERTY CORNER RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2" ALCP ON 5/8" X 30" REBAR (7538-S 2022) SET THIS SURVEY



INDICATES POTENTIAL LOW WET AREAS PER KPW WETLANDS ASSESSMENT



INDICATES AREAS WITH SLOPES GREATER THAN 20%

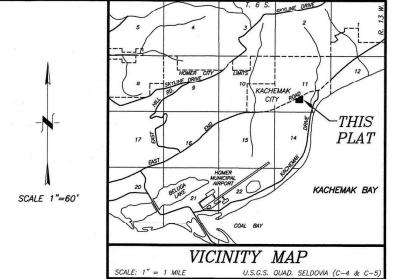
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°14'00" E	126.10'
L2	N 84°36'10" E	18.21'
L3	N 89°53'27" W	30.00'

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SURVEYOR LICENSE # DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

GEORGE HAMM
3505 EAST END RD
HOMER, ALASKA 99603

KAREN HAMM
3505 EAST END RD
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR GEORGE AND KAREN HAMM

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2022.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE NO. 2022-???

HAMM SUBDIVISION

THE SUBDIVISION OF THAT PORTION OF THE E1/2 SW1/4 SECTION 11 LYING SOUTH OF THE EAST END ROAD RIGHT-OF-WAY EXCLUDING PUFFIN ACRES SUBDIVISION (HM 85-122), PUFFIN ACRES NO. 2 (HM 2012-54) AND LANDS DEEDED TO SOA DOT IN BK 316, PG 19 (HRD) T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 7.034 ACRES

OWNERS:
GEORGE AND KAREN HAMM
3505 EAST END RD HOMER, ALASKA 99603

GEOVERA, LLC

P.O. BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS

CHK BY: SCS

DATE: AUGUST 2022

JOB #2022-31

SCALE: 1" = 60'

SHEET 1 OF 1

KPB 2022-120

Session 22-11, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on August 3, 2022 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS VENUTI, SMITH, CHIAPPONE, HIGHLAND AND STARK

ABSENT: COMMISSIONERS CONLEY AND BARNWELL (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE
SPECIAL PROJECTS & COMMUNICATIONS CORRINATOR CARROLL

The Planning Commission met at 5:30 p.m. for a presentation and worksession on the Draft 2023 – 2028 Capital Improvement Plan and 2024 Legislative Requests prior to the regular meeting with Special Projects & Communications Coordinator Carroll who facilitated the discussion and responded to questions by the Commission on the process of selection and recommendation of projects to City Council to be included in the revised document.

AGENDA APPROVAL

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

Jason Davis, city resident and Council member, commented on the introduction of Ordinance 22-42 regarding revisions to Homer City Code to require sidewalks be constructed in new subdivisions and roads. He noted that this ordinance was referred to the Planning Commission and the Parks, Art Recreation & Culture Advisory Commission for their input and they should be seeing it at their next meeting before coming back to the City Council for their September 26, 2022 Public Hearing and Second Reading.

RECONSIDERATION

CONSENT AGENDA

A. Decisions and Findings for Conditional Use Permit 22-04 at 843 Fish Dock Road

Chair Smith introduced the item and requested a motion.

HIGHLAND/VENUTI MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

2. DEDICATE A 15 FOOT UTILITY EASEMENT ADJACENT TO MISSION ROAD

3. DEDICATE A 30 FOOT DRAINAGE EASEMENT CENTERED ON THE DRAINAGE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff report 22-47, Hamm Subdivision Preliminary Plat

Chair Smith introduced the item by reading the title and deferred to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 22-47. He noted the items that were included in the laydown materials and stated that a motion should contain a third condition regarding adding a 15 foot drainage and utility easement on the western lot line.

The Clerk confirmed for the Chair that there was no applicant present.

Chair Smith opened the floor to the Commission for questions.

City Planner Abboud provided clarification on the Borough requirement for cul-de-sacs and explained the reasoning behind the exception to KPB 20.30.100

Chair Smith hearing no further questions from the Commission requested a motion.

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT 22-47 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. INCLUDE A PLAT NOTE STATING PROPERTY OWNER SHOULD CONTACT THE ARMY CORP OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITIY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

2. THE CITY OF HOMER DOES NOT REQUEST THE DEDICATION OF COLLIE STREET OTHER THAN WHAT IS DEPICTED ON THE PLAT AND RECOMMENDS AN EXCEPTION TO KPB 20.30.100, CUL DE SACS.

3. ADD A 15 FOOT DRAINAGE AND UTILITY EASEMENT ON THE WESTERN LOT LINE.

There was no discussion

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report 22-48, Review of Conditional Uses and Structures

Chair Smith introduced the item by reading of the title.

City Planner Abboud reviewed Staff Report 22-48 for the Commission. He noted the status of the discussion from the previous meeting and facilitated discussion on the following points:



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 22-47

TO: Homer Planning Commission **22-47**
FROM: Rick Abboud, AICP, City Planner
DATE: 8/3/2022
SUBJECT: Hamm Subdivision

Requested Action: Add lot line to create two lots from one existing lot.

General Information:

Applicants:	George Hamm 3905 East End Road Homer, AK 99603	Steve Smith Geovera, LLC PO Box 3235 Homer, AK 99603
Location:	East End Road and Collie Street	
Parcel ID:	17419205	
Legal:	T 6S R 13W SEC 11 SEWARD MERIDIAN HM PTN E1/2 SW1/4 LYING N OF LT 1 BLK 1 & E OF LT 2 BLK 1 PUFFIN ACRES & S OF EAST ROAD EXCLUDING DOT ROW	
Size of Existing Lot(s):	7.03 Acres	
Size of Proposed Lots(s):	3.513 & 3.277 Acres	
Zoning Designation:	East End Mixed Use District	
Existing Land Use:	Storage, shop, residence	
Surrounding Land Use:	North: welding shop, multi-family, residential (Kachemak City South: Boatyard East: Shop, storage, residential West: Storage	
Comprehensive Plan:	Chapter 4, Goal 4, Support development of a variety of well-defined commercial/business districts for a range of commercial purposes.	
Wetland Status:	There may be a discharge slope in the northeast corner of the lot.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 25 property owners of 26 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the East End Mixed Use District. This plat creates two lot from one existing lot.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. The dedication of a half of the cul-de-sac would create an encroachment. The City of Homer does not request the dedication of Collie Street other than what is depicted on the plat and recommends an exception to KPB 20.30.100, Cul-de-sacs.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names 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;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- 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 Response: The plat meets these requirements.

- 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 Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- 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 Response: The plat meets these requirements.

- 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 Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

Lot 1 will need to be provided with a water service and lot 2 will need to be provided with a sewer service. We do not need any drainage easements on property. It appears any significant drainage would fall into the dedicated ROW this plat. The proposed road doesn't meet the City's Design Criteria as set forth in the Homer City Code, which states "...cul-de-sacs must have a turnaround" HCC .04.058(e). City Code defines a cul-de-sac as a "street that is closed at one end and which is therefore required to provide a circular turnaround." HCC 11.04.030(f)

A development agreement is not required

Fire Department Comments:

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. Include a plat note stating "Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits."

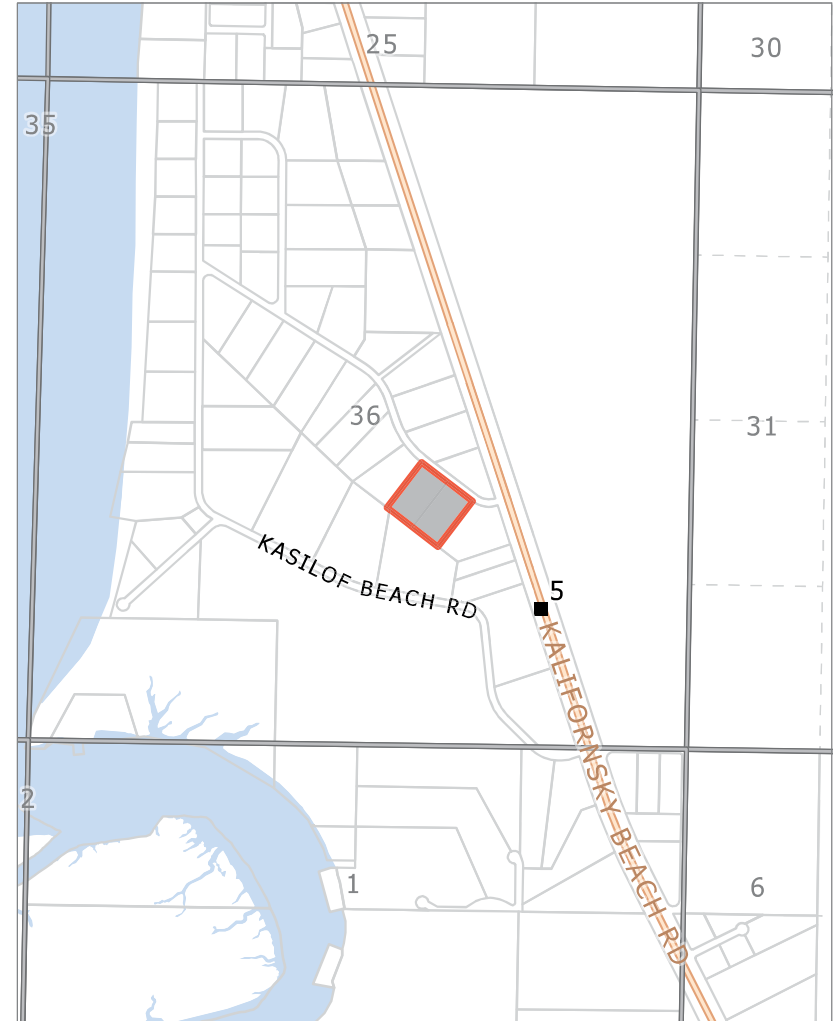
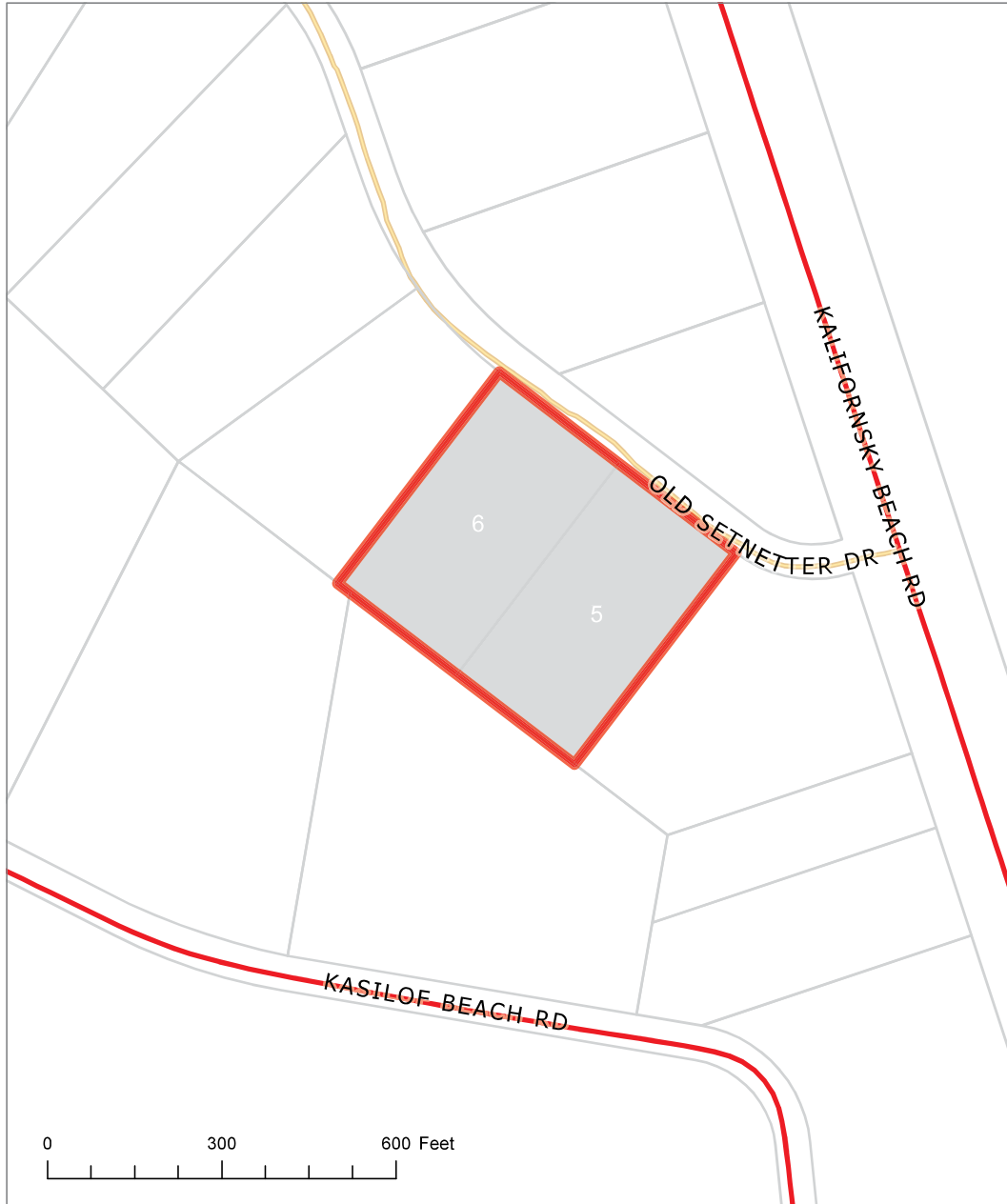
2. The City of Homer does not request the dedication of Collie Street other than what is depicted on the plat and recommends an exception to KPB 20.30.100, Cul-de-sacs.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

E. NEW BUSINESS

- 2. Kasilof Alaska Subdivision 2022 Replat;
KPB File 2022-119
Johnson Surveying / Renner & Oldham
Location: Old Setnetter Drive
Kalifornsky Area**



KPB File # 2022-119
S36 T04N R12W
Kalifornsky



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

Kasilof, Alaska Subd. 2022 Replat Preliminary Plat

A replat of Lots 5 & 6 Block 1 Kasilof, Alaska Subd., KRD 83-166.
Located in the SE1/4 Section 36, T4N R12W, SM, Kasilof, Alaska.
Kenai Recording District Kenai Peninsula Borough File

Prepared for

Rosemary M Renner
P.O. Box 122
Kasilof, AK 99610
Darrel Oldham
P.O. Box 1164
Kasilof, AK 99610

