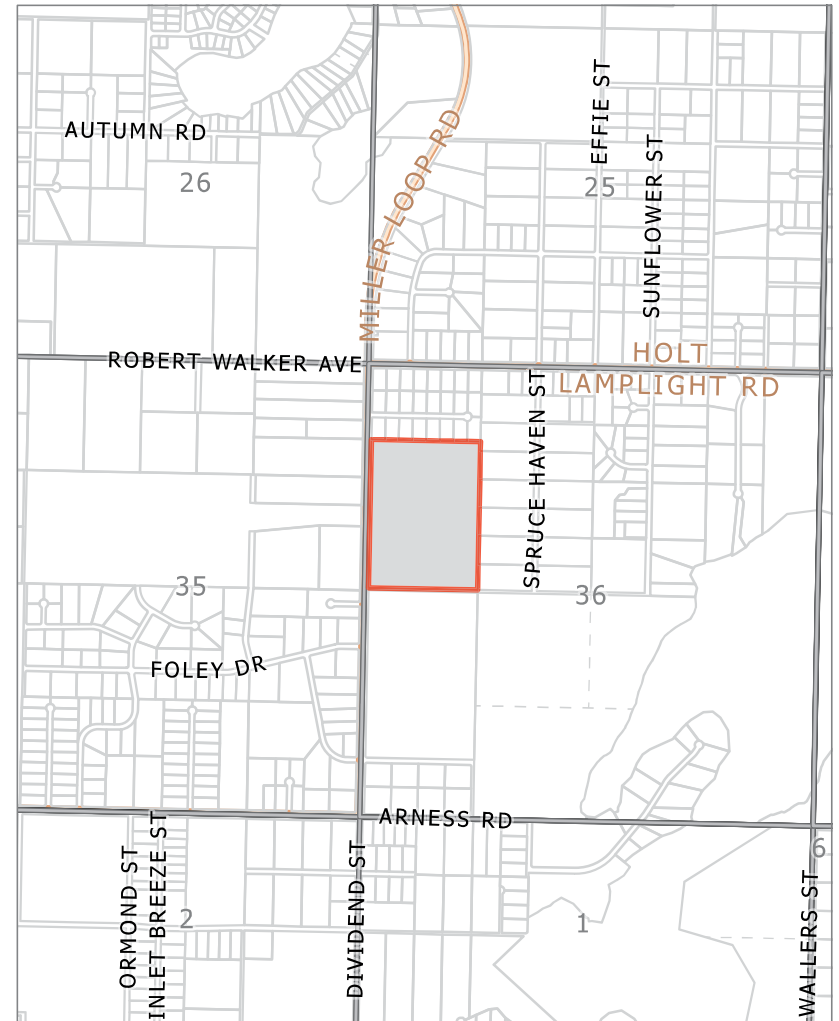


E. NEW BUSINESS

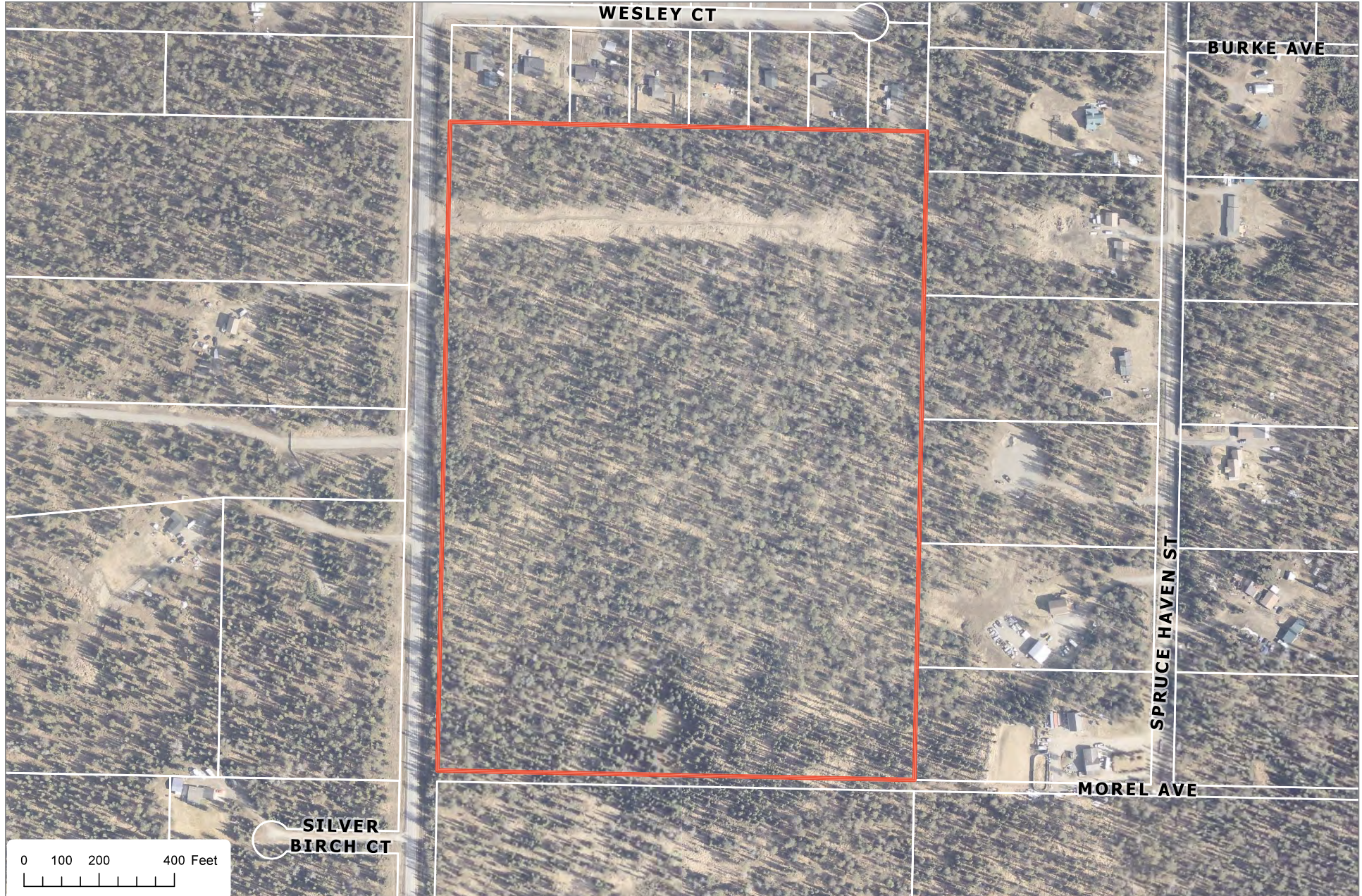
- 8. Millers Crossing Subdivision Phase 2; KPB File 2025-071
McLane Consulting Group / Hall Building, LLC
Location: Miller Loop Road & Morel Avenue
Nikiski Area / Nikiski APC**



