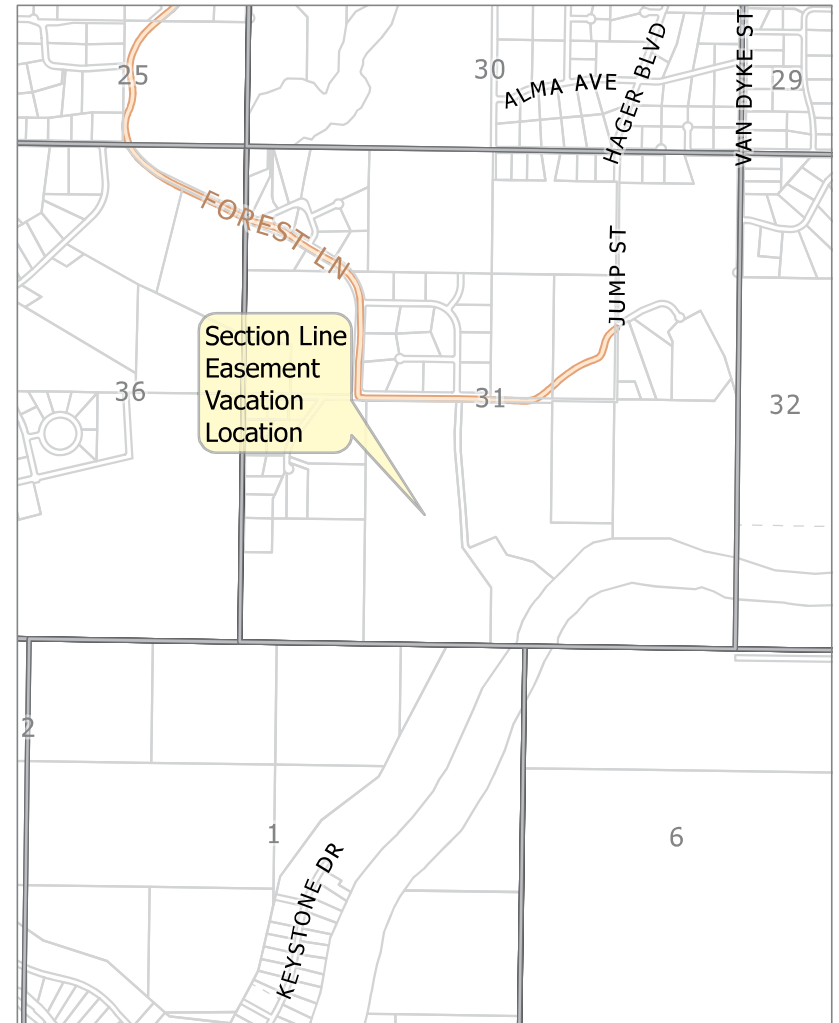
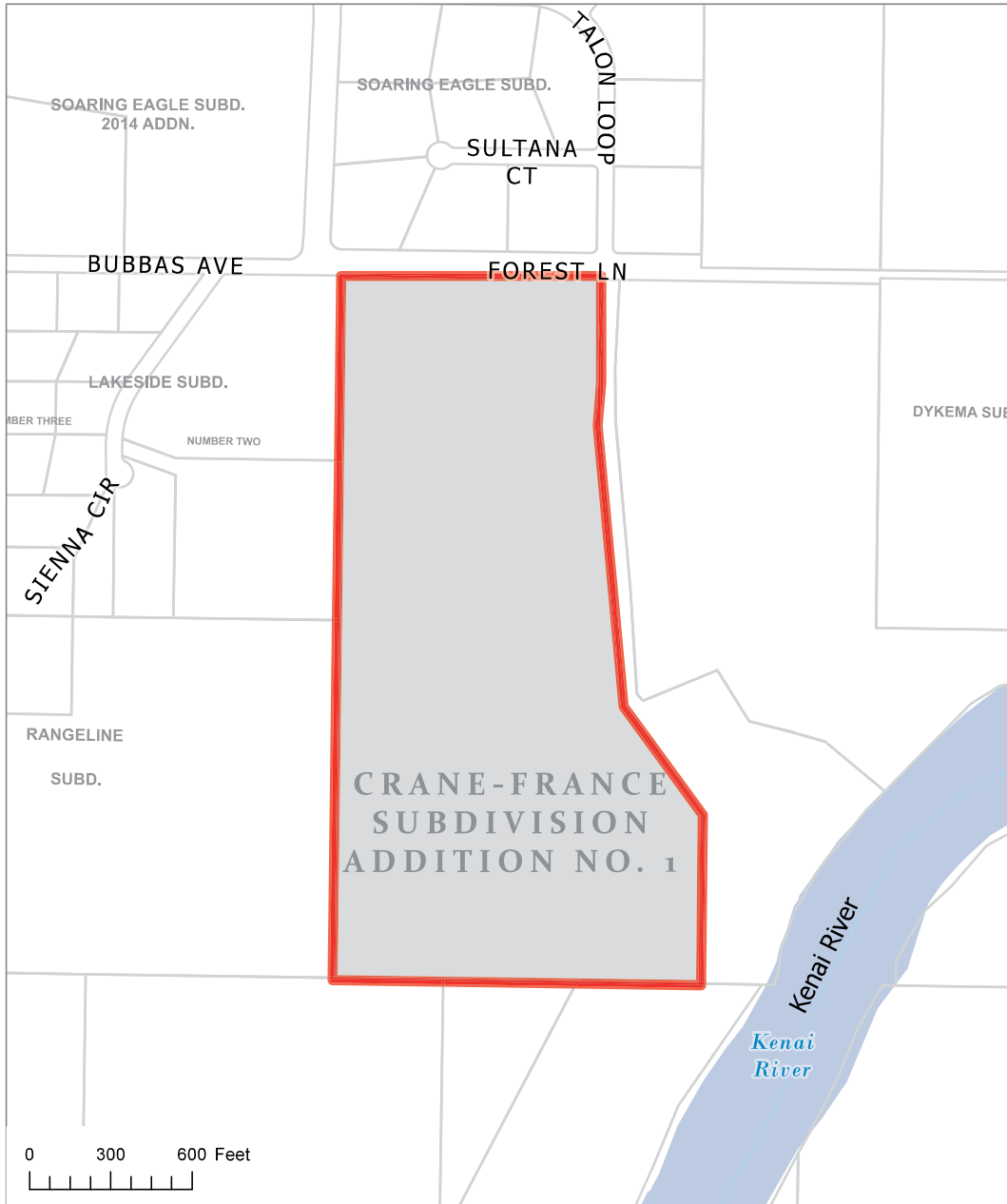