Prepared by

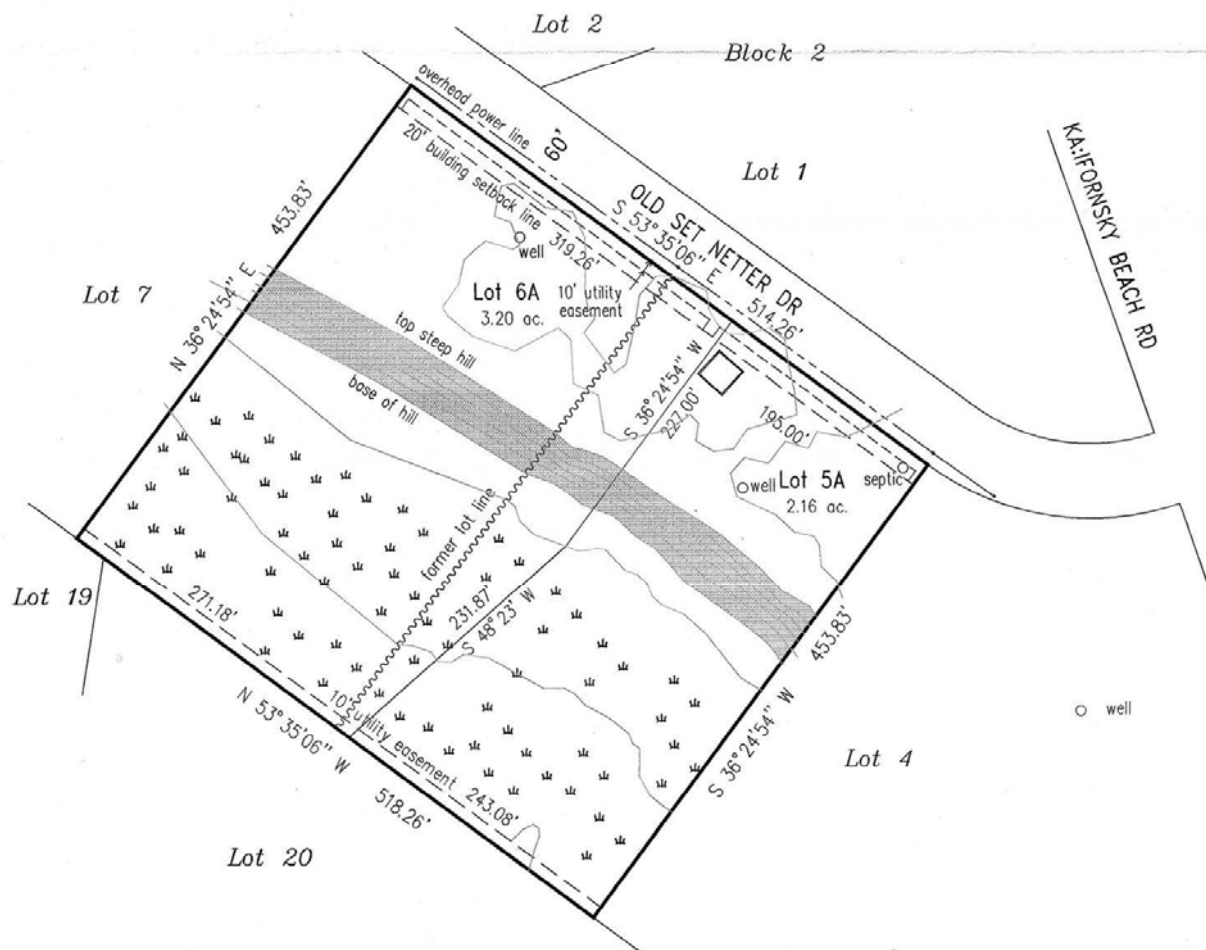
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568

SCALE 1" = 100'
3 August, 2022

AREA = 5.358 acres

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way and 20' within 5' of side lot lines are being granted as utility easements per this plat.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Contour interval 4'. Shaded areas indicate grades over 25%.



AGENDA ITEM E. NEW BUSINESS

ITEM 2 - KASILOF, ALASKA SUBDIVISION 2022 REPLAT

KPB File No.	2022-119
Plat Committee Meeting:	September 12, 2022
Applicant / Owner:	Rosemary M Renner and Darrel Oldham of Kasilof, Alaska
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Old Setnetter Drive, Kalifornsky

Parent Parcel No.:	131-120-40 & 131-120-41
Legal Description:	Lots 5 & 6 Block 1 Kasilof Alaska Subdivision Amended, KN 83-166
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure two lots and will adjust them from 2.7 acres to 3.2 acres and 2.66 acres to 2.16 acres.

Location and Legal Access (existing and proposed): The proposed replat is along Old Setnetter Drive just off the intersection with Kalifornsky Beach Road near mile 5 in the Kalifornsky Beach area. Old Setnetter Drive is a Borough maintained 60-foot right-of-way that was dedicated on Kasilof, Alaska Subdivision, Plat KN 1349 and shown on the amended plat KN 83-166.

The lots will maintain access on the north to Old Setnetter Drive. No new access or dedications are proposed.

The block exceeds allowable limits. The block is of unique shape due to the locations of Kalifornsky Beach Road, Kasilof Beach Road, low wet areas, and steep terrain. Due to the proximity to Kalifornsky Beach Road and the terrain, the ability to create or improve the block length is not feasible at this time. **Staff recommends the plat committee concur that an exception is not required as any required dedications would not improve the block.**

KPB Roads Dept. comments	
SOA DOT comments	No comment

Site Investigation: The replat is flat along the road and then drops steeply in the middle of the lots to wetlands at the back of the lots. **Staff recommends the top and base of the hill remain on the final plat as well as the low wet areas and add a wetland determination plat note.**

There are several buildings on both lots. The plat depicts one of the existing structures to demonstrate it will not be encroaching over the new lot line. Per KPB GIS imagery, a building further east from the depicted structure is closer to the right-of-way. There is not a depiction or plat note on the parent plat indicating a setback or easement was put into place. **Staff recommends the placement of the structure be verified and disclosed to staff, if the building is within the setback and/or utility easement the structure shall be shown on the final with a plat note stating it predates the setback and utility easement.**

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: Located in an unregulated D Zone 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	No objection

Staff Analysis The proposed replat is combining two lots to re-align the line between them and maintain two lots with the replat. The original Lots 5 and 6 Block 1 were created in Kasilof, Alaska Subdivision KN 1349 and was amended by KN 83-166. The lots will continue to have access to Old Setnetter Drive on the North.

A soils report was not submitted for the parent subdivision. The preliminary plat does not fall under the other provisions per KPB 20.40.020 to not require a soils analysis report. It does appear there are some existing systems in place but staff could not locate information regarding the systems through the DEC website. A soils report will be required and an engineer will need to sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on August 31, 2022. 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 within the Kalifornsky advisory planning commission, but is not active at this time

Utility Easements Kasilof Alaska Subdivision Amended KN 83-166 granted 10 foot utility easements along the back lot lines that is being carried over to the proposed replat. **Staff recommends the label include the plat information that created the easement.**

Code compliant easements are proposed to be granted by this plat along Old Setnetter Drive. **Staff recommends the depiction be updated for the intended 20 feet within 5 feet of the side lot lines as the depiction is offset.**

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	Revise utility easement at the new lot line. Provide a 20-foot-wide electric easement centered on the existing overhead electric line for any portion of the secondary service that crosses Lot 6A and provides electricity to 5A that will not be encompassed by the easement that adjoins Old Setnetter Drive.
ENSTAR	No comment
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses: 28395 OLD SETNETTER DR 28415 OLD SETNETTER DR Existing Street Names are Correct: No
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	<p>List of Correct Street Names:</p> <p>Existing Street Name Corrections Needed: OLD SET NETTER DR should be OLD SETNETTER DR KA:IFORNSKY BEACH RD should be KALIFORNSKY BEACH RD</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: 28395 OLD SETNETTER DR will remain with 5A. 28415 OLD SETNETTER DR will remain with 6A.</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> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

Check distances on back lot line compared to parent plat.
Show pins found or set on drawing.
Show basis of bearing on plat.
Show measured and recorded distances and bearings on drawing.
If this drawing was created from non-surveyed data, a note should have been added stating such.
Add surveyors' certificate and seal
Add legend

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 parent name to include "Amended".

- 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: Check names of streets for spelling errors
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation: Include a block label for the new lots.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation: Appears to be a structure encroaching on the 20' building setback line on Lot 5A, surveyor should verify in the field and if so the structure should be depicted and a plat note added that it predates the setback.

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: A soils report will be required and an engineer will need to sign the plat.

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.

20.60.030. Certificate of borough finance department required.

Platting Staff Comments: All taxes levied on the property within the subdivision shall be paid prior to recordation of the final plat. If approval is sought between January 1 and the tax due date, there shall be on deposit with the borough finance department an amount sufficient to pay the entire estimated real property tax for the current year. Prior to filing of the final plat, a certificate to this effect shall be provided by the borough finance director or his designee upon request by the planning director. Estimated tax payments shall be applied to the actual bill as of July 1 or such earlier date as the taxes due have been determined.

Taxes owed may include special assessments for utility or road assessment districts established by KPB ordinance.

Staff recommendation: The lots fall into a special assessment district per Ordinance 2020-42 and any remaining portions will be required to be paid in full in addition to yearly property taxes. Comply with 20.60.030.

20.60.140. Block and lot numbering. Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.

Staff recommendation: Block label needed.

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 plat note if required, 'Improvements on Lot 5A predate the 20' building setback (and 10' utility easement if applicable) created this plat and are not subject to the 20' building setback (and utility easement if applicable). Any replacement, or improvement, to the building must comply with the 20 foot building setback as shown on this plat.'*

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *Include the former lots by the owners' names. 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.

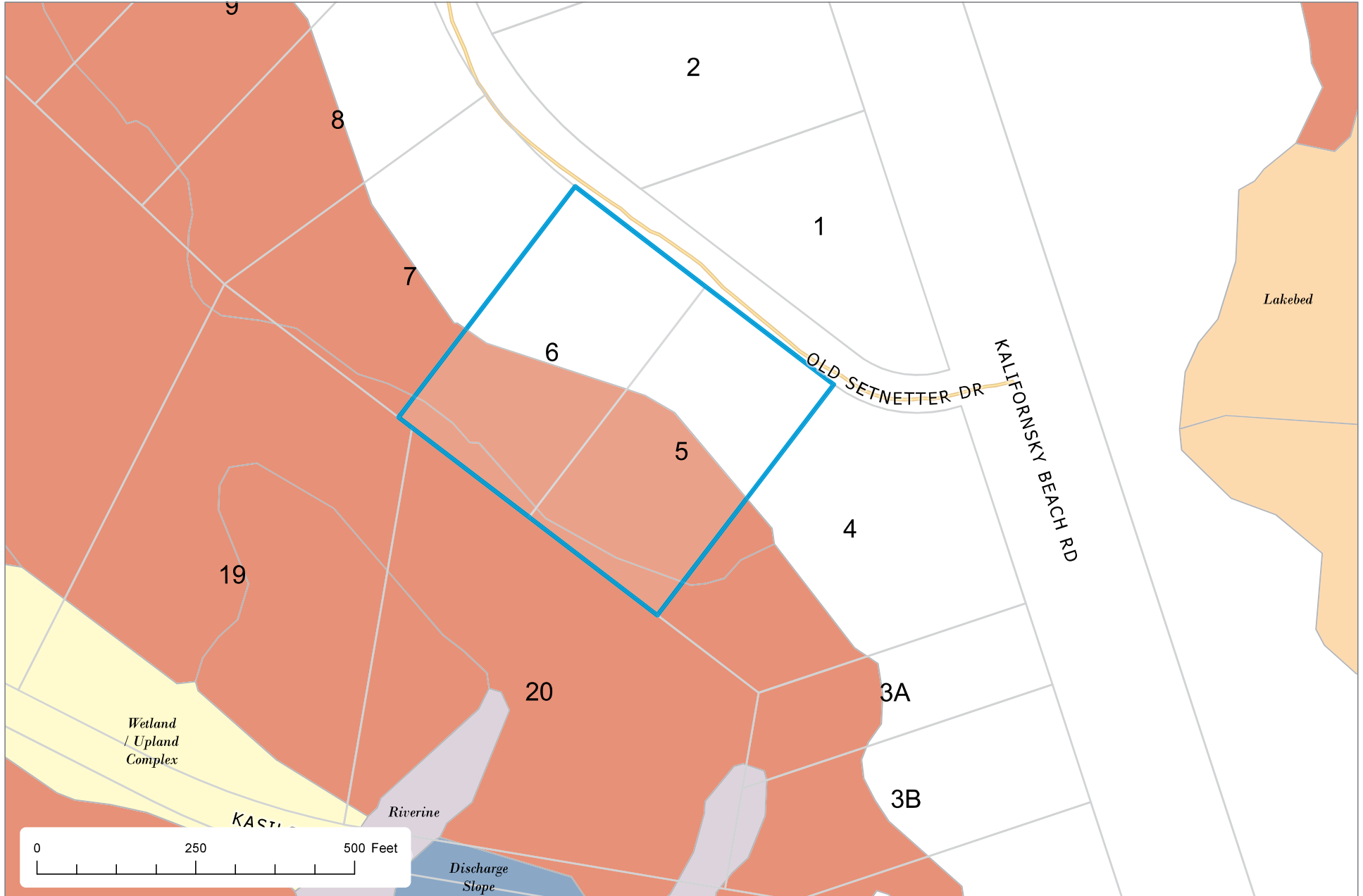
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A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

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.