KPB File 2025-071
T 7N R 12W Sec36
Nikiski



Aerial Map

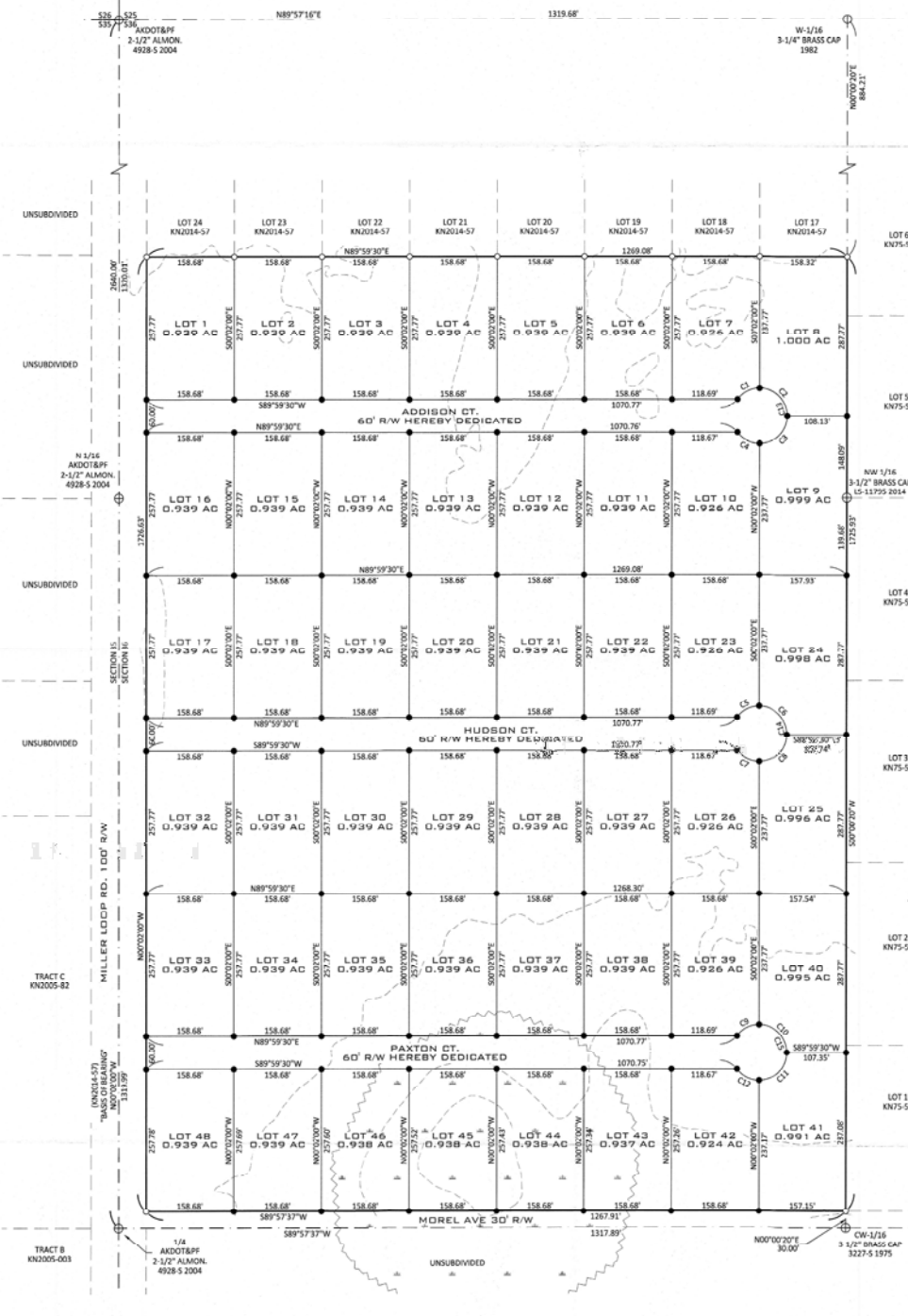


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

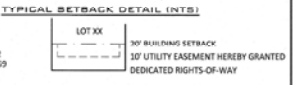
CURVE TABLE					
CURVE #	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	57°06'18"	50.00	46.34	24.89	5.63 24 51" W
C2	90°01'30"	50.00	78.50	50.02	N 45° 01' 15" W
C3	89°58'30"	50.00	78.52	49.98	N 44° 58' 45" E
C4	57°06'18"	50.00	46.34	24.89	5.63 27 21" E
C5	57°06'18"	50.00	46.34	24.89	5.63 24 51" W
C6	90°01'30"	50.00	78.50	50.02	N 45° 01' 15" W
C7	57°06'18"	50.00	46.39	25.01	5.63 27 21" E
C8	89°58'30"	50.00	78.52	49.98	N 44° 58' 45" E
C9	57°06'18"	50.00	46.34	24.89	5.63 24 51" W
C10	90°01'30"	50.00	78.50	50.02	N 45° 01' 15" W
C11	89°58'30"	50.00	78.52	49.98	N 44° 58' 45" E
C12	57°06'18"	50.00	46.39	25.01	5.63 27 21" E
C13	286°15'31"	50.00	248.81	37.50	N 00° 00' 30" W
C14	286°15'31"	50.00	248.81	37.50	S 00° 00' 30" E
C15	286°15'31"	50.00	248.81	37.50	S 00° 00' 30" E



GRAPHIC SCALE
1" = 100.0'



- NOTES:**
1. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 2. 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.
 3. THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 6 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. 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 KPS 14.06.
 5. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - 5.1. A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED MARCH 3, 1961, BOOK 6, PAGE 280, KRD, BLANKET EASEMENT.
 - 5.2. COVENANTS, CONDITIONS, RESTRICTIONS, AND OR EASEMENTS RECORDED JANUARY 6, 2015 AS DOCUMENT NO. 2015-00009-L, KRD, THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPS 20.60.170(b).
- WASTEWATER DISPOSAL**
THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON MAY 12, 2024. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
 - DEPRESSION
 - CONTOUR INTERVAL = 5'

Plat #

Rec. Date: _____

Date: _____

Time: _____



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:

ADDISON CT.
HUDSON CT.
PAXTON CT.