E. NEW BUSINESS

- 8. Crane France Subdivision Addition No. 1; KPB File 2025-145
McLane Consulting Group / France
Location: Forest Lane off Sterling Highway
Sterling Area**



KPB File 2025-145
T 05N R 10W S31
Sterling

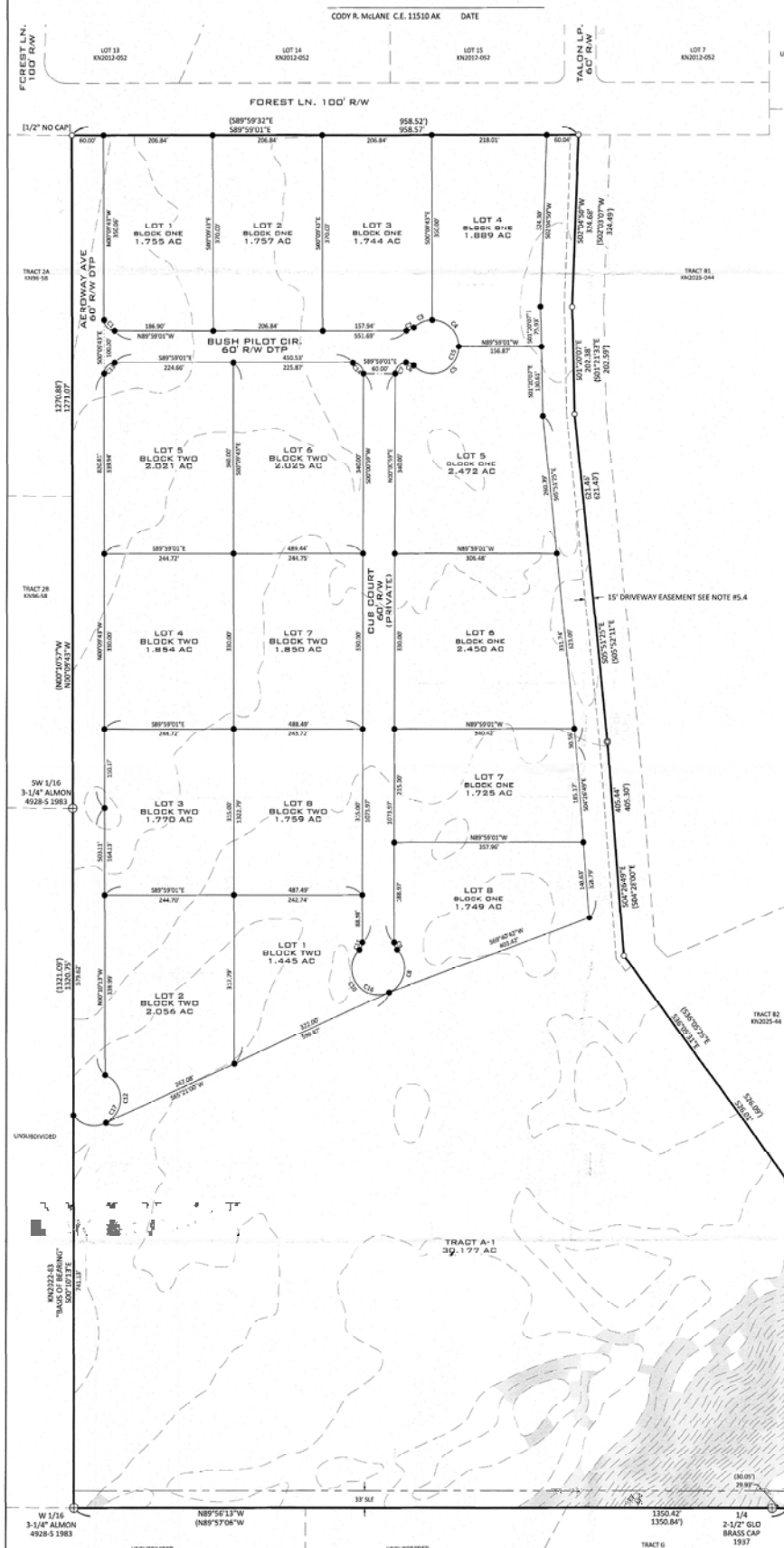
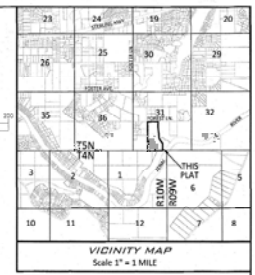
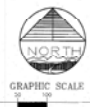
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.