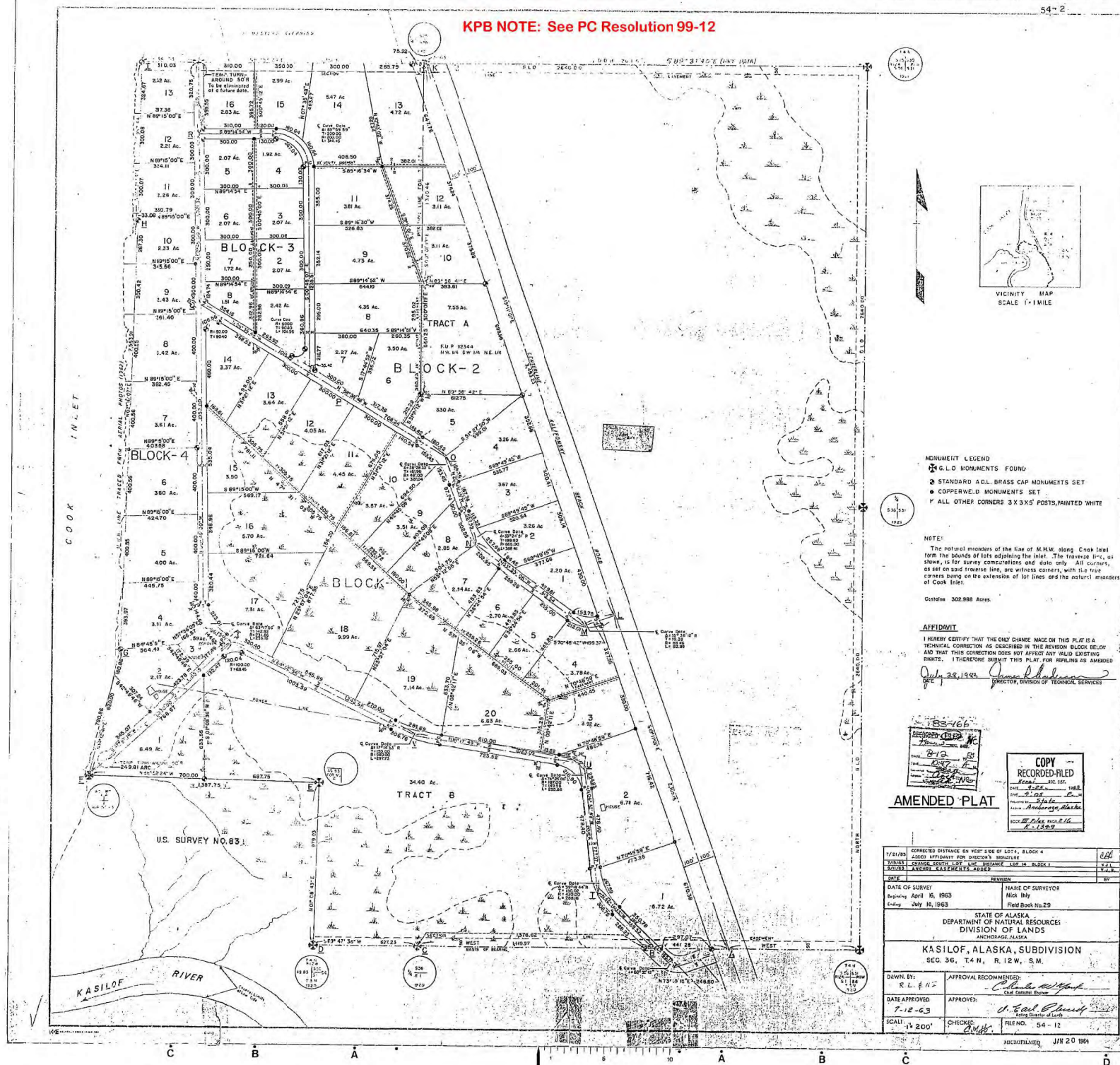


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KPB NOTE: See PC Resolution 99-12

54-2





Kasilof, Alaska Subd. 2022 Replat Preliminary Plat

A replat of Lots 5 & 6 Block 1 Kasilof, Alaska Subd., KRD 83-166.
Located in the SE1/4 Section 36, T4N R12W, SM, Kasilof, Alaska.
Kenai Recording District Kenai Peninsula Borough File

Prepared for

Rosemary M Renner
P.O. Box 122
Kasilof, AK 99610
Darrel Oldham
P.O. Box 1164
Kasilof, AK 99610

Prepared by

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

SCALE 1" = 100'
3 August, 2022

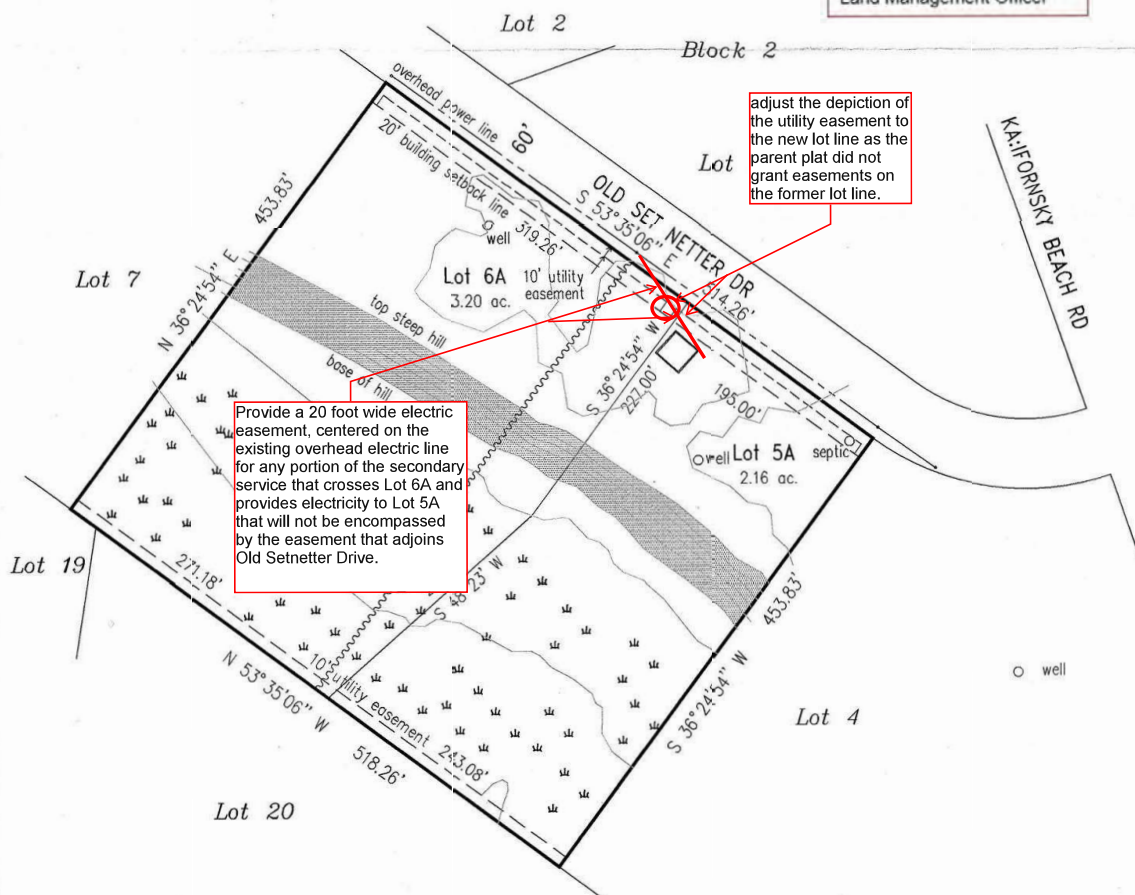
AREA = 5.358 acres

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way and 20' within 5' of side lot lines are being granted as utility easements per this plat.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Contour interval 4'. Shaded areas indicate grades over 25%.

HEA REVIEWED, AND REQUESTS
UTILITY EASEMENTS AS NOTED.

Scott Huff
Scott Huff
Land Management Officer



E. NEW BUSINESS

3. Levan-Sterling Subdivision

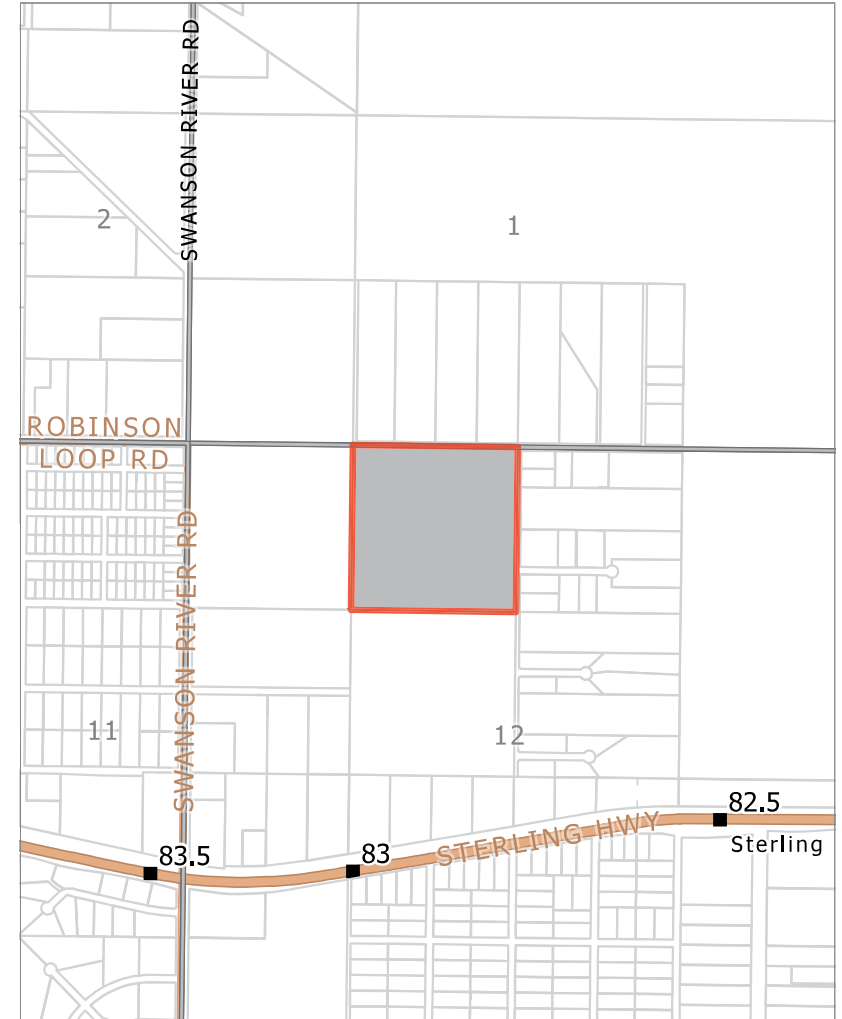
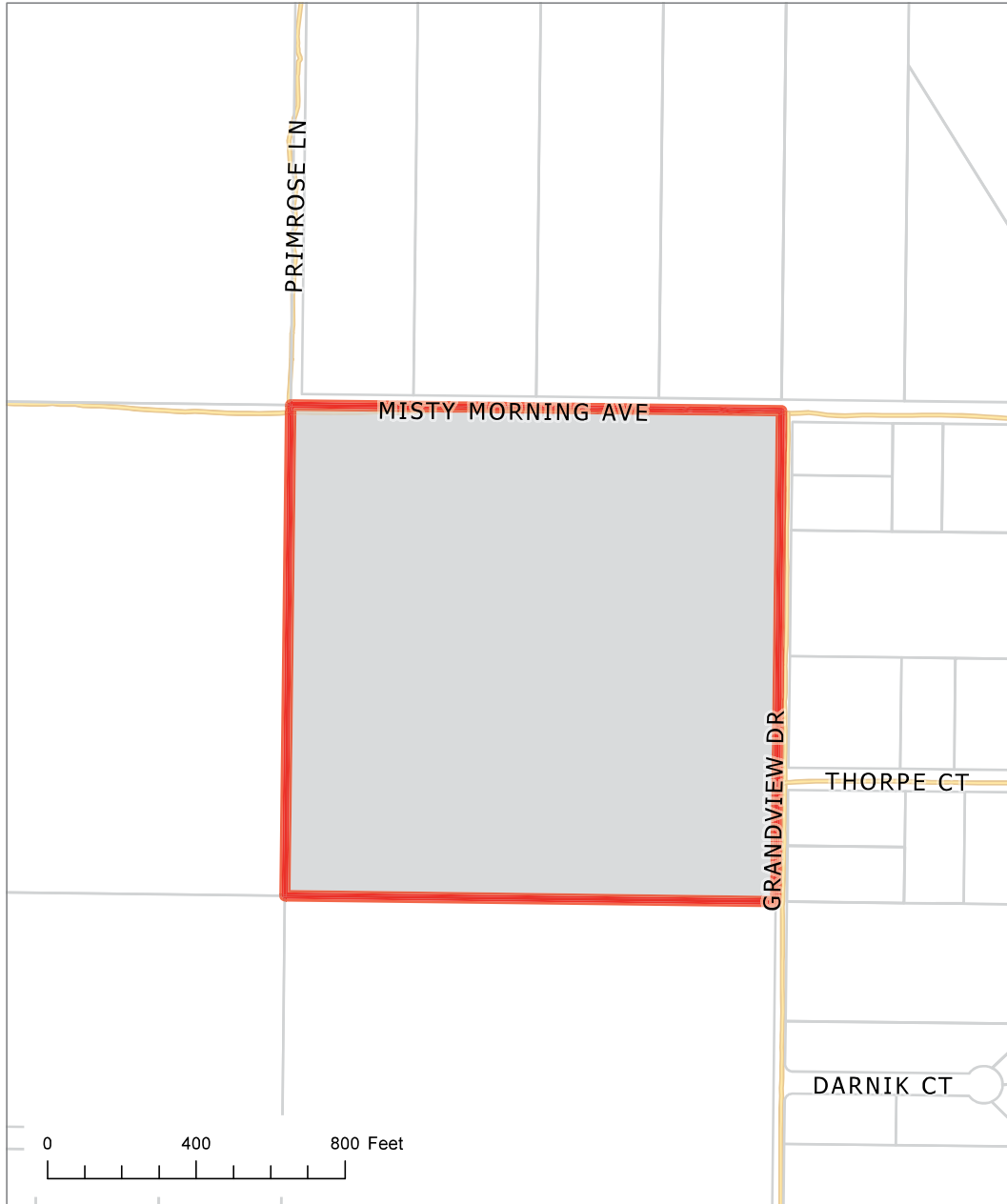
KPB File 2022-125

Edge Survey & Design / Leva

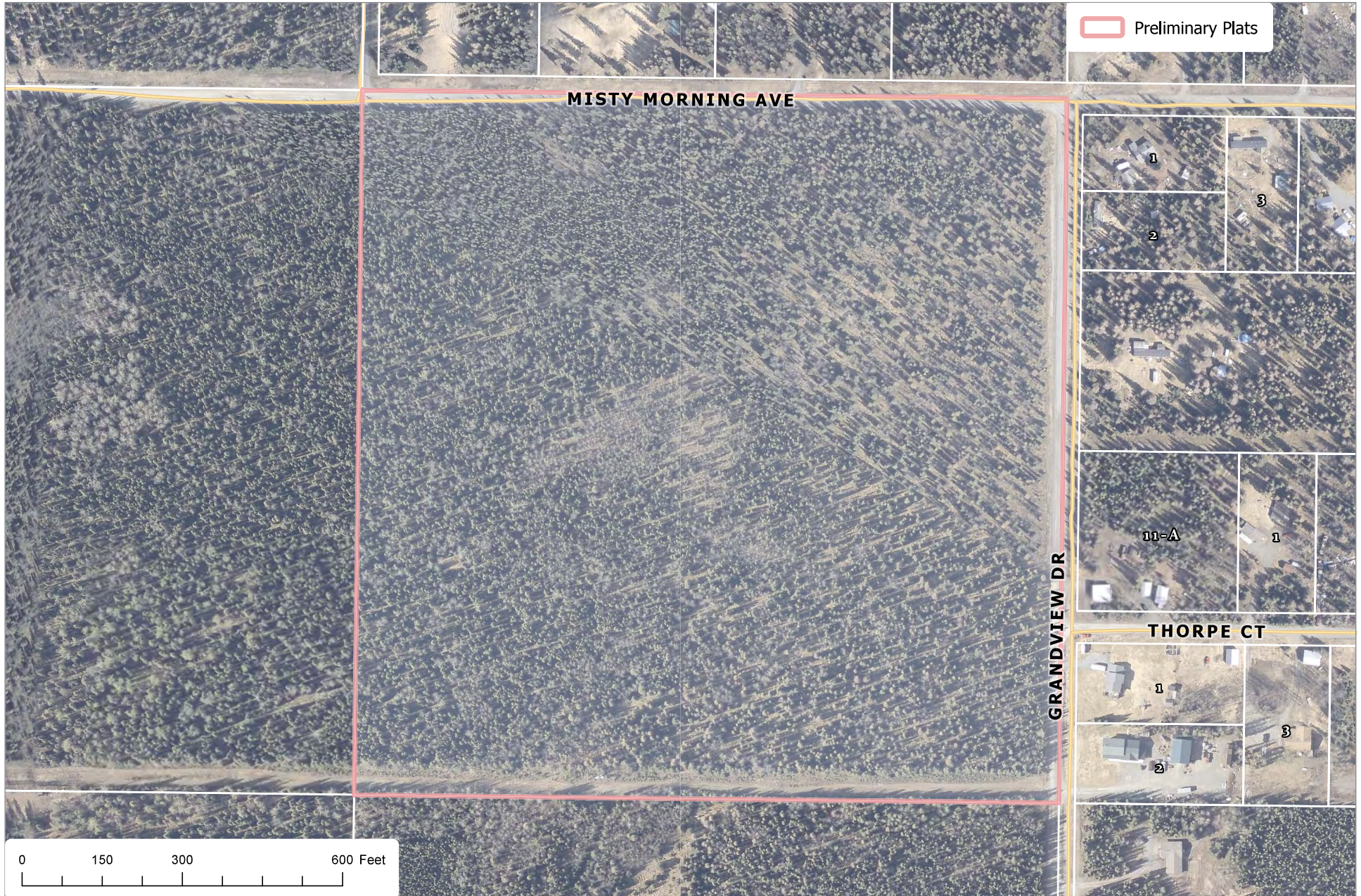
Location: Misty Morning Ave. &

Grandview Dr.

