

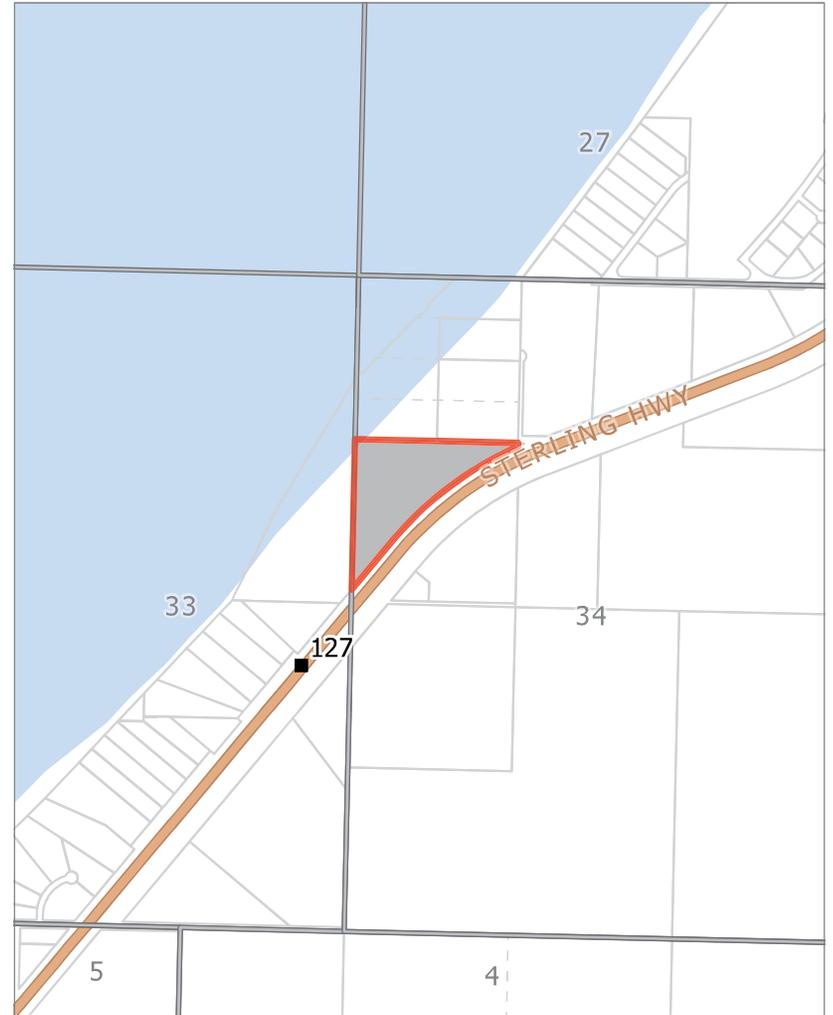