WASTEWATER DISPOSAL: TRACT A-1
 THIS LOT IS AT LEAST 200,000 SQUARE FEET IN SIZE AND 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.

WASTEWATER DISPOSAL: LOTS 1-8 BLOCK ONE & TWO
 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. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



- NOTES:**
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - BUILDING SETBACK - A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 - 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 DEPARTMENT PER KPB 14.06.
 - THIS PLAT MAY BE AFFECTED BY THE FOLLOWING:
 - S.1. A BLANKET RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED: JULY 30, 1991 - MISC BOOK 7 PAGE 33, KR0.
 - S.2. A RIGHT OF WAY EASEMENT GRANTED TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR ROAD CONSTRUCTION PURPOSES. RECORDED: APRIL 28, 1982 - MISC. BOOK 7 PAGE 338.
 - S.2.2. AFFECTS: E1/2 OF SW1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, S.M.
 - S.3. THE EFFECT OF ANY EASEMENT FOR COMMON USE OF DRIVEWAY, PRIVATE AIRSTRIP, ELECTRICITY AND WELL, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED IN STATUTORY WARRANTY DEED ON JANUARY 31, 2007, 2007-001132-0, KR0.
 - S.4. RECIPROCAL DRIVEWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN DAN L. FRANCE III AND ALAN R. CRANE AND JO ANN CRANE. RECORDED: FEBRUARY 28, 2023, SERIAL NUMBER 2023-001233-0, KR0 - SHOWN HEREON.

CERTIFICATE OF ACCEPTANCE - KPB
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND 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:
 AEROWAY AVE 60' R/W
 CLUB COURT 60' R/W
 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.

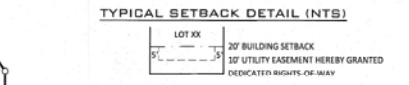
AUTHORIZED OFFICIAL _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAN L. FRANCE III, OWNER
 39550 FOREST LN.
 SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: DAN L. FRANCE III
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF _____

- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ RED PLASTIC CAP LS-14488
 - FOUND 5/8" REBAR w/ YELLOW PLASTIC CAP LS-8859 UNLESS NOTED
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
 - CONTOUR INTERVAL = 5'
 - SLOPES GREATER THAN 20%
 - () RECORDED DATA PER KN2022-83
 - SLE SECTION LINE EASEMENT



Plat # _____
 Date _____
 Time _____

CRANE-FRANCE SUBDIVISION ADDITION
 NO. 1
 A SUBDIVISION OF TRACT A CRANE-FRANCE SUBDIVISION (KN2022-083)

OWNER:
 DAN L. FRANCE III
 39550 FOREST LN., SOLDOTNA, AK 99669

65,780 AC - SITUATED IN THE SW1/4 & SE1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
 SURVEYING - MAPPING
 P.O. BOX 498
 SOLDOTNA, AK 99669
 VOICE: (907) 283-4218
 FAX: (907) 283-3868
 WWW.MCLAND.COM

KPB File No. 2025-XXX
 Project No. 252014

Scale: 1" = 100' Date: AUG. 2025 BOOK: 25-07 Drawn by: AWH

KPB 2025-145

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
Crane-France Subdivision Addition No. 1**

KPB File No.	2025-145
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Dan L France III / Soldotna
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Sterling Area – Forest Lane

Parent Parcel No.:	063-850-23
Legal Description:	T 05N R 09W SEC 31 SEWARD MERIDIAN KN 2022083 CRANE-FRANCE SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.25.070(A).1

STAFF REPORT

Specific Request / Scope of Subdivision: The plat proposes to subdivide a 65.786-acre parcel into 16 lots ranging in size from 1.445 acres to 2.472 acres and one tract of size 30.177 acres. and two dedications and one private road.

Location and Legal Access (existing and proposed):

Legal access is by Forest Lane to the north, a constructed 100-foot dedication, maintained by the State of Alaska DOT. Forest Lane connects to the Sterling Highway to the north near milepost 89.7, which is also State-maintained.

The preliminary plat was granted conditional approval at the October 13, 2025 Plat Committee meeting.

The plat has submitted a final for review in October of 2025 and a mylar for review in January of 2026. The owner has sent a request for exception to KPB 20.25.070(A).1 with reference to the plat name.