Sterling Area



KPB File # 2022-125
S12 T05N R09W
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.

(889°57'00" 26.38.30"(N)
 S89°25'00"E 26.38.30"(W)&(H)

S1
 S11 S12 1319.15'(P)

1319.15'(P)
 (889°57'00"E 1319.15"(R2)

S1
 S12

FOUND 2.5" BRASS
 CAP 1.0" BELOW GRADE
 IN GOOD CONDITION.
 CAP ILLEGIBLE. -HELD-

1319.92'(P)
 (1319.97'(R3)

NE1/4 NW1/4

1319.15'(P)
 (0000°42'55" 26.39.83"(W)&(H)

S89°24'00"E 1319.47'(P)

S89°24'00"E 1319.47'(P)

S50°40'55" 26.39.83"(W)&(H)

(0000°42'55" 26.39.84"(R3)

S1
 S12

1319.15'(P)

S89°24'00"E 1319.47'(P)

SW1/4 NW1/4

N00°41'44"E 1319.53'(P)

SE1/4 NW1/4

1319.91'(P)

1319.78'(P)

N89°23'00"W 26.39.56"(W)&(H)

(889°55'30" 26.37.58"(R1)

S1
 S12

1319.78'(P)

FOUND 3" BRASS CAP
 IN A 6" X 6"
 CONCRETE POST IN
 GOOD CONDITION.
 -HELD-

C 1/4
 S12

610 - S-

FOUND 3" ALUMINUM CAP
 BELOW GRADE IN GOOD
 CONDITION. CAP PARTIALLY
 ILLEGIBLE. -HELD-

S11 S12
 S M.
 RSW

TSN

1. 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. SEE TYPICAL.
2. THE FRONT 10' FEET OF THE 20' BUILDING SETBACK AND THE ENTIRE 20' BUILDING SETBACK OF SIDE LOT LINES IS ALSO 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.
3. THESE PARCELS MAY BE AFFECTED BY A GENERAL EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. BY RESOLUTION 1983 IN MSC. BOOK # PAGE 115, AND ON JANUARY 9, 1984 IN MSC. BOOK 112, PAGE 27 IN THE KENAI RECORDING DISTRICT.
4. THESE PARCELS MAY BE AFFECTED BY AN OIL AND GAS LEASE GRANTED TO MARATHON OIL COMPANY, RECORD ORDER SERIAL 19, 1999 N 011134-076, PAGE 291 AND ON NOVEMBER 1, 2004 UNDER SERIAL NUMBER 2004-011134-0 IN THE KENAI RECORDING DISTRICT.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF HIGHWAYS IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE AND FEDERAL, PERSONAL INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. WASTEWATER DISPOSAL

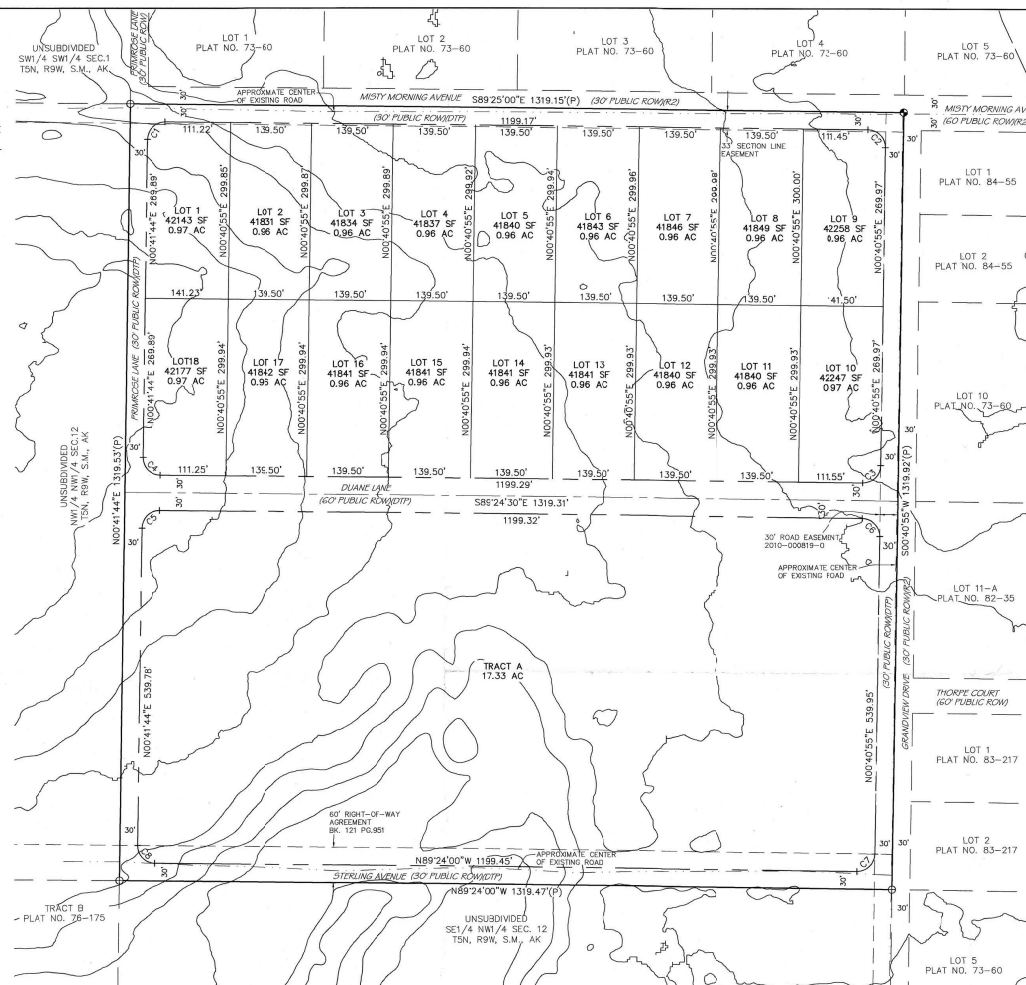
TRACT A IS AT LEAST 100,000 SQUARE FEET OF NOMINAL FIVE ACRES IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OF DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LIONS 1-18 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. THE DESIGN OF ANY SINGLE 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.

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	30.00'	89°53'16"	47.07'	S45°38'22"W	42.38'
C2	30.00'	90°05'55"	47.18'	N44°22'03"W	42.46'
C3	30.00'	89°54'35"	47.08'	N45°38'12"E	42.39'
C4	30.00'	90°06'14"	47.18'	S44°21'23"E	42.46'
C5	30.00'	89°53'46"	47.07'	S45°38'37"W	42.39'
C6	30.00'	90°05'55"	47.17'	N44°22'148"W	42.46'
C7	30.00'	89°55'05"	47.08'	N45°38'27"E	42.40'
C8	30.00'	90°05'44"	47.13'	S44°21'08"E	42.46'

(R1) TOWNSHIP PLAT OF T5N, R9W, S.M., ALASKA, ACCEPTED MAY 6, 1941
(R2) GRANDVIEW SUBDIVISION, PLAT NO. 73-60, KENAI RECORDING DISTRICT
(R3) RESUBDIVISION LOTS 11&12 GRANDVIEW SUB., PLAT NO. 82-35 KENAI RECORDING DISTRICT

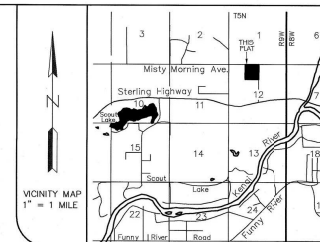
9	FOUND MONUMENT AS NOTED	_____	SUBDIVISION BOUNDARY
±	SET 5/8" X 30" REBAR WITH ALUMINUM CAP STAMPED LS 13022	_____	INTERIOR LOT LINE
±	SET 5/8" X 30" REBAR WITH CAP STAMPED LS 13022 AT ALL LOT CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED	_____	RIGHT-OF-WAY (DIP)
(P#)	RECORD DATA, SEE REFERENCE	_____	ADJACENT PROPERTY
(DTP)	DEDICATED THIS PLAT	_____	EASEMENT LINE
(M)	MEASURED	_____	CENTER LINE RIGHT OF W
(H)	HOLD	_____	EXISTING ROAD CENTER L
(P)	PROPORTIONED	_____	



THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF
KENAI PENINSULA BOROUGH

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.



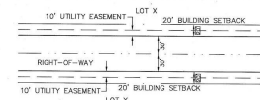
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE, MEL E. LEVAN AND ALICE LEVAN ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MEL E. LEVAN
PO BOX 8676
KODIAK, ALASKA 99615

FOR: MEL E. LEVAN
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC FOR STATE OF ALASKA

BUILDING SETBACK TYPICAL
APPLIES TO ALL LOTS CREATED BY THIS PLAT



KPB FILE No. 2022-XX

LEVAN-STERLIN
SUBDIVISION

A SUBDIVISION OF THE NW1/4 NW1/4 SECTION 12
T5N, R9W, SEWARD MERIDIAN
KENAI PENINSULA BOROUGH, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA

OWNERS:
MEL E. LEVAN
PO BOX 8676
KODIAK, ALASKA 99615
CONTAINING 39.971 AC



SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99511
Phone (907) 344-5990 Fax (907) 344-7794
AECI #1392

DRAWN BY: VLB	DATE: 08/18/2022	PROJECT: 22-576
CHECKED BY: MA	SCALE: as noted	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

ITEM 3 - LEVAN-STERLING SUBDIVISION

KPB File No.	2022-125
Plat Committee Meeting:	September 12, 2022
Applicant / Owner:	Mel Levan of Kodiak AK
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Misty Morning Avenue, Sterling area

Parent Parcel No.:	063-330-47
Legal Description:	NE1/4 NW1/4 Section 12, Township 5 North, Range 9 West
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	Onsite

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 39.971 acres parcel into 18 lots and one tract ranging in size from 0.96 acres to 0.97 acres for the lots and 17.33 acres for the tract. Several right-of-way dedications are proposed.

Location and Legal Access (existing and proposed): The proposed plat is located on Misty Morning Avenue. Misty Morning Avenue is located north of state maintained Sterling Highway at milepost 83.5 and accessed by state maintained Swanson River Road that provides a connection to the Sterling Highway. Misty Morning Avenue is borough maintained as is Grandview Drive on the east side of the proposed subdivision.

The preliminary plat shows a dedication along the north of a 30 foot right-of-way for Misty Morning Avenue that will be atop a 33-foot section line easement. The plat indicates that the abutting dedication and the dedication to the east is 30 feet on each side, per Grandview Subdivision, Plat KN 73-60 the dedications are 33 feet in width. **Staff recommends the depiction and labels be adjusted.**

Along the eastern boundary the plat shows a 30-foot right-of-way dedication for Grandview Drive to bring the right-of-way into compliance for width. Grandview Drive is constructed and maintained by the borough. This dedication is occurring atop a public easement granted by recorded document. **Staff recommends the easement label include "public" or a plat note be added that includes the details and description of location and states it is now within the dedicated portion of Grandview Drive.**

On the south of the plat a 30 foot wide dedication is proposed for Sterling Avenue. A new name will be required to be approved by the Addressing Officer as well as confirming all other names proposed on the plat. The plat shows along the proposed dedication the approximate center of an existing travelway. There is also a 60 foot wide right-of-way created by recorded document. Upon reviewing the document it needs to be clarified if that easement is public or private. ENSTAR reviewed the plat and noted there is a transmission line within the 60 foot right-of-way agreement and any development within the dedication should be coordinated with Alaska Pipeline Company (APC). The question remains if the depicted existing road is truly a road or the cleared area used by APC or the location of the pipeline. Upon staff's review of the proposed dedication, the existence of the 60 foot wide easement, and ENSTAR's comments, **staff recommends the transmission line be located, the surveyor work with APC and based on the line's location determine the best dedications along the southern boundary. Update the label to indicate if the right-of-way agreement is public or private or add a plat note with the details, and do one of the following or provide alternative that is agreeable by all parties.**

- The dedication of a full 60 foot dedication that encompasses the travelway as long as the pipeline is within the adjacent utility easement or within edge of dedication, or

- providing a 30 foot dedication as currently proposed and make sure the pipeline is within the edge of the right-of-way or north of the dedication, or
- provide a reduced width for the right-of-way to not have the dedication atop the pipeline, or
- provide a full 60 foot dedication that is north of the existing pipeline.

Two additional dedications are proposed. Along the western boundary is a dedication of a 30-foot right-of-way that is proposed as Primrose Lane and provides a compliant continuation of the dedicated Primrose Lane to the north. Through the middle of the plat is a dedication for a 60-foot right-of-way proposed as Duane Lane. The name will require approval from the Addressing Officer. This dedication will provide a connection between Primrose Lane and Grandview Drive.

Lots 1 – 9 will have access to Misty Morning Avenue, Lots 10 – 18 will have access to Duane Lane. Tract A will have access to Duane Lane, Primrose Lane, Grandview Drive and Sterling Avenue. Lots 9 & 10 will have access to Grandview Drive. Lots 1 & 18 will have access to Primrose Lane.

The proposed dedications will provide for a compliant block.

KPB Roads Dept. comments	
SOA DOT comments	No comment

Site Investigation: The preliminary plat does not contain any steep areas or low wet lands. The land appears to be vacant with no neighboring encroachment issues. As discussed under the legal access portion of the staff report, the rights-of-way along the north and west are constructed and maintained by the borough. **Staff recommends the terrain be removed from the final plat.**

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	No objections

Staff Analysis This preliminary plat is a subdivision of lands currently not platted. The proposed plat is located in the Sterling area and not within an advisory planning commission area.