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT HALL BUILDING LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF HALL BUILDING LLC, 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.

CLINT D. HALL, PRESIDENT
HALL BUILDING LLC
PO BOX 2829
KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR CLINT D. HALL
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 2, 2025.

**MILLERS CROSSING SUBDIVISION
PHASE 2
A SUBDIVISION OF
TRACT A MILLERS CROSSING SUBDIVISION PHASE 1 (KN2014-57)**

OWNER:
HALL BUILDING LLC
PO BOX 2829, KENAI, AK 99611
50.270 AC - SITUATED IN THE NW1/4 SECTION 36, TOWNSHIP 7 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99686
VOICE: (907) 283-4216
FAX: (907) 283-2085
WWW.AKALANDESIGN.COM

KPB File No.: 2025-XXX
Project No.: 252025

Scale: 1" = 100' Date: MAY 2025 BOOK: XX-XX Drawn by: AHH

KPB 2025-071

E8-3

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
MILLERS CROSSING SUBDIVISION PHASE 2**

KPB File No.	2025-071
Plat Committee Meeting:	May 27, 2025
Applicant / Owner:	Hall Building LLC of Nikiski, Alaska
Surveyor:	Andrew Hamilton; McLane Consulting Inc.
General Location:	Near Milepost Two Miller Loop Road, Nikiski Area

Parent Parcel No.:	015-161-36
Legal Description:	Tract A, Millers Crossing Subdivision Phase 1, Plat KN 2014-57, Kenai Recording District, Township 7 North, Range 12 West, Section 36, Seward Meridian
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On-site / On-site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide one parcel of size 50.270 acres into forty-eight parcels ranging in size from 0.924-acres to 1.000-acres and dedicate three cul-de-sacs: Addison Court, Hudson Court and Paxton Court.

Location and Legal Access (existing and proposed):

The proposed plat is located near Milepost 2 Miller Loop Road, Nikiski.

Legal Access is provided by Miller Loop Road to the west and Morel Avenue to the south. Miller Loop Road is a 100-foot state-maintained road. Morel Avenue is a 30-foot dedicated road. The parent plat, Millers Crossing Subdivision Phase 1 (KN 2014-57) dedicated the 30 feet to Morel Ave and 50' to Miller Loop Rd. The parcel to the south is currently unsubdivided and can be reasonably expected to dedicate the remaining 30-feet if subdivided in the future.

The proposed plat dedicates three cul-de-sacs: Addison Court, Hudson Court and Paxton Court. Each new dedicated right-of-way connects to Miller Loop Road to the west and each will end in a cul-de-sac bulb to the east.

The Planning Commission granted an exception to KPB 20.30.100-Cul-De-Sac Maximum Length, during the May 12, 2014 Plat Committee Meeting for the parent plat, Millers Crossing Subdivision Phase 1 (KN 2014-57). The minutes from the May 12, 2014, meeting can be found in the packet. Staff has received comments of non-objection from the KPB Roads Department and SOA DOT/PF ROW review.

Based on the findings supporting the Plat Committees decision to grant the exception on May 12, 2014, **Staff recommends:** The Plat Committee concur that a new exception request is not required. The parent plat note referring to the exception request be carried forward to the proposed plat. The note should include the original date the Plat Committee granted the exception request and the date the Plat Committee concur with carrying forward the note.

There is a section line easement located within Miller Loop Road. **Staff suggests** the surveyor verify the width of the section line easement and add labels for the easements to the preliminary plat.

Per KPB 20.30.170 the Block length is non-compliant along Miller Loop Road and Morel Avenue. The block length along Miller Loop is less than the code minimum distance of 800-feet. The approximate lengths along Miller Loop

are as follows: 257.78 feet from Morel Avenue to Paxton Court; 515.54-feet from Paxton Court to Hudson Court; 515.54-feet from Hudson Court to Addison Court; 515.54-feet from Addison Court to Wesley Court to the north. The approximate distance on Morel Avenue from Miller Loop Road to Spruce Haven Street is 1,981.55 feet exceeding the maximum allowable distance.

The Planning Commission granted an exception to KPB 20.30.170-Blocks-Length Requirements during the May 12, 2014 Plat Committee Meeting for the parent plat, Millers Crossing Subdivision Phase 1 (KN 2014-57). The minutes from the May 12, 2014, meeting can be found in the desk packet. Staff has received non-objections from the KPB Roads Department and SOA DOT/PF ROW review.