EXCEPTIONS REQUESTED:

A. KPB 20.25.070(A)1 20.25.070. - Form and contents required

Surveyor's Discussion:

The petitioner would like to change the name of this subdivision from "Crane-France Subdivision Addition No. 1" to **France Airpark Subdivision**.

Surveyor's Findings:

1. The proposed subdivision intends to function as an airpark-oriented development. The proposed name **France Airpark Subdivision** more accurately describes the planned use of the property.
2. Subdivision names referencing airparks are common and well understood throughout the Borough. The proposed name follows established naming patterns and retains a portion of the parent plat name.
3. The proposed name change does not alter lot configurations, access, easements or rights-of-ways. The request is administrative in nature and serves to improve the identity of the subdivision.
4. Granting the exception supports sound land-use planning, maintains public health and safety.

Staff Discussion:

20.25.070. - Form and contents required

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.

Staff Findings:

5. The parent plat Crane-France Subdivision KN2022-083 was name for the two owners of the two parcels being platted, including the owner of this plat.
6. The proposed name, will contain a part of the original plat name.
7. Granting the exception will not be of detriment to any adjacent land owners, including the Cranes to the east.
8. At the time of the writing of the staff report, no objections have been received.

Staff reviewed the exception request and recommends granting approval.

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

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

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

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 – 3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 - 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 3, 7 & 8 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE EXCEPTION REQUESTED 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.