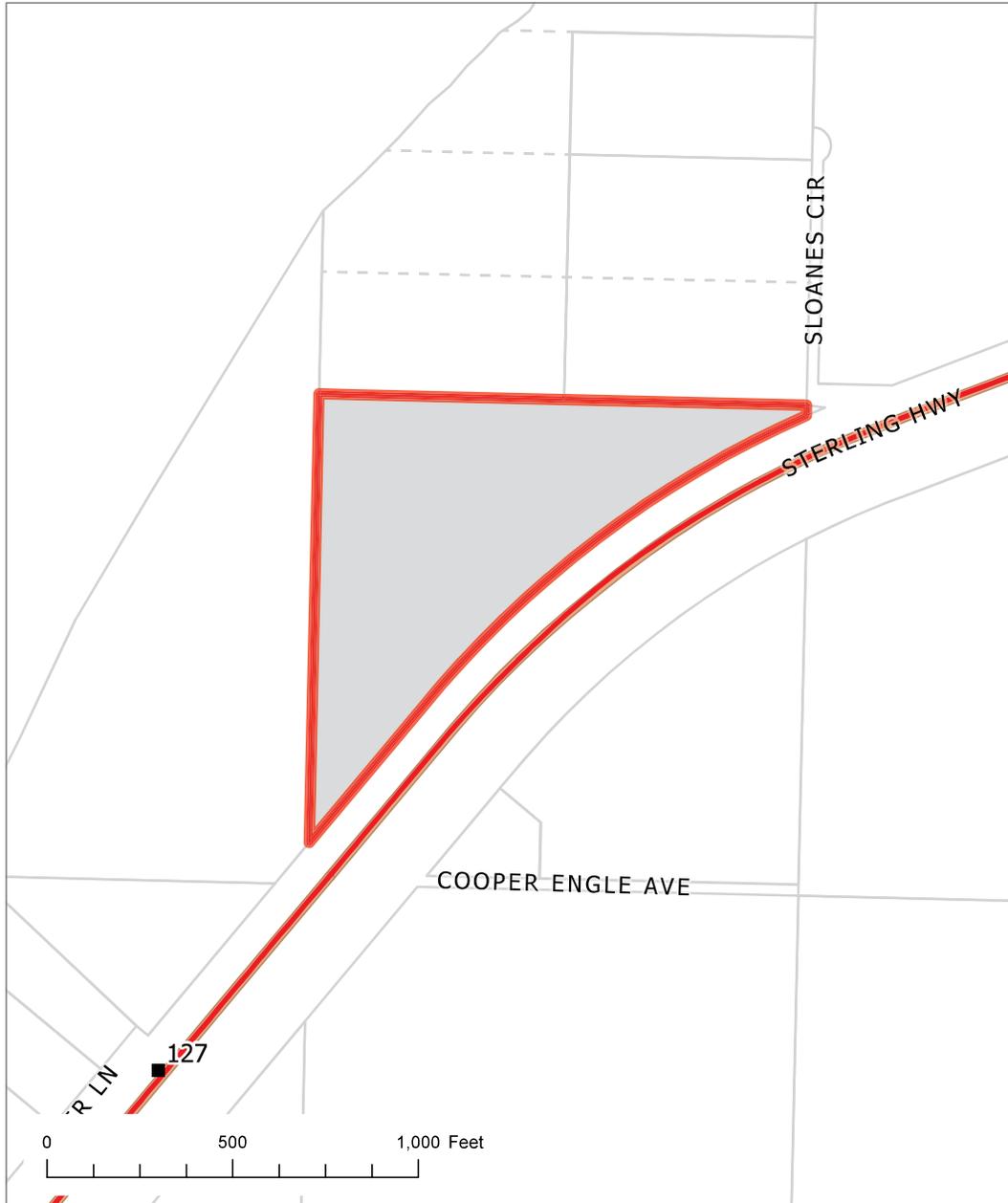
E. NEW BUSINESS