A soils report will be required for the lots and an engineer will sign the final plat. The tract is large enough that the soils analysis is not 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.

Utility Easements As the property has not been previously platted, there are no utility easements to carry over from previous plats. Per the Certificate to Plat there are several easements affecting the property that were created

by recorded documents. The easements granted to Homer Electric Association did not have areas defined and are present within plat note 3.

New utility easement as identified in note 2 as “the front 10’ of the 20’ Building Setback and the entire 20’ Building Setback within 5’ of side lot lines”. A typical building setback detail is provided that shows the setback and utility easements as described within the plat note. **Staff recommends the plat note include “granted by this plat”.**

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	Add a note which says, “APC transmission line located with 60ft Right of Way Agreement. Any construction activity conducted within the 60ft Right of Way needs to be coordinated with APC”.
ACS	No objections
GCI	No objections

KPB department / agency review:

Addressing	
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

*In references, check the spelling of subdivisions.
The existing road depictions may be removed.*

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: The legal description needs corrected to NE1/4 NW1/4

- 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: *North half of Misty Morning Avenue is 33' change on drawing*
- 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: *The Misty Morning Avenue label appears along the right-of-way known as Robinson Loop Road. Add "Loop Road" to Scout Lake Loop Road Label. The Funny River label in section 24 should have "Road" added. If this is to reference the river the line depiction should be added to make it clear.*
- 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: *Sterling is not an allowable street name. Continue Entrada Drive or receive an approved name from the addressing officer. Duane Lane should be Avenue and approval will be required from the Addressing Officer.*
- 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: *Lot to southeast needs to be corrected from Lot 5 to Lot 13.*

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.*

20.30.120. Streets-Width requirements.

- B. Additional right-of-way or easement width may be required to provide for the construction of side slopes or to otherwise accommodate right-of-way construction standards set forth in KPB Title 14.

Staff recommendation: *Update the dedication of Sterling Avenue as determined by field survey.*

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

Staff recommendation: *check for conformity to adjacent names. Receive approval from the Addressing Officer.*

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 will be required for the lots and an engineer will need to sign the plat.

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.*

- 20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: *An acceptance from the KPB for new dedications will be required.*

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:

- Update plat note 5 to include KPB Code reference. "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)."
- Remove "nominal five acres" from the wastewater note.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *Per the Certificate to Plat the ownership is under Mr. Levan's name only. Correct the ownership statement to be in the singular and remove Alice Levan from the statement. 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.

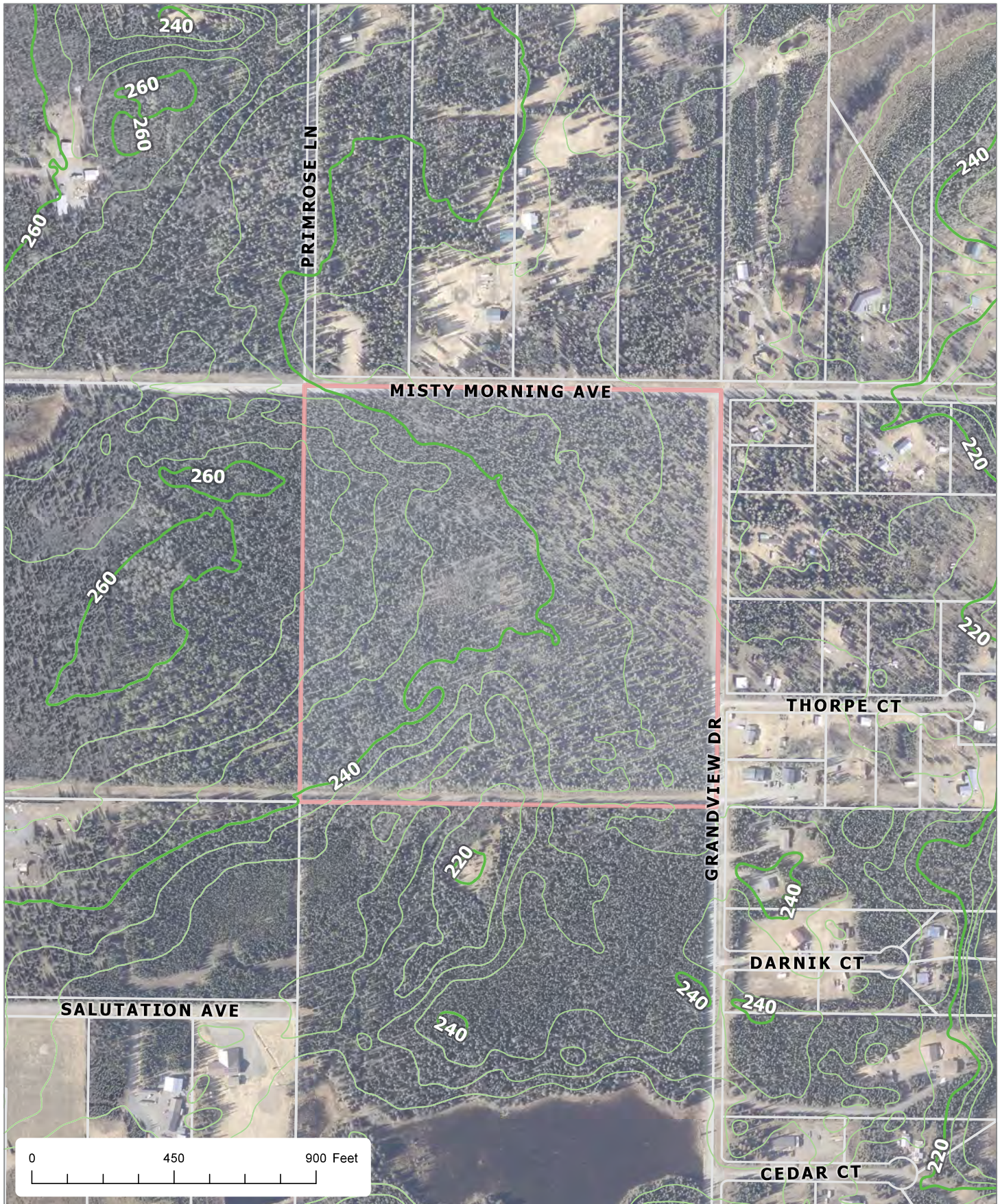
END OF STAFF REPORT



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.

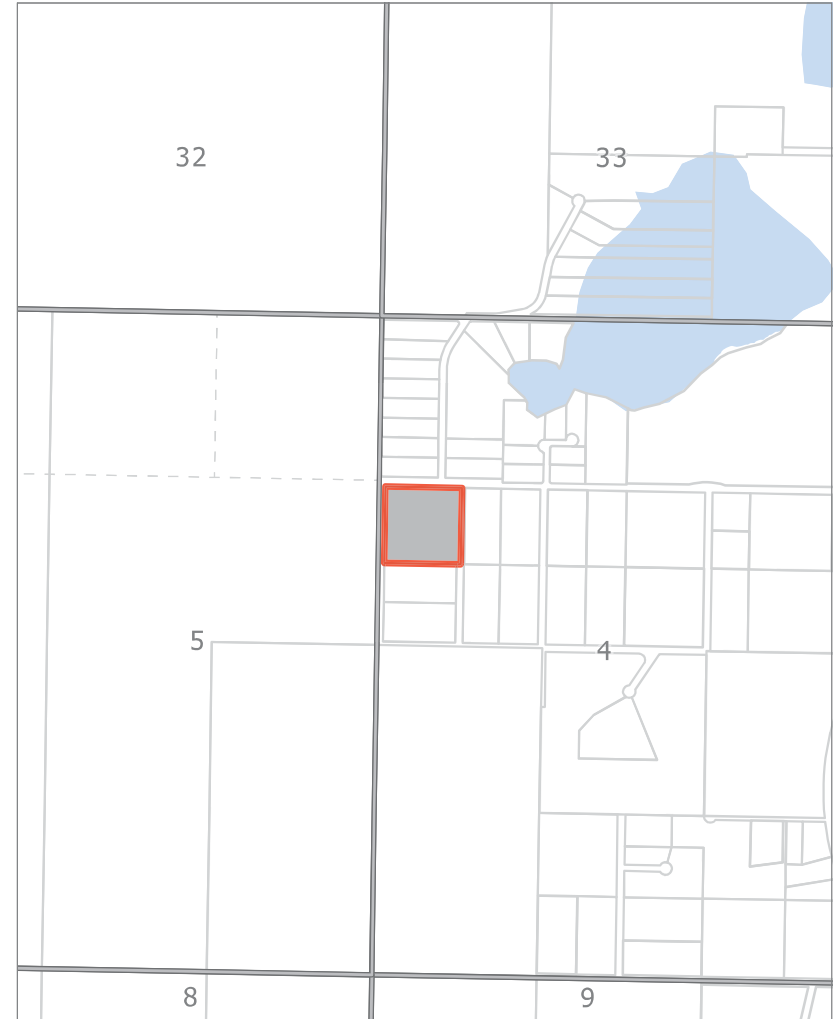


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

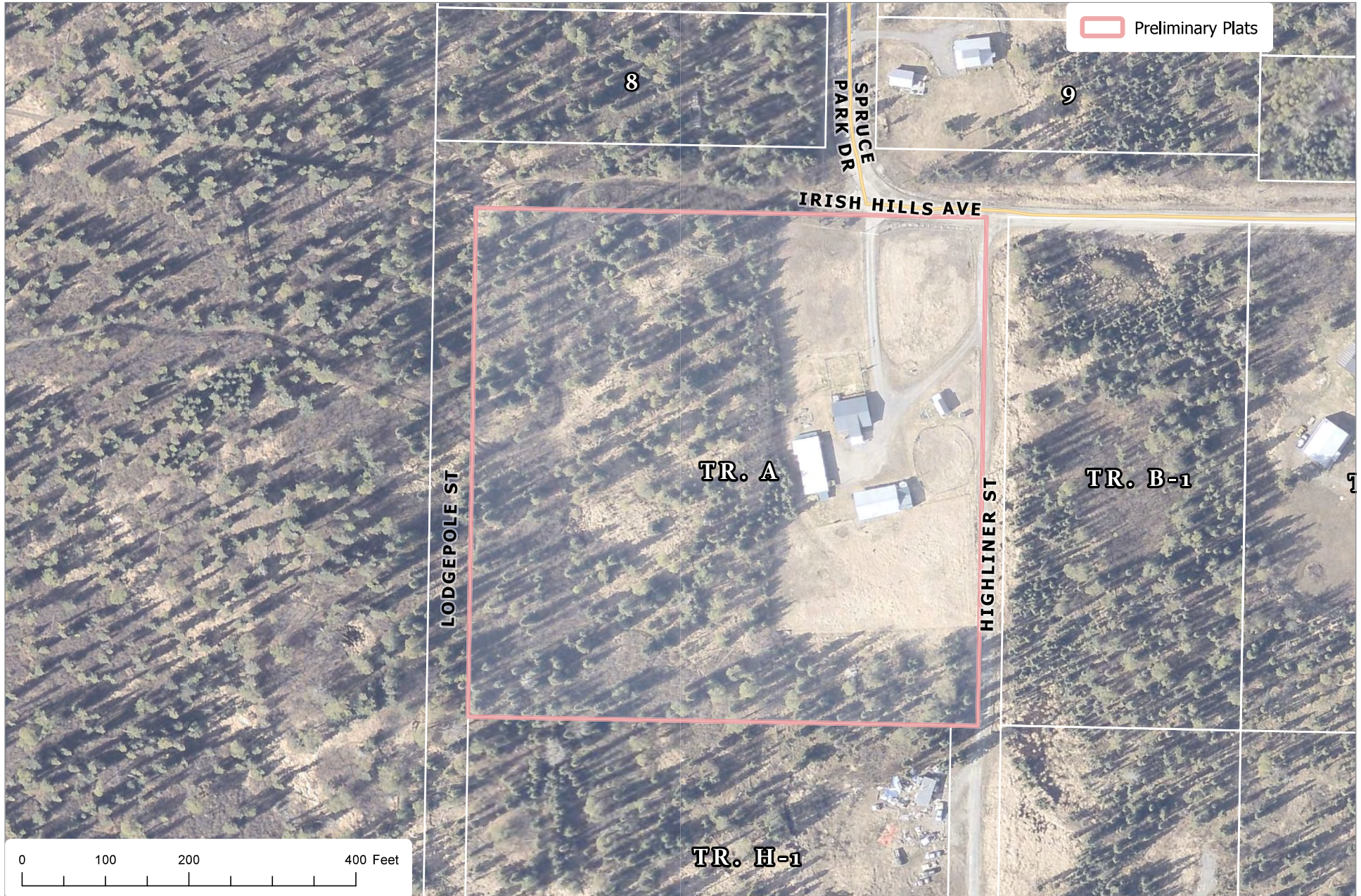


E. NEW BUSINESS

- 4. O'Rourke Subdivision Matranga Addition**
KPB File 2022-124
Segesser Surveys / Matranga
Location: Lodgepole St., Highliner St. &
Irish Hills Ave.
Kalifornsky Area



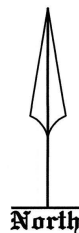
KPB File # 2022-124
S04 T03N R11W
Kalifornsky



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 610-S 1985 FOUND
- 2 1/2" ALUM. CAP MONUMENT LS5152 1996 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 2008-76 KR0