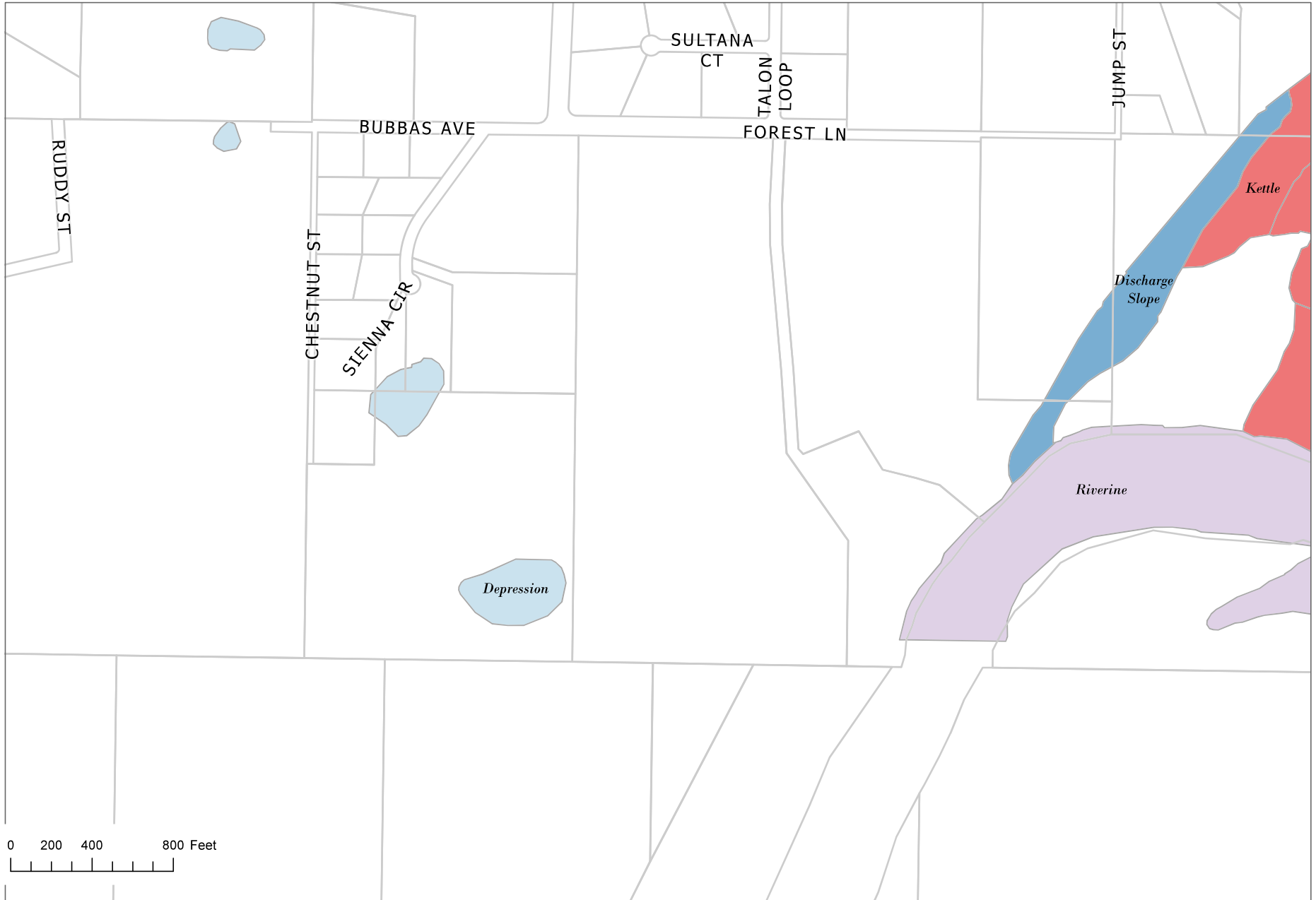
END OF STAFF REPORT



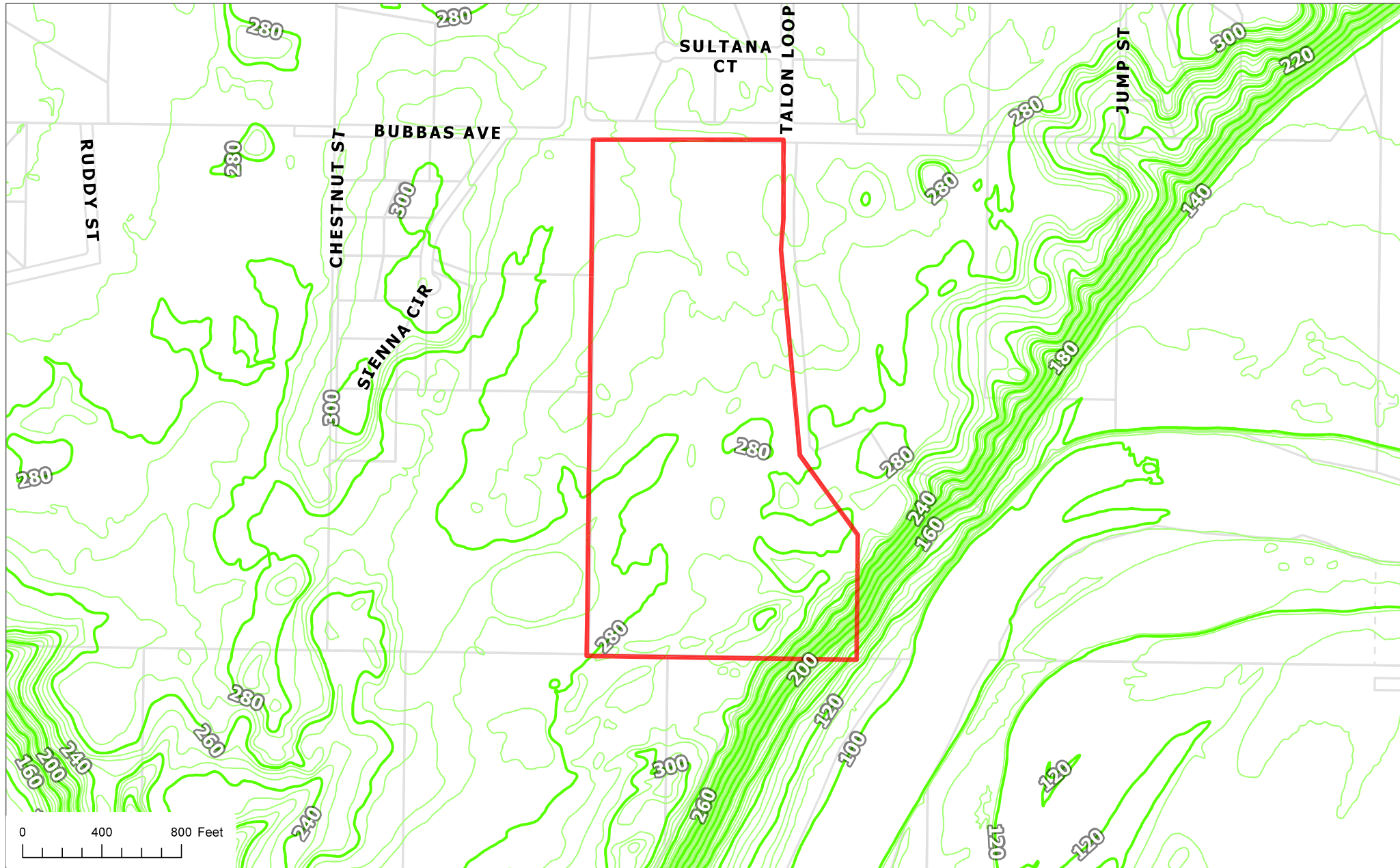
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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.

LEGEND:

- ⊗ 1/2" BRASS CAP MONUMENT GLO 1937 FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT LSH(1) 0111 FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT 49(B) 5 DATES VARY FOUND
- ⊙ 5/8" REBAR W/ ALUM. CAP LSS152 2004 FOUND
- 1/2" REBAR NO CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LSS869 SET
- () RECORD DATUM PLAT 2005-23 KR(1)
- [] RECORD DATUM PLAT 2014-36 KR(1)
- { } RECORD DATUM PLAT 96-58 KR(1)
- < > RECORD DATUM PLAT 83-202 KR(1)
- (()) RECORD DATUM PLAT 87-100 KR(1)

NOTES:

