DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

8. **Bings Landing Subdivision Gregory Addition; KPB File 2023-110**
   McLane Consulting Group
   Keys, Collins, Christine S & Bradley J Goetz Trust Agreement, Roberts
   Location: Sterling Highway, Jalapeno Street, Bings Landing Road
   Sterling Area

ITEM #8 - PRELIMINARY PLAT
BINGS LANDING SUBDIVISION GREGORY ADDITION

KPB File No.	2023-110
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Kenneth Keys, Gregory and Lorelei Collins, Trust Agreement of Christine S Goetz and Trust Agreement of Bradley J Goetz, and Patrick and Sarah Roberts, all of Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Sterling

Parent Parcel No.:	065-082-58, 065-082-59, 065-082-60, 065-082-61, 065-210-65, 065-210-66, 065-210-67, 065-210-71, 065-210-72, 065-230-20, 065-230-21, and 065-230-22
Legal Description:	T 5N R 8W SEC 17 SEWARD MERIDIAN KN 0001778 Gregory Sub Addn No 4 Lots 7-12 Block 6 and Lots 3 and 4 Block 5 T 5N R 8W SEC 17 Seward Meridian KN 2000062 Bings Landing Sub Part Three Amended Tracts A, B, C, and D
Assessing Use:	Multiple Cabins and Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.30.030(A) and 20.30.170

ADDENDUM TO STAFF REPORT

Staff has received an additional Exception Request for KPB 20.30.100 – Cul-de-sacs, for which this addendum is being added to the Preliminary Plat Bings Landing Subdivision Landing Gregory Addition and two other previously requested exceptions.

EXCEPTIONS REQUESTED:

B.   KPB 20.30.100 Cul-de-sacs

Surveyor's Discussion:

Surveyor Findings:
1. Right-of-way *(Dale Ln)* is not constructed.
2. Dale lane will be providing access to 1 lot, proposed lot 8.
3. Both parcels north and south of Dale Lane have current driveways from Jalapeno Street.
4. A dedicated cul-de-sac would be giving double-frontage to proposed lot 7. This is unnecessary as lot 7 has 240 ft of frontage on Jalapeno St.
5. Dedication of a cul-de-sac will further encumber proposed lot 8 with building setbacks and utility easements that are unnecessary.

Staff Discussion

20.30.100. - Cul-de-sacs.

A.   Streets designed to have one end permanently closed shall be no more than 1,000 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.

Staff Findings:
   6. The exiting portion of Dale Lane was dedicated on K-1778.
   7. No turn around area was proposed.
   8. Future development of Tract D2 can provide a road.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

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

1.   That special circumstances or conditions affecting the property have been shown by application;

2.   That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;

3.   That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

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

END OF ADDENDUM