4. Waldron-Engle Subdivision; KPB File 2022-147

Johnson Surveying / Waldron, Cooper-Waldron

Location: MP 127 Sterling Highway

Ninilchik Area



KPB File # 2022-147
S34 T01N R13W
Ninilchik

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Aerial View



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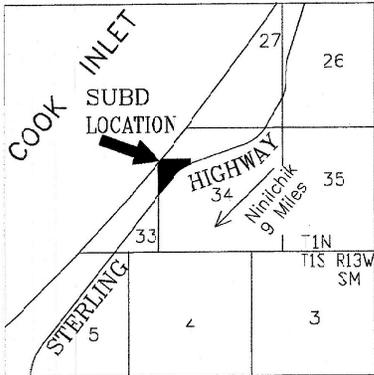
Waldron-Engle Subdivision REVISED PRELIMINARY PLAT

A subdivision of SW 1/4 NW 1/4 Section 34, portion lying NW of Sterling Highway.
 Located in the NW 1/4 Section 34, T1N R13W, SM, Alaska
 Homer Recording District Kenai Peninsula Borough

Prepared for
 Franklin D Waldron
 Ella May Cooper-Waldron
 P.O. Box 39083
 Ninilchik, AK 99639

Prepared by
 Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 262-5772

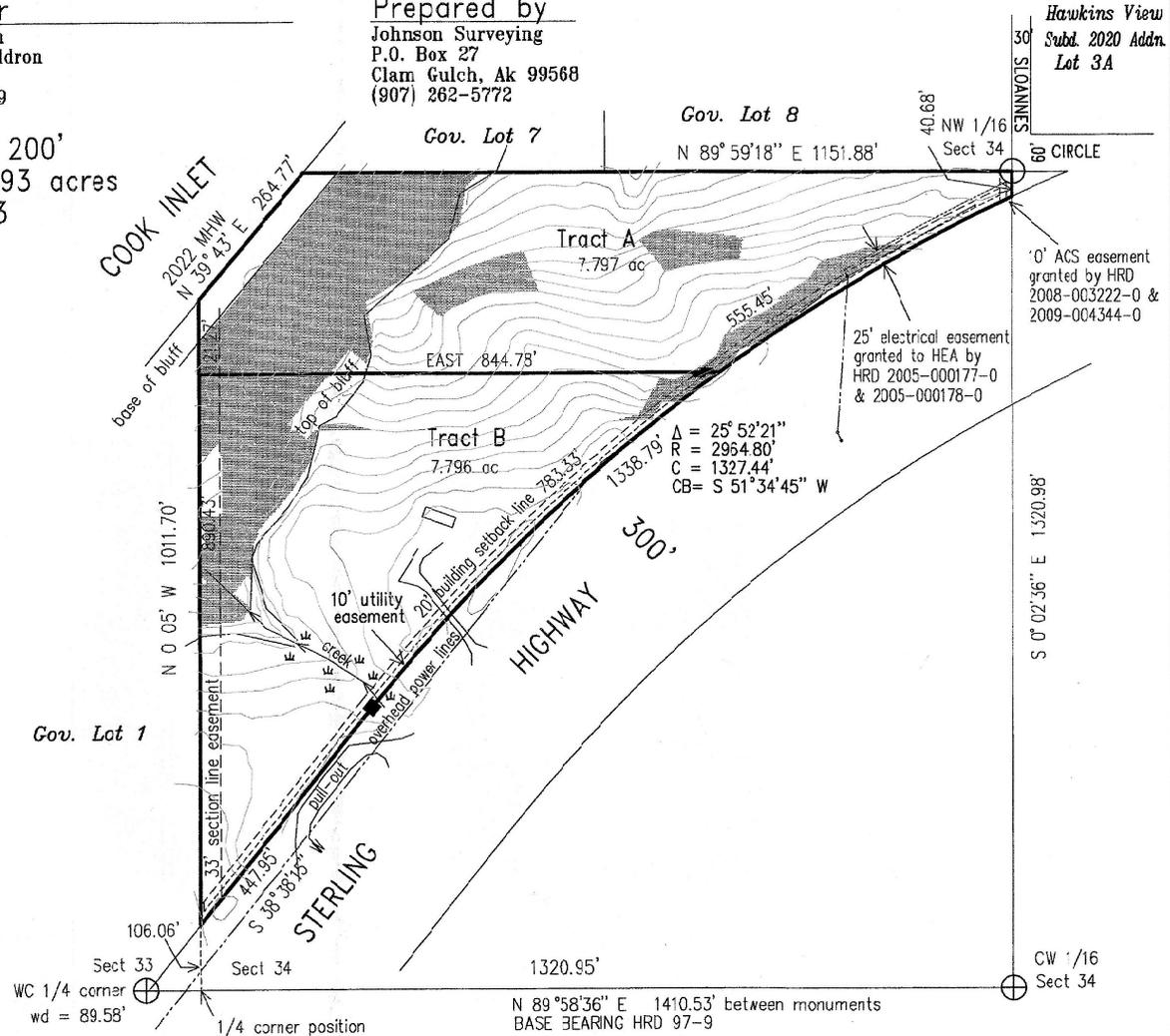
SCALE 1" = 200'
 AREA = 15.593 acres
 5 June, 2023



VICINITY 1" = 1 mile MAP

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. Front 15' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
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. No access to State maintained ROW's permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway ROW is as shown on State of Alaska Dept. of Transportation ROW Plan F-021-1(3).
5. Contour interval 4' above top bluff, 20' below.
 Shaded areas are grades over 25%.



KPB 2023-147

AGENDA ITEM E. NEW BUSINESS

ITEM 4 – WALRON-ENGLE SUBDIVISION

KPB File No.	2022-147
Plat Committee Meeting:	July 17, 2023
Applicant / Owner:	Franklin Waldron and Ella May Cooper-Waldron of Ninilchik, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Mile 127 Sterling Highway, Ninilchik

Parent Parcel No.:	139-100-33
Legal Description:	SW1/4 NW1/4 of Section 34, portion lying Northerly of Sterling Highway, Section 34, Township 1 North, Range 13 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: This is an exception request for a preliminary plat that was previously granted conditional approval by the Kenai Peninsula Borough Plat Committee at the meeting of October 24, 2022. Approval or denial of this request will not void or change the outcome nor the date of the conditional approval.