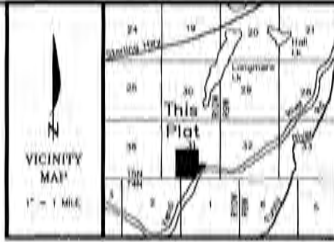
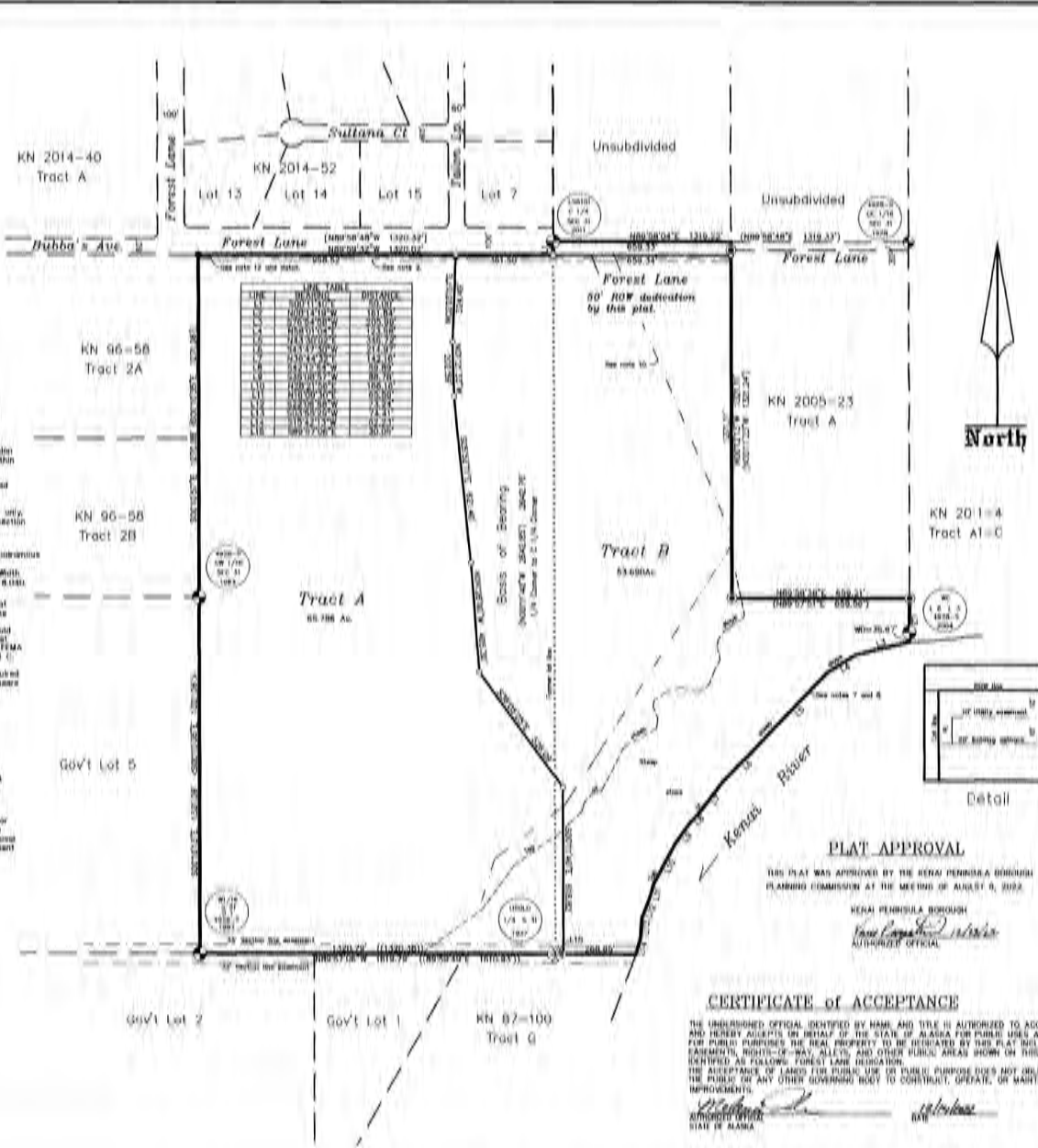
- 1) Basis of bearing taken from Dykema Subdivision, Plat 2008-23, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Driveway easements affecting portions of this subdivision are recorded in Book 556 Page 211, Book 556 Page 386, and Book 458 Page 401, Kenai Recording District. These lie within the Forest Lane dedication.
- 4) A right of way easement for ingress and egress affecting the subdivision is recorded in Book 576 Page 5, Kenai Recording District. This lies within the Forest Lane dedication.
- 5) An exception to KPB 20.30.170, Block length requirements, was granted by the Plat Committee at the meeting of August 6, 2022.
- 6) The natural meanders of ordinary high water is for area computations only, the true corners being on the extension of the stream and the intersection with the natural meanders.
- 7) ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.16, as may be amended, for restrictions that affect development in this subdivision. With the habitat protection district shall be in accordance with KPB 21.16.010.
- 8) FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area. District 10 of the date this plat is recorded with the district engineer's office. Prior to development, the Kenai Peninsula Borough Planning Administrator should be contacted for current information and regulatory requirements. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. See FEMA FIRN panel 020012-2065A for information on Floodplain Zones A4 and C1.
- 9) 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.
- 10) The existing overhead electric line is the contents of a 60' wide electrical distribution line easement including gas and driveway, granted this plat.
- 11) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 12) Front 10 feet of the 20 foot building setback and the entire setback 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.
- 13) WASTEWATER DISPOSAL: These lots are of total 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska 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 11-1-22



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY AGREE THIS PLAN OF SUBDIVISION AND BY USE THEREOF TO DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE INTENDED.