**NOTES:**

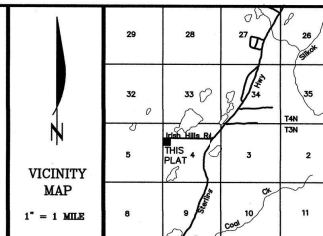
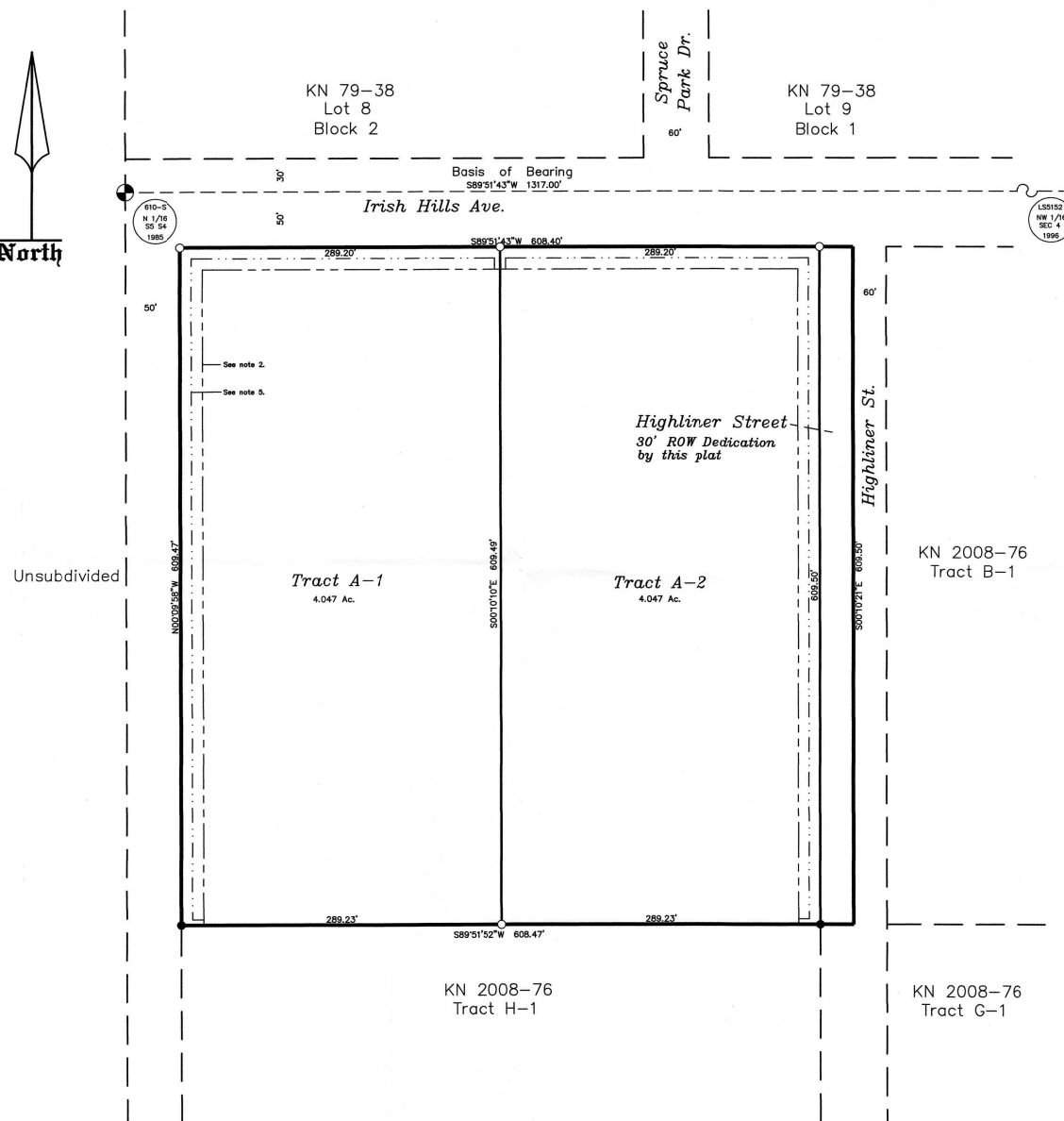
- 1) Basis of bearing taken from O'Rourke Subdivision Lucas Addition Part 1, Plat 2008-76, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) An easement for a road which affects the East 15 feet of this property is recorded in Book 163 Page 863, Kenai Recording District.
- 4) 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.
- 5) 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.
- 6) **WASTEWATER DISPOSAL:** 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.

Engineer _____ License No. _____ 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 hereon actually exist as described, and all dimensions and other details are correct.

Date _____

**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.

GREGORY A. MATRANGA _____ TERESA J. MATRANGA _____
P.O. BOX 4316
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 _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

O'Rourke Subdivision Metranga Addition

A resubdivision of Tract A, O'Rourke Subdivision, Plat 76-44, Kenai Recording District

Located within the SW1/4 NW1/4 Section 4, T3N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 8.513 Ac.

Surveyor	Owners
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Gregory A. & Teresa J. Matranga P.O. Box 4316 Soldotna, Alaska 99669
JOB NO. 22219	DRAWN: 8-16-22
SURVEYED: August, 2022	SCALE: 1"=50'
FIELD BOOK: 22-4	SHEET: 1 of 1

KPB 2022-124

AGENDA ITEM E. NEW BUSINESS

ITEM 4 - O'ROURKE SUBDIVISION MATRANGA ADDITION

KPB File No.	2022-124
Plat Committee Meeting:	September 12, 2022
Applicant / Owner:	Gregory & Teresa Matranga / Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Irish Hills Avenue / Kalifornsky Area

Parent Parcel No.:	133-032-34
Legal Description:	Tract A in O'Rourke Subdivision KRD 76-44
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	Onsite

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 8.50 acre parcel into two tracts both being the same size of 4.047 acres. A 30 foot right-of-way dedication is proposed along the eastern boundary.

Location and Legal Access (existing and proposed): The proposed plat currently has access from Irish Hills Avenue. Irish Hills Avenue is a varying width right-of-way with 80 foot width along the subdivision. The right-of-way is located near mile 104 of the Sterling Highway. The subdivision is located at the very end of the Irish Hills Avenue dedication. Irish Hills Avenue is constructed and maintained by the borough to the intersection with Spruce Park Drive located north of Irish Hills Avenue. The 500 foot western portion of Irish Hills Avenue is not constructed.

Highliner Street is located to the east of the subdivision. It is partially constructed but not maintained. The northern portion, along the proposed subdivision, is a 30 foot wide dedication that increases to 60 feet south of the proposed subdivision. A 30 foot easement exists that was centered on the shared lot line of the parent lot, Tract A, and the neighboring Tract B that has now been replatted. The proposed dedication will now encompass the full easement within the right-of-way dedication. **Staff recommends the plat note for the easement include that it is now within the dedication.**

Lodgepole Street on the west was previously dedicated as a 50 foot wide right-of-way but has not been developed. The dedication coincides with a 50 foot section line easement. There is a 50 foot section line easement located on the other side of the dedication. The property located on the other side of Lodgepole Street is a 240 acre parcel owned by the Kenai Peninsula Borough. **Staff recommends the abutting section line easement be depicted and labeled.**

Irish Hills Avenue, Lodgepole Street, Czarnezki Avenue, and Highliner Street define the closed and compliant block.

KPB Roads Dept. comments	
SOA DOT comments	No Comment

Site Investigation: There are no steep slopes on the property or within the proposed or existing dedications. There are no low wet areas present.

Structures are present and appear to all be within proposed Tract A-2. There does not appear to be any encroachment issues with the neighbors.

The structures, per KPB GIS imagery, appear to be close to the proposed eastern property line. The surveyor will need to verify that the dedication of the right-of-way will not create any encroachment issues. If the structures are

within the dedication area, the plat will not be allowed to be finalized until it is demonstrated that the plat will not create encroachments. The surveyor shall provide in writing his findings and methods of resolution, which may include coming back before the planning commission for exceptions to code. If it is found that the structures are outside the dedication area, it will then need to be determined if they are within the new setback and utility easements being granted along the new dedication. If it is found that these are permanent structures that cannot be moved, they will be required to be depicted on the plat and notes be added stating that the structures predate the creation of the setback and/or utility easement. **Staff recommends** the type of structures, the location of the structures, and methods for any required resolution be provided to staff.

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	No objections

Staff Analysis This preliminary plat is a replat of Tract A of O'Rourke Subdivision KRD 76-44. O'Rourke Subdivision dedicated Irish Hills Avenue on the north and Lodgepole Street on the west, both as 50 feet rights-of-way. O'Rourke Subdivision also indicated a 20 foot Building Setback along the two rights-of-way that is being transferred to the new plat. The 20 foot building setback along the new dedication on the east will be created.

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

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is within the Kalifornsky advisory planning commission, which is inactive at this time.

Utility Easements Even though the property was previously platted as Tract A O'Rourke Subdivision KRD 76-44, there were no easements to be carried over from the previous subdivision. There is a 15 foot road easement on the east side of Tract A as recorded in Book 163 Page 863 of the Kenai Recording District as indicated in Note 3. There is a new utility easement dedication as indicated in Note 5 and shown on the drawing as the front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines.

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 objection
GCI	Approved as shown

KPB department / agency review:

Addressing	
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

*Add the dimension of the dedication on the north and south ends.
Provide a tie to BLM/GLO monuments.*

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: Provide a label for the abutting section line easement to the west of Lodgepole Street. Provide a label for Lodgepole Street. Update the labels for Highliner Street as the northern label should be 30' and a southern label should be added for the 60' dedication 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: There are some dark lines that appear to be roads that should be named or removed.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation: There appears to be two structures on the east side of the plat that may be encroaching on the 20' Building Setback line or within the proposed dedication. Surveyor should verify with field survey.

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: Lots are smaller than 200,000 square feet. A soils analysis report and an engineer's signature will 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.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: *An acceptance to be signed by the borough is required with the names of the new dedications listed.*

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:

- *Revise plat note 4 to include KPB Code, “(KPB 14.06)”.*
 - *Add to plat note 3 that the easement is within Highliner Street being dedicated by this plat.*
 - *If structures are found to be within the setback/utility easement, additional notes will be required.*
-

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.

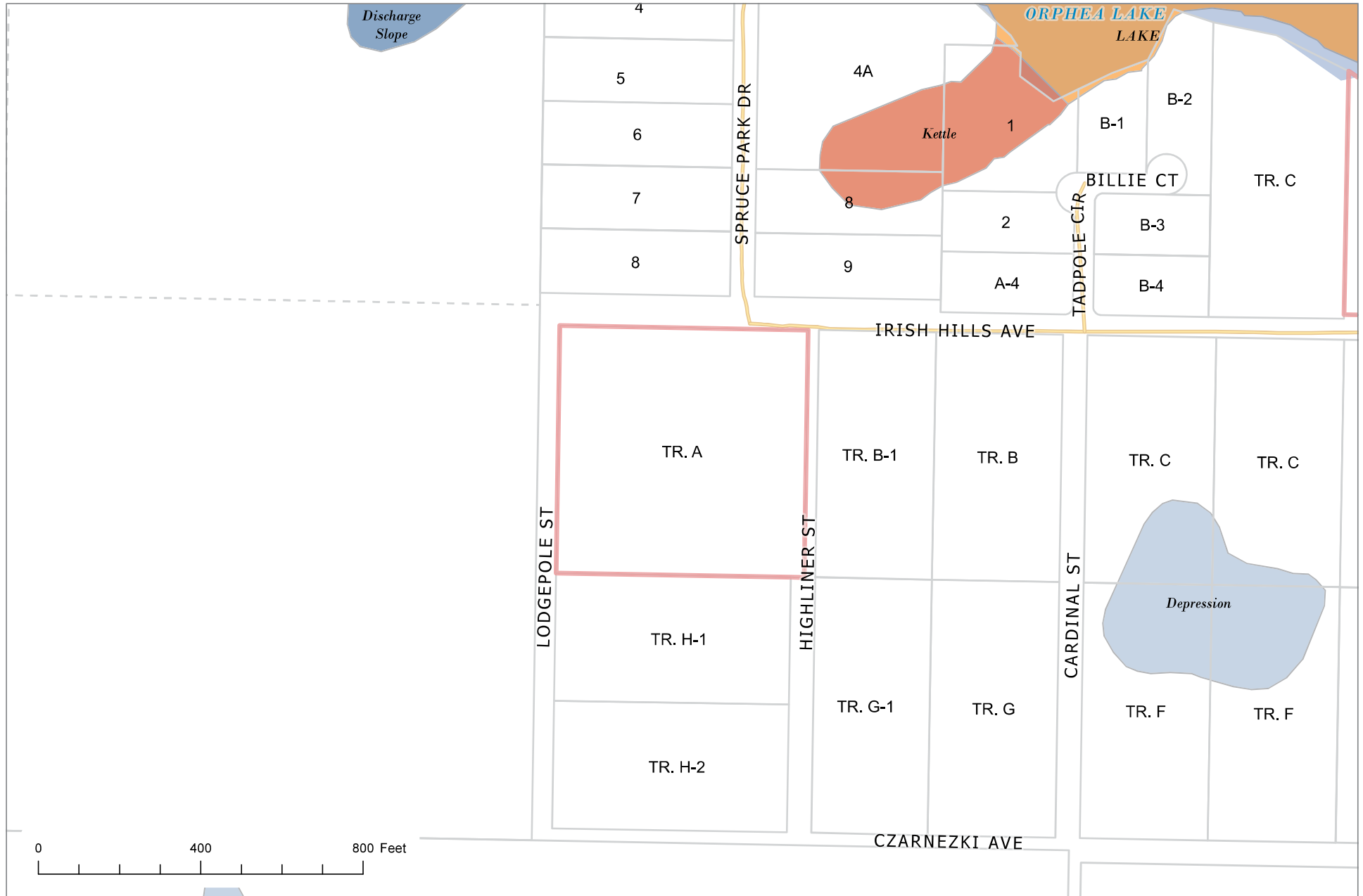
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A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

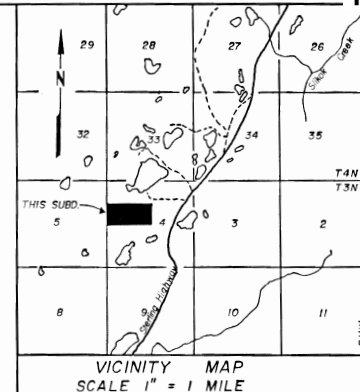
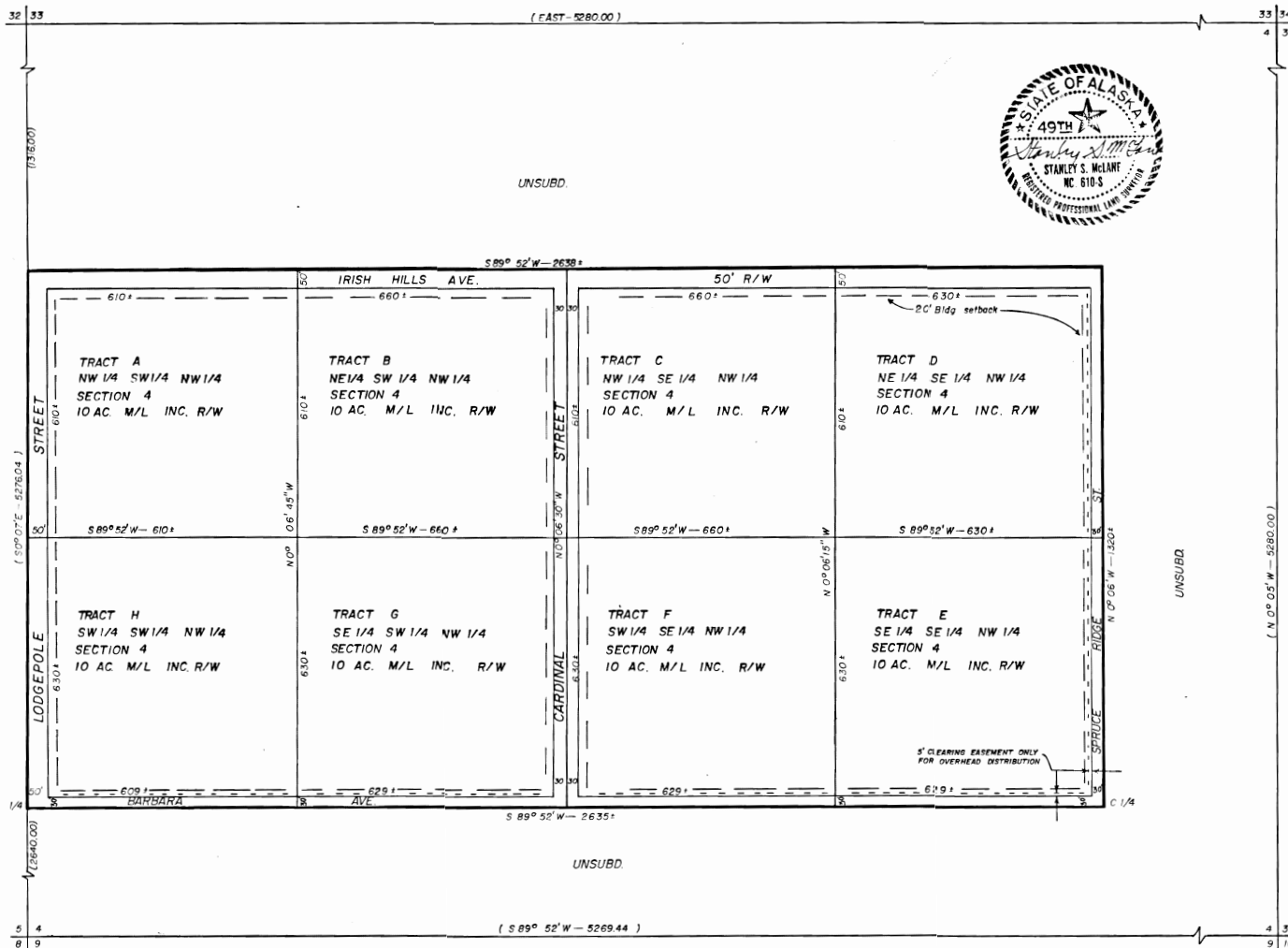


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NOTES:

This is a paper plat of the S 1/2 NW 1/4 SECTION 4 T 3N, R 11W, S. M., AK. Subdivided by aliquot parts.