The design that was conditionally approved on October 24, 2022 had a lot being proposed in the southwest corner of Tract B and is no longer part of the design. Per KPB code 20.25.110(D) this would not be a major revision and does not require a submittal of a new preliminary plat, application, and fee.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190(A) 3:1 Width Ratio for Tract A

Surveyor’s Discussion: Portion of tract above bluff does not exceed the ratio.

Staff Discussion: Per KPB Code the average depth shall be no greater than three times the average width. Staff reviewed the tracts per standard measurement procedures and obtained the result of 3.00:1 for the both tracts. For just Tract A the ratio is 1.33:1

Findings:

1. Tract A is approximately 7.797 acres.
2. Excluding the steep slopes approximately five acres of usable area remain of Tract A.
3. Cook Inlet is located to the west.
4. Ratio for Tract A is 1.33:1.
5. Ratio for both tracts is 3:1.

Staff reviewed the exception request and recommends granting approval.

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

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial

evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

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

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-5 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:

STAFF RECOMMENDS:

- REVIEW THE EXCPETION REQUESTED FOR THE CONDITIONALLY APPROVED PRELIMINARY PLAT, AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

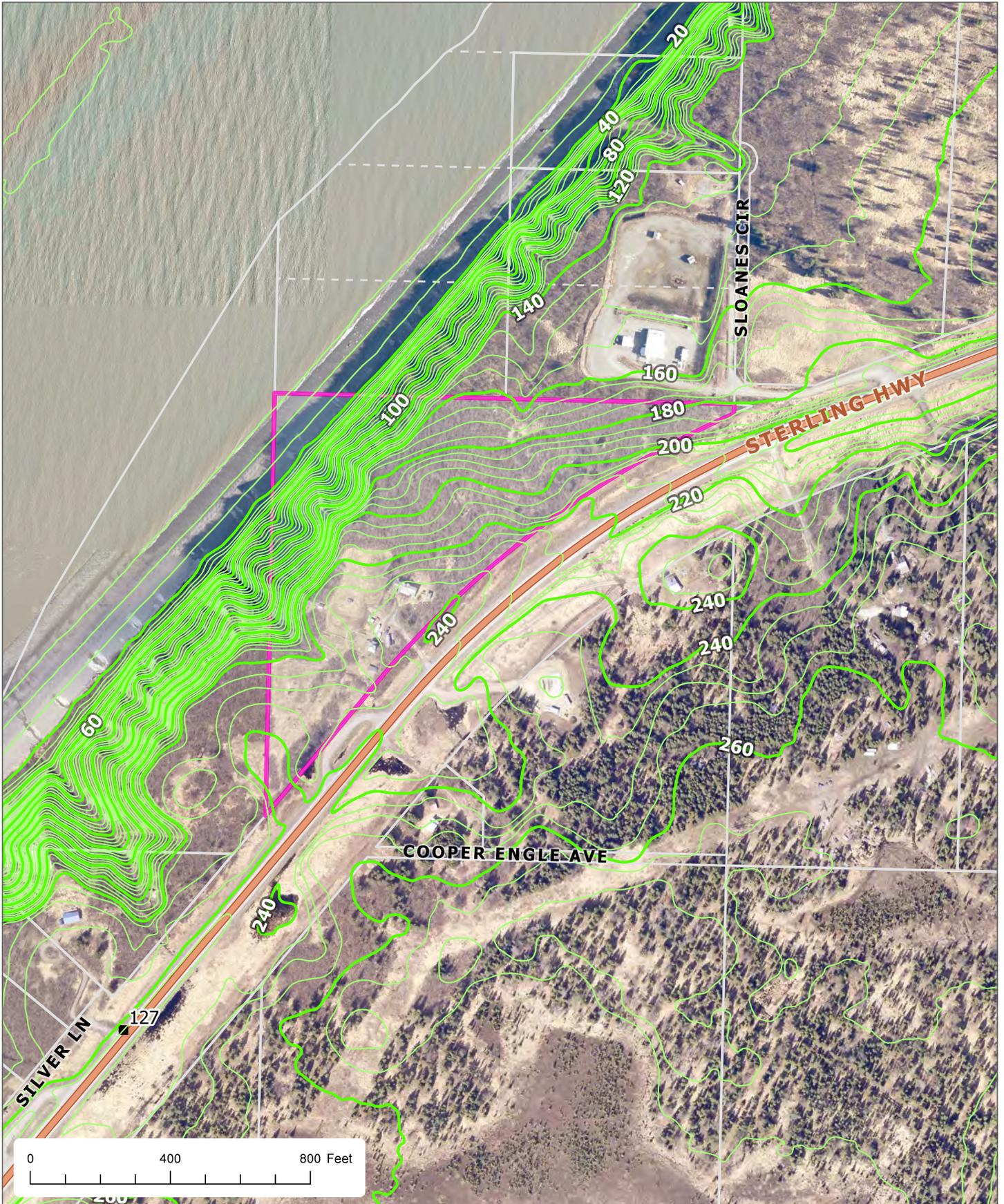
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