Alan R. Crane *John R. Crane*
 ALAN R. CRANE JOHN R. CRANE
 34018 FOREST LANE 34018 FOREST LANE
 SHELTON, ALASKA 99580 SHELTON, ALASKA 99580
 RW/4 SE/4 AND GOVERNMENT LOT 6

Alan R. Crane
 34018 FOREST LANE
 SHELTON, ALASKA 99580
 E1/2 SW/4 AND BOOK 458 PAGE 52 PRD

NOTARY'S ACKNOWLEDGEMENT

FOR Alan R. Crane
 ACKNOWLEDGED BEFORE ME THIS 1 DAY OF November 2022

[Signature]
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 12/31/2024

NOTARY'S ACKNOWLEDGEMENT

FOR John R. Crane
 ACKNOWLEDGED BEFORE ME THIS 1 DAY OF November 2022

[Signature]
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 12/31/2024

NOTARY'S ACKNOWLEDGEMENT

FOR Alan R. Crane
 ACKNOWLEDGED BEFORE ME THIS 4 DAY OF November 2022

[Signature]
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 12/31/2024

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 6, 2022.

KENAI PENINSULA BOROUGH
[Signature]
 AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS IN BEHALF OF THE STATE OF ALASKA FOR PUBLIC USE 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: FOREST LANE DEDICATION.

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

[Signature] *[Signature]*
 AUTHORIZED OFFICIAL DATE

2022-87
 07/23/2022
 12:50 PM

KPI FILE No. 2022-096

Crane-France Subdivision

A subdivision of the RW/4 SE/4 and Government Lot 6 Section 31, 10th N.W. 5th E., Kenai Peninsula Borough, Unincorporated Plat 2008-23, and the property described in Book 458 Page 52, Record Recording District, and the E1/2 SW/4 Section 31, 10th N.W. 5th E., and the property described in Book 458 Page 52, Kenai Recording District.

Located within the SW/4 and SE/4 Section 31, 10th N.W. 5th E., Kenai Peninsula Borough, Alaska.

Surveyors Sagestar Surveys 30400 Reiland St. Baldwin, AK 99801 (907) 302-0900	Owners Alan R. & Jo Ann Crane 34018 Forest Lane SHELTON, AK 99580	Map 1, Frame 11 34018 Forest Lane SHELTON, AK 99580
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JOB NO. 22124	DRAWN: 10-31-22
SURVEYED: Aug. 2022	SCALE: 1"=200'
FIELD BOOK: 22-4	SHEET: 1 of 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
Crane-France Subdivision Addition No. 1**

KPB File No.	2025-145
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Dan L France III / Soldotna
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Sterling Area – Forest Lane

Parent Parcel No.:	063-850-23
Legal Description:	T 05N R 09W SEC 31 SEWARD MERIDIAN KN 2022083 CRANE-FRANCE SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.100(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 65.786-acre parcel into 16 lots ranging in size from 1.445 acres to 2.472 acres and one tract of size 30.177 acres. and two dedications and one private road.

Location and Legal Access (existing and proposed):

Legal access is by Forest Lane to the north, a constructed 100-foot dedication, maintained by the State of Alaska DOT. Forest Lane connects to the Sterling Highway to the north near milepost 89.7, which is also State-maintained.

There is a 33-foot section line easement located on the south side of the proposed plat. **Staff recommends** a plat note in reference to item 9 of the Certificate to Plat be added and tied to the section line easement noted on the drawing.

The plat is proposing three dedications with this action. Aeroway Ave on the west will come into the subdivision from Forest Ln. as a 60' dedication giving access to 5 lots. Bush Pilot Cir will come off Aeroway Ave as another 60' dedication, giving access to 7 lots. Cub Court is being presented on the plat as a private 60' road headed south off of Cub Court giving access to 8 lots.

There is a reciprocal easement agreement noted on the drawing and referenced to plat note 5.4. the easement document identifies it as being 30' wide, while the drawing shows the 15 feet on the side of this plat. **Staff recommends** the surveyor note that the easement is 15' on both sides of the property line for 30' total.

DOT is proposing Tract a-1 take access from proposed Aeroway Ave and other internal roads. *PER DOT:* The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access. DOT is requesting additional information on the development plan of Tract A-1, **Staff recommends** the owner or surveyor contact the Transportation Planner with information to discuss.

There is a private airstrip located across the middle of the plat that crosses into the adjacent property to the east. Most of the use looks to be on the part east of the subdivision as it is better maintained.

Block length is not on the west side of Block 2 along Aeroway Ave. From the center of Bush Pilot Cir south to the center of the bulb, the length is approximately 1420' being 100' longer than the required 1320' and longer than the

limit of no more than 1000'. The applicant has requested an exception to KPB 20.30.100(A) Cul-de-sacs and KPB 20.30.170 Block-length requirements. These will be looked at later in the staff report.