All bearings and distances refer to the B. L. M. official township plat of record.

Data of record shown in ().

No field survey was made this date and no stakes, monuments or etc. were set.

76-24

RECORDED - FILED
Kenai REC. DIST.
DATE 4-26-1976
TIME 12:24 P.M.
By whom KPA
Address

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date April 23, 1976 Thomas J. O'Rourke - owner Box 1350, Soldotna, Ak 99669

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 22 day of April, 1976.

My commission expires 7/22/76

Thomas B. Bynum
notary public for Alaska

PLAT APPROVAL.

Plat approved by the Commission this 22 day of March, 1976.

Edward E. Sullivan
Mayor

O'ROURKE SUBDIVISION

Thomas J. O'Rourke, owner
Box 1350 Soldotna, AK. 99669

DESCRIPTION
S 1/2 NW 1/4 OF SECTION 4, T 3N, R 11W, S. M. AK.,
CONTAINING 80 ACRES M/L IN THE KENAI PENINSULA BOROUGH.

Prepared by - McLane & Associates
Soldotna, AK.

DATE
Feb. 27, 1976

SCALE
1" = 200'

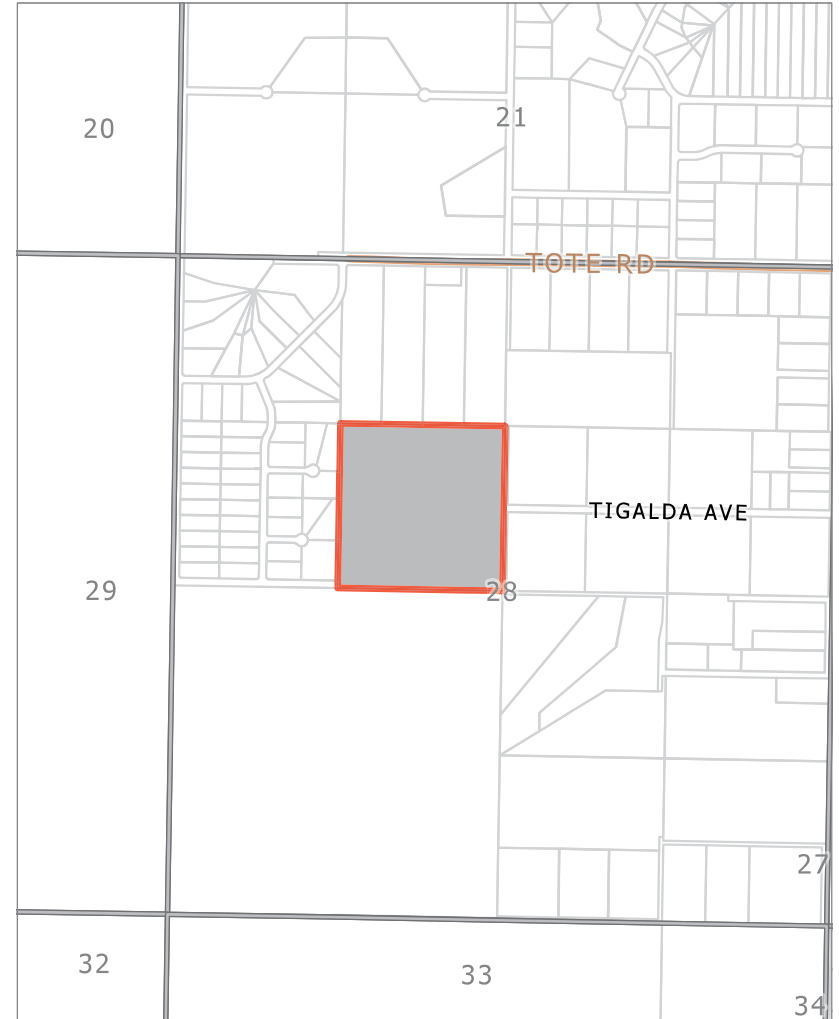
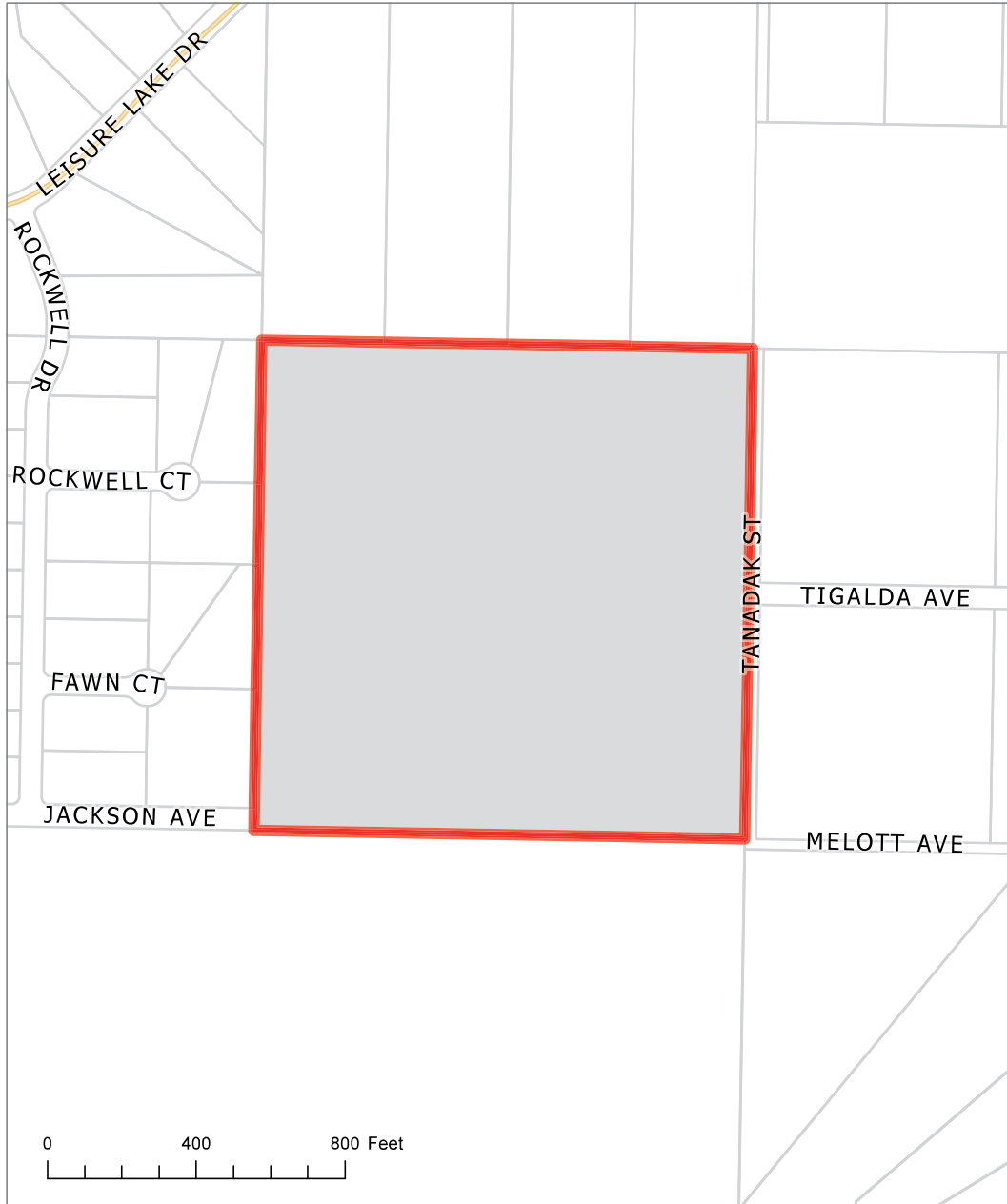
E. NEW BUSINESS

5. The Lady L Ranch; KPB File 2022-123

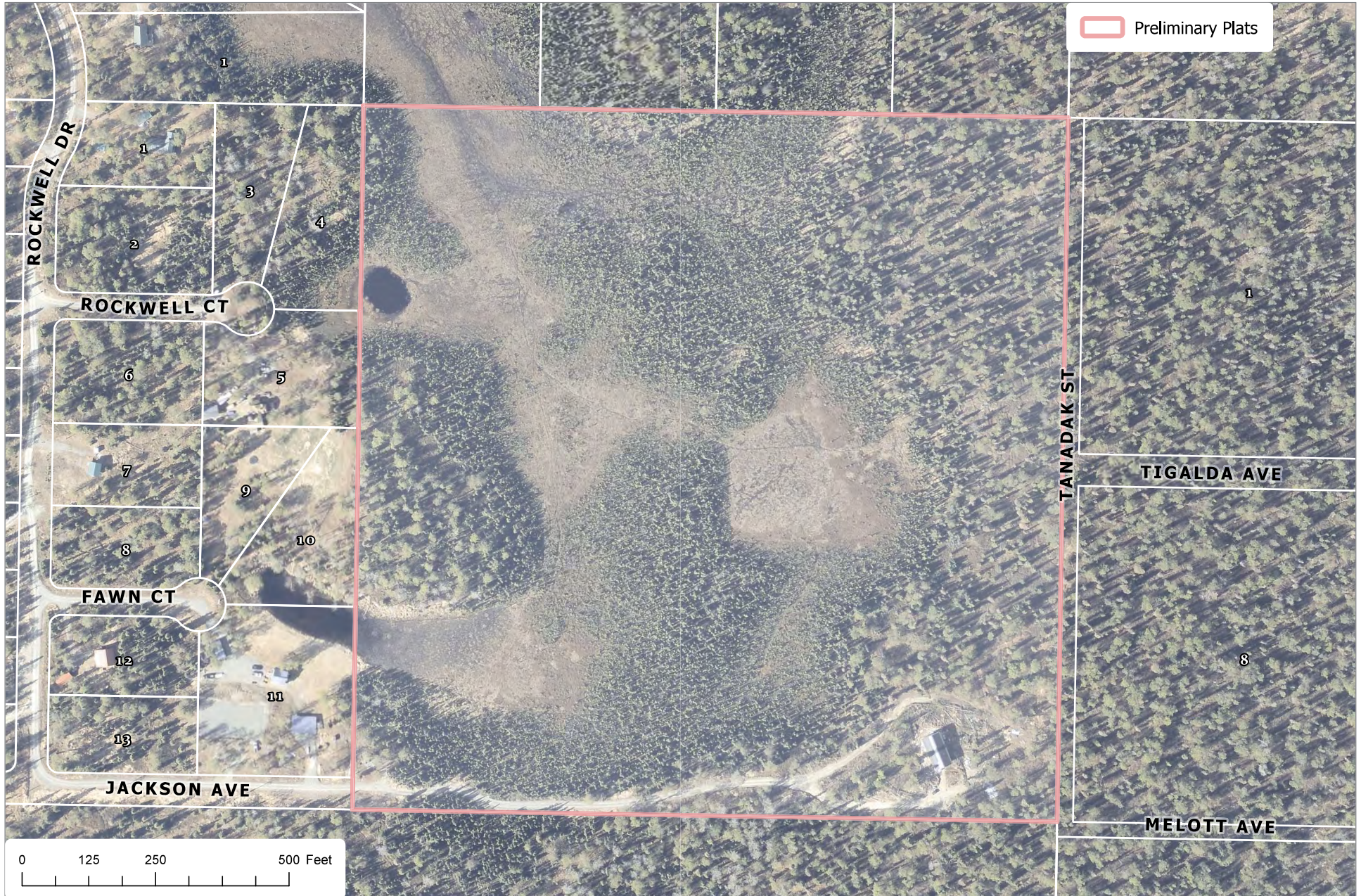
Segesser Surveys / Short

Location: Tanadak St. & Jackson Ave.