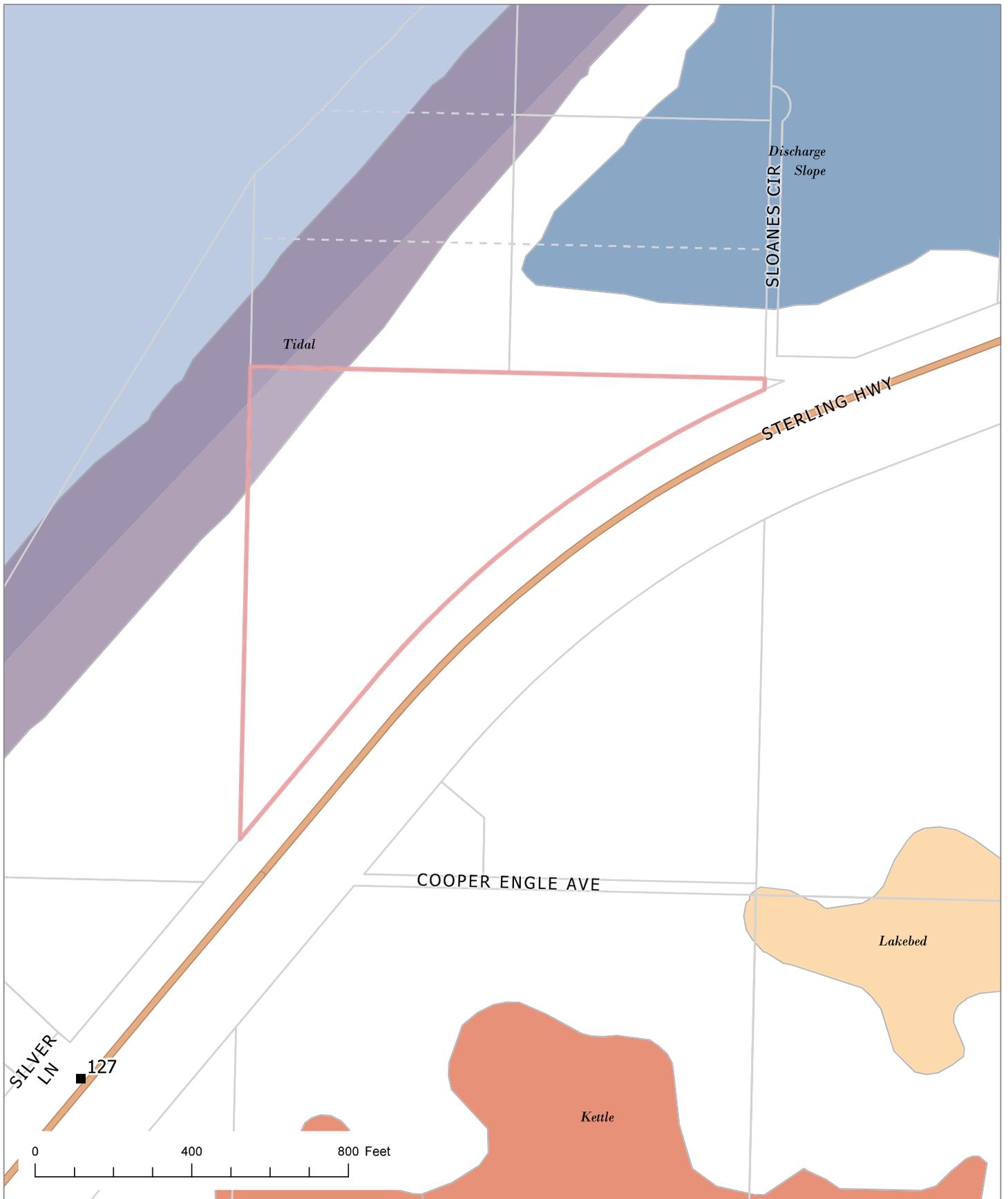
END OF STAFF REPORT



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