KPB Roads Dept RSA review	<p>Out of Jurisdiction: No</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments: Property owners should know the following ordinance. 14.06.190. - Airparks. No roads within or directly adjacent to an airpark will be certified for maintenance where aircraft will utilize, or interfere with vehicular use of, the roadway. (Ord. No. 2008-05(S), § 1, 5-6-08)</p>
SOA DOT comments	<ul style="list-style-type: none"> - No direct access to Forest Lane will be granted for Lots 1, 2, 3, 4. All proposed lots must take access from common access area onto Aeroway Ave. as shown on proposed plat. - Apply for an Approach Road Review for the Aeroway Road connection to Forest Lane. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact - DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. <p>DOT&PF requests additional information regarding development plan for Tract A-1? Is the flag lot necessary?</p> <ul style="list-style-type: none"> - Recommend Tract A-1 take access from proposed Aeroway Ave. and other proposed internal roads.

Site Investigation:

There are structures located on the property. When the plat is completed the structures will be located on Tract A-1 and the driveway comes down the neck to the structures following the reciprocal easement mostly.

There are steep areas over 20% indicated on the plat, being located in the south east corner of the subdivision. The steep slopes are labeled with a hatched to it.

There are no wetlands located on this plat, but the River Center review identified the plat to be located in a FEMA Flood Zone identified as X. Reviewer recommended a plat note be added in reference to KPB 20.30.280(D) but no depiction is needed on the drawing.

The plat is not located in a floodway though nor in a habitat protection zone.

Staff recommendation: place a note on the final plat indicating 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.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie</p> <p>Floodplain Status: IS in flood hazard area</p> <p>Comments: Within non-regulatory zone considered an area of minimal flood hazard. No depictions required.</p> <p>Flood Zone: X (unshaded)</p>
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	Map Panel: 02122C-0935F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

Originally the land was an aliquot part of the NW 1/4 SE 1/4 and Government Lot 6 of Section 31, Township 5 North, Range 9 West, Seward Meridian, Kenai Peninsula Borough, Alaska. Crane-France Subdivision, KN 2022-83, subdivided the land into two tracts, A and B. This platting action will subdivision Tract A into sixteen new lots and a tract along with three roads.

A soils report will be required for the lots within the blocks and an engineer will sign the final plat as the new lots are all below 200,000 sq ft. The wastewater disposal note will need to match the results of the soils report and recommendation of the engineer.

A soils report will not be required for Tract A-1, as it is above 200,000 sq ft. the wastewater disposal note shown for Tract A-1 is adequate for the tract shown.

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

The property is not within an advisory planning commission.

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

Utility Easements

Plat note 10 needs carried forward to this plat. This note is in direct relation to the request from HEA for the easement over the overhead power line.

There are easements listed in the plat notes of unknown location and the section line easement on the south.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

The plat is proposing a 10’ utility easement along the front 10’ of the 20’ building setback and he entire setback within 5’ of the side lot lines.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	No comment
GCI	Approved as shown

SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 34105 FOREST LN</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: FOREST LN, TALON LOOP</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names: AEROWAY AVE, BUSH PILOT CT, CUB CIR</p> <p>List of Street Names Denied: CUB CT, BUSH PILOT CIR</p> <p>Comments: 34105 FOREST LN WILL REMAIN WITH TRACT A-1.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather Comments: No comments</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add to the Plat Approval the date of October 13, 2025

Year in the Notary's Acknowledgement may need to be changed to 2026 for the signature year, please be aware.

Wastewater Disposal note for lots 1-8 Blocks 1 & 2 needs to match recommendation from engineer.

Check the information on the BLM pins, other sources indicate years and other data given on caps

Modify the KPB File No. to 2025-145

Plat notes and sub-notes as aligned are congested and confusing to read, please adjust.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
 Foster Ln needs changes Forest Ln. near the top.
- 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:
 Add a plat note for the section line easement noted at item 9 of the CTP and tie to notation on the drawing, this would be related to parent plat note 10.
 Add a plat note for item 10 of the CTP
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
 Issues/encroachments noted in Bk 406 Pg 52 appear to be covered by location of lines of parent plat and do not need to be included in the certificate to plat or this plat

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.100(A) Cul-de-Sacs & 20.30.170 Block – Length Requirements

Surveyor's Discussion:

We have tried to develop this subdivision in the most feasible and economical fashion possible while retaining the private reciprocal driveway that is located along the eastern boundary of the subdivision and described in the official document recorded as 2023-001233-0, KRD.

Aeroway Ave extends roughly an additional 1420 feet beyond the intersection of Bush Pilot Circle. Due to the rectangular nature of the parent parcel this is a practical configuration of the property. There are multiple accesses to the property with Pilot Circle being dedicated and the private right of way of Cub Court. All lots within this subdivision will have rights of access to Cub Court per the future covenants.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. The rectangular nature of the parent parcel requires extended rights of way and block lengths.
2. Access is extensive and safety is preserved.
3. The integrity of the private driveway is maintained
4. There is no detriment to public health, safety or welfare.

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.

20.30.170. - Blocks—Length requirements.

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

Findings.

5. The division of the lots and the tract is keeping the airstrip usable as it will be located on the north end of Tract A-1, just south of the lots.
6. Cub Court follows the opening down the timber in Tract A, to the airstrip.
7. As the Roads Director noted in his comments above, a road parallel to an airstrip will not be Borough maintain per code for safety reasons. Connecting the bulbs is not a safe option.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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
Findings 1-5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-4 & 6 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 3, 4 & 7 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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