Kalifornsky Area



KPB File # 2022-123
S28 T04N R11W
Kalifornsky



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:

- 2 1/2" BRASS CAP MONUMENT GLO 1937 FOUND
- 3 1/4" ALUM. CAP MONUMENT 3932-S 1978 FOUND
- 2 1/2" ALUM. CAP MONUMENT LS5152 2001 FOUND
- MONUMENT LOCATED UNDER PAVEMENT
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 86-63 KRD

NOTES:

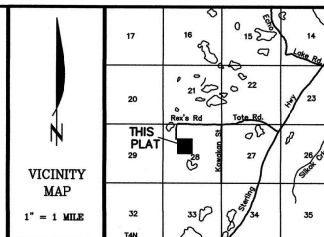
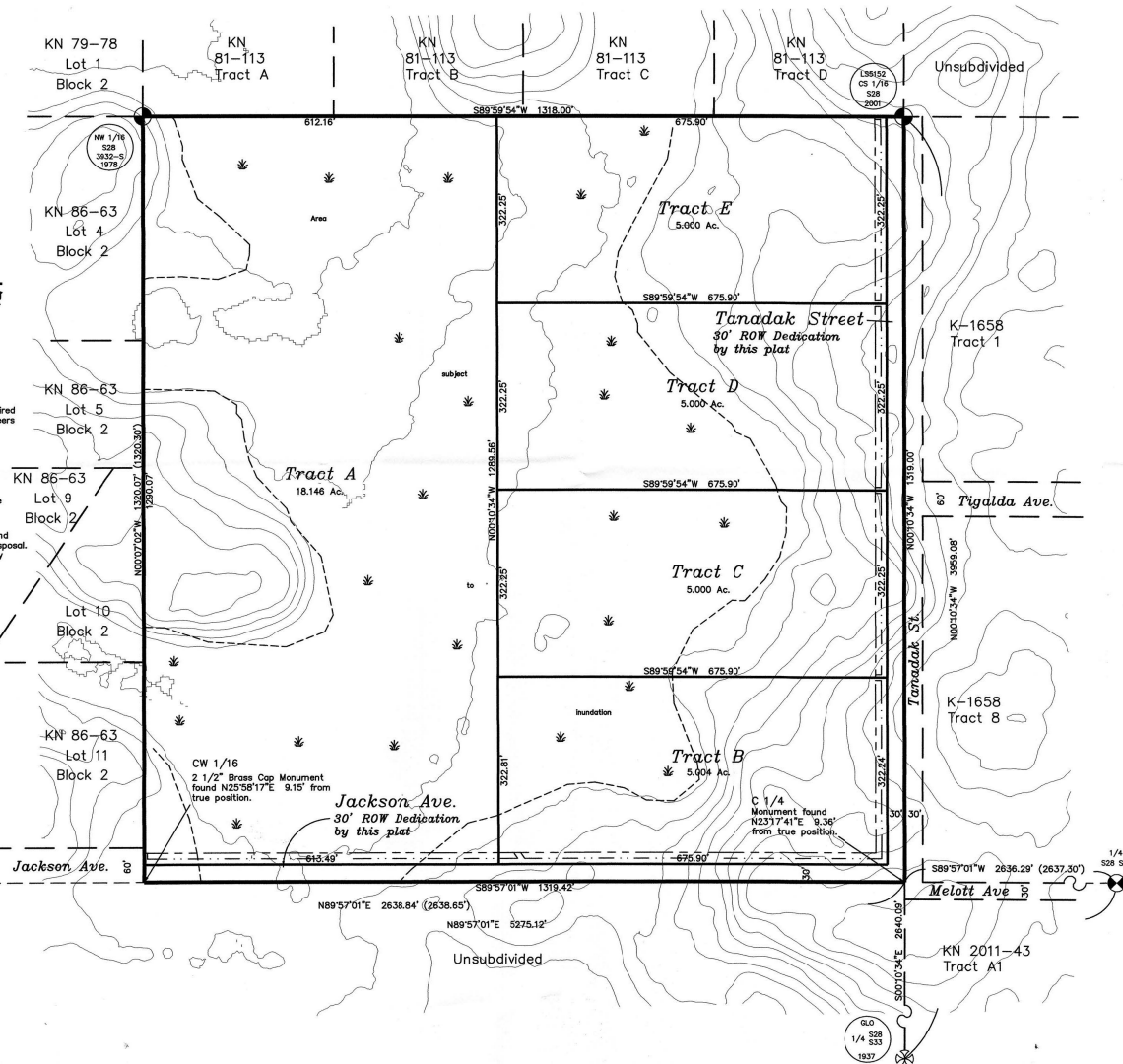
- 1) Basis of bearing taken from Hideaway Haven, Plat 86-63, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 4) 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.
- 5) 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.
- 6) 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.



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 _____



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. SHORT REBECCA J. SHORT
49746 JACKSON AVENUE
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 _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

The Lady L Ranch

A subdivision of the SE1/4 NW1/4 Section 28, T4N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 40,000 Ac.

Surveyor	Owners
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	David R. & Rebecca J. Short 49746 Jackson Avenue Soldotna, Alaska 99669
JOB NO. 22140	DRAWN: 8-18-22
SURVEYED: July, 2022	SCALE: 1"=100'
FIELD BOOK: 22-2	SHEET: 1 of 1

KPB 2022-123

AGENDA ITEM E. NEW BUSINESS

ITEM 5 - THE LADY L RANCH

KPB File No.	2022-123
Plat Committee Meeting:	September 12, 2022
Applicant / Owner:	David and Rebecca Short of Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Jackson Avenue, Kalifornsky

Parent Parcel No.:	131-591-34
Legal Description:	SE1/4 NW1/4 Section 28 Township 4 North Range 11 West
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	Onsite

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 40 acre parcel into five tracts. Four of the tracts will be 5 acres and one will be 18.146 acres. Right-of-way dedications are proposed along the southern and eastern boundaries.

Location and Legal Access (existing and proposed): The proposed plat currently has access from Jackson Avenue via Rockwell Drive. These two roads were dedicated from the plat Hideaway Heaven KRD 86-63. The roads are constructed but not maintained. Rockwell Drive is found near the end of borough maintained Leisure Lake Drive, which is located at the end of Tote Road that is located near mile 101 of the Sterling Highway.

The proposed plat has a dedication to extend Jackson Avenue along the south line where an existing driveway is located to the existing house on proposed Tract B. Tract A will also access Jackson Avenue. Jackson Avenue will connect to Melott Avenue in the southeast corner which was dedicated from Charlie See Tracts #2 KRD 2011-43. The plat also has a dedication on the east of 30 feet for Tanadak Street, giving access for Tracts C, D and E. Tanadak Street was dedicated by Birch Manor KRD K-1658.

The dedication for Jackson Avenue is to the west of the subdivision and is dedicated as 60 feet wide. To the east of the subdivision and the Tanadak Street dedication is Melott Avenue, which is only a southern 30 feet dedication. The proposed dedication along the southern boundary will provide a continuation of Jackson Avenue and connect to the Tanadak Street / Melott Avenue intersection. The proposed width is 30 foot wide and will result in the Jackson Avenue dedication to be offset by 30 feet to the south as the adjacent 60 foot dedication all came from the northern property. An existing travelway appears to be present that connects to the structure that will be located on Tract B. It appears that portions of the travelway would be within the dedication with other areas being outside the dedication. Staff is recommending that the dedication try to encompass as much of the existing travelway as possible and reduce the width as the dedication goes to the east. The Kenai Peninsula Borough owns the property to the south and could provide additional width in the future to create a compliant right-of-way. The properties north of Melott Avenue will be required to provide additional 30 feet of right-of-way if ever subdivided and will provide for the rights-of-way to not be offset. **Staff recommends the dedication of Jackson Avenue start as 60 feet wide to provide a continuation of the existing dedication, the new dedication try to encompass as much of the existing travelway as possible, the road width be reduced to 30 feet on the eastern portion to create compliant intersections, and any required curves follow KPB Code for road dedications.**

The plat is proposing to dedicate a 30 foot width for Tanadak Street along the eastern boundary. This will bring this portion of Tanadak Street into compliance for width as there is already a 30 foot wide dedication. Per the State of Alaska Patent found in Book 117 Page 554, the property is subject to a 50 foot right-of-way along the east boundary of the NW1/4. 30 foot of the right-of-way will be dedicated but a 20 foot portion will remain along the tracts. **Staff**

recommends the right-of-way be depicted within the subdivision with a reference label to either a plat note or a label stating "50 foot right-of-way permit, ADL 63002, as found in Book 117 Page 554, KRD."

Block length is not compliant in length. Tote Road, Leisure Lake Drive, Rockwell Drive, Jackson Avenue, Tanadak Street, and ADL 63002 define the block. Due to large acreage tracts, dedications of cul-de-sacs in the area, steep terrain, and low wet areas the ability to bring the block into compliance will be difficult at this time. The dedications are improving the block. **Staff recommends** the plat committee concur that an exception or additional dedications are not required at this time.

KPB Roads Dept. comments	
SOA DOT comments	No comment

Site Investigation: There are low wet areas present in the proposed plat that are depicted. Per KPB GIS imagery, there may be areas with open water. **Staff recommends** the status of the open water be determined and depicted on the plat and label as pond, seasonal pond, etc., and wetlands remain on the final plat.

Slopes are depicted on the plat. There is a solid dotted lines that appear on the plat but it is not labeled or within the legend. **Staff recommends** label the line to indicate what that line represents if it is for the top or toe of bluff that it remain on the final plat.

The slopes within Tanadak Street and Jackson Avenue appear to exceed allowable slopes for rights-of-way. **Staff recommends** the surveyor verify the slopes are compliant and if they exceed allowable slopes provide centerline profiles and cross-section analysis to determine if additional widths or slope easements are required.

There is a current house on Tract B with a driveway starting in the southwest corner coming off Jackson Avenue. The driveway runs along the south through Tracts A and B and the dedication of Jackson Avenue. As stated within the legal access discussion, staff recommends the right-of-way dedication encompass as much of the existing right-of-way as possible and be 60 feet wide on the western portion and reduce down to 30 feet wide on the eastern portion. **Staff recommends** the location of the structure will need to be verified to ensure it is not within the dedication, if the structure will be within the 20 foot setback or 10 foot utility easement, the building will need to be depicted on the final plat with plat notes added that it predates the creation of the setback and/or utility easement.

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	No objections

Staff Analysis The proposed subdivision will be dividing a 40 acres parcel into five tracts and two road dedications. The property has not been previously platted.

The lots are all larger than 200,000 square feet and a soils report will not be required. The lots do appear to contain sloping terrain and wetlands that will reduce the development areas. Looking at the design of the plat it appears

there will be more than 40,000 square feet of upland area. **Staff recommends** the overall acreage and upland acreage for each lot be labeled on the final.

Notice of the proposed plat was mailed to the beneficial interest holder on September 2, 2022. 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 within Kalifornsky Advisory Planning Commission, which is inactive.

Utility Easements The parcel within this subdivision has not had a plat done and thus no utility easement granted by plat exist. The plat is proposing a 10 foot utility easement along the dedicated rights-of-way that increases to 20 feet within 5 feet of the side lot lines. **Staff recommends** the depiction of the utility easement between Tract A and Tract B be adjusted.

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
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	
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

- Provide Basis of Bearing
- Plat note 3 needs to be changed to 3 from 4.
- Add distance and bearing to line to west at southwest corner of plat

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:** *Check acreage, not sure total is 40.000 acres*
- 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:** *Rex's Road was renamed to Tote Road to the intersection with Leisure Lake Dr. Update the label.*
- 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:** *Lot 10 on the west, add the subdivision notation, update Tract C to the north to Lot 2 from Plat KN 2001-65.*

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:** *Review the slopes within the proposed dedications and provide centerline profiles and cross-sections if they do not comply to determine if additional width or slope easements are required.*
- 20.30.120. Streets-Width requirements.
- B. Additional right-of-way or easement width may be required to provide for the construction of side slopes or to otherwise accommodate right-of-way construction standards set forth in KPB Title 14.
- Staff recommendation** *Start the right-of-way dedication of Jackson Avenue on the west side at the 60' point as is shown for the dedication from Hideaway Heaven. Continue east across plat to a point that is 30 feet north and 30 feet west of the southeast corner of the property; also, being the intersection point for Tanadak Street and Jackson Avenue, this will pick up some of the existing drive/road on the west side of the dedication.*

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 over the required 200,000 square feet. 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:

- Include the reference to KPB Code in plat note 4, "(KPB 14.06)".
- Add plat notes if the structure is within the setback and utility easement.

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.

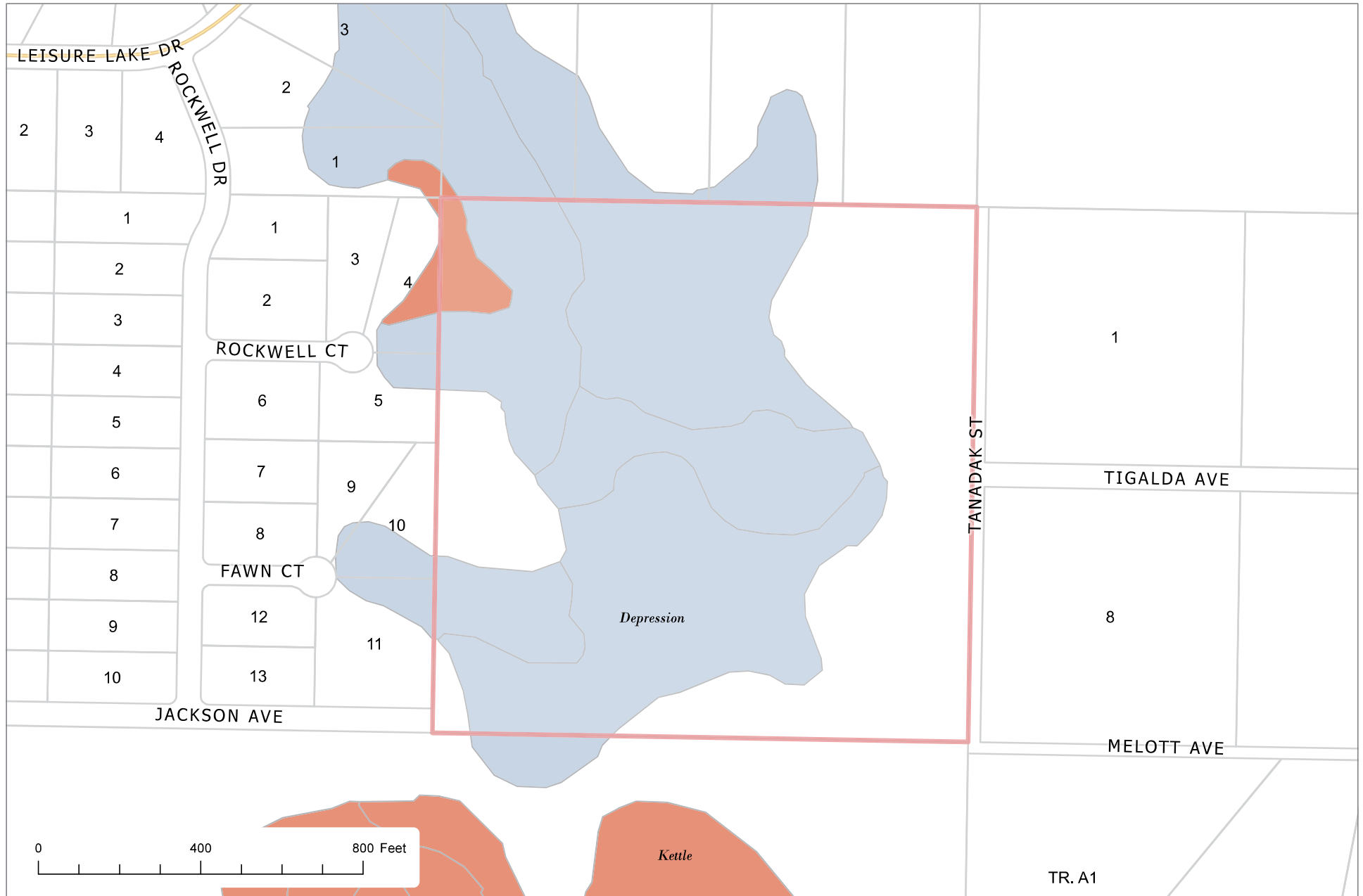
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.



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