Based on the findings supporting the Plat Committees decision to grant the exception, **Staff recommends:** The Plat Committee concur that a new exception request is not required. The parent plat note referring to the exception request be carried forward to the proposed plat. The note should include the original date the Plat Committee granted the exception request and the date the Plat Committee concur with carrying forward the note.

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

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: no comments at this time
SOA DOT comments	No Comments

Site Investigation:

The surveyor did not depict any improvements on the preliminary sketch. Reviewing that information with KPB GIS Imagery and KPB Assessing Records, the area to be subdivided appears to be vacant.

The Surveyor has included contours at intervals of 5-feet on the preliminary plat. No areas appear to exceed the allowable slope grade per code. **Staff recommends** that the contours can be removed for the final submittal.

According to KWF Wetlands Assessment, wetlands indicated as a depression is located to the south. The surveyor has included the wetlands area on the preliminary plat. **Staff recommends** the surveyor 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.

The KPB River Center Reviewer identified that proposed plat to be located within a flood hazard area, Flood Zone D. **Staff recommends** the surveyor add the flood hazard notice including the Flood Hazard Zone and Map Panel.

This subdivision is not within a Habitat Protection District per the KPB River Center Review.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within a non-regulatory zone with an undetermined flood risk. No depictions needed but plat note should be present.</p> <p>Flood Zone: D Map Panel: 02122C-0040E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p>
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	Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

Originally, the land was an aliquot part of the W1/2 NW1/4 of Section 36, Township 7 North, Range 12 West, Seward Meridian, Alaska. In 2014, Millers Crossing Subdivision Phase 1 (KN 2014-57), subdivided the land into 24 Lots and one Tract. This subdivision will subdivide the Tract into 48 Lots and dedicate three cul-de-sacs.

The parent plat, KN 2014-57, included a soils report. Based off of the information provided in the original soils report which included Tract A and test holes on Tract A, no further soils report will be required. The proper Wastewater Disposal Note has been included on the preliminary plat.

Covenants, Conditions, Restrictions and/or easements affect this plat as indicated in recorded document serial number 2015-000099-0, Kenai Recording District. The proper notes have been added to the preliminary plat as plat note number 5.1.

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 Nikiski Advisory Planning Commission approved the preliminary plat during their May 8, 2025 meeting.

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

Utility Easements

The parent plat, KN 2014-57, granted a 15-foot utility easement and the entire setback within 5-feet of side lot lines adjacent to rights-of-way. **Staff recommends** the surveyor correct the plat note 3 and the detail to the 15' distance from the parent plat.

A blanket right-of-way easement was granted to HEA in recorded Book 6, Page 260, Kenai Recording District. This easement is referenced in plat note number 5.2.

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.

Utility provider review:

HEA	No Comments
ENSTAR	No Comments or Recommendations
ACS	No Response
GCI	Approved as Shown

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 46510 MILLER LOOP RD Existing Street Names are Correct: Yes
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	List of Correct Street Names: MILLER LOOP RD, MOREL AVE Existing Street Name Corrections Needed: All New Street Names are Approved: Yes List of Approved Street Names: ADDISON CT, HUDSON CT, PAXTON CT. List of Street Names Denied: Comments: 46510 MILLER LOOP RD WILL BE DELETED
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	Approved

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify Plat Approval Date to May 27, 2025
- Modify KPB File Number to 2025-071

PLAT NOTES TO ADD

- No access to state-maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 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.

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:

- Verify and show the section line easements to the west
- Morel Avenue to the southeast may need to be modified to a 60 R/W due to dedication from Salamatof Lake Subdivision (KPB 2025-041). Verify prior to printing to mylar if Salamatof Lake Subdivision finalizes first, to include the correct ROW width to be shown on the mylar.

- 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:

- Move labels for the ranges and townships to the correct lines
- Section 32 should be section 6

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:

15' utility easement dedicated on parent plat correct plat note 3 and detail

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:

- Located to the Southeast is Salamatof Lake Subdivision (KPB 2025-041). Verify prior to printing to mylar if Salamatof Lake Subdivision finalizes first, to include the correct ROW width of Morel Avenue, Lot Lines, Block Numbers and Lot numbers on the mylar.

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.

20.60.150. Utility easements.

B. The following note shall be shown on the final plat:

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.

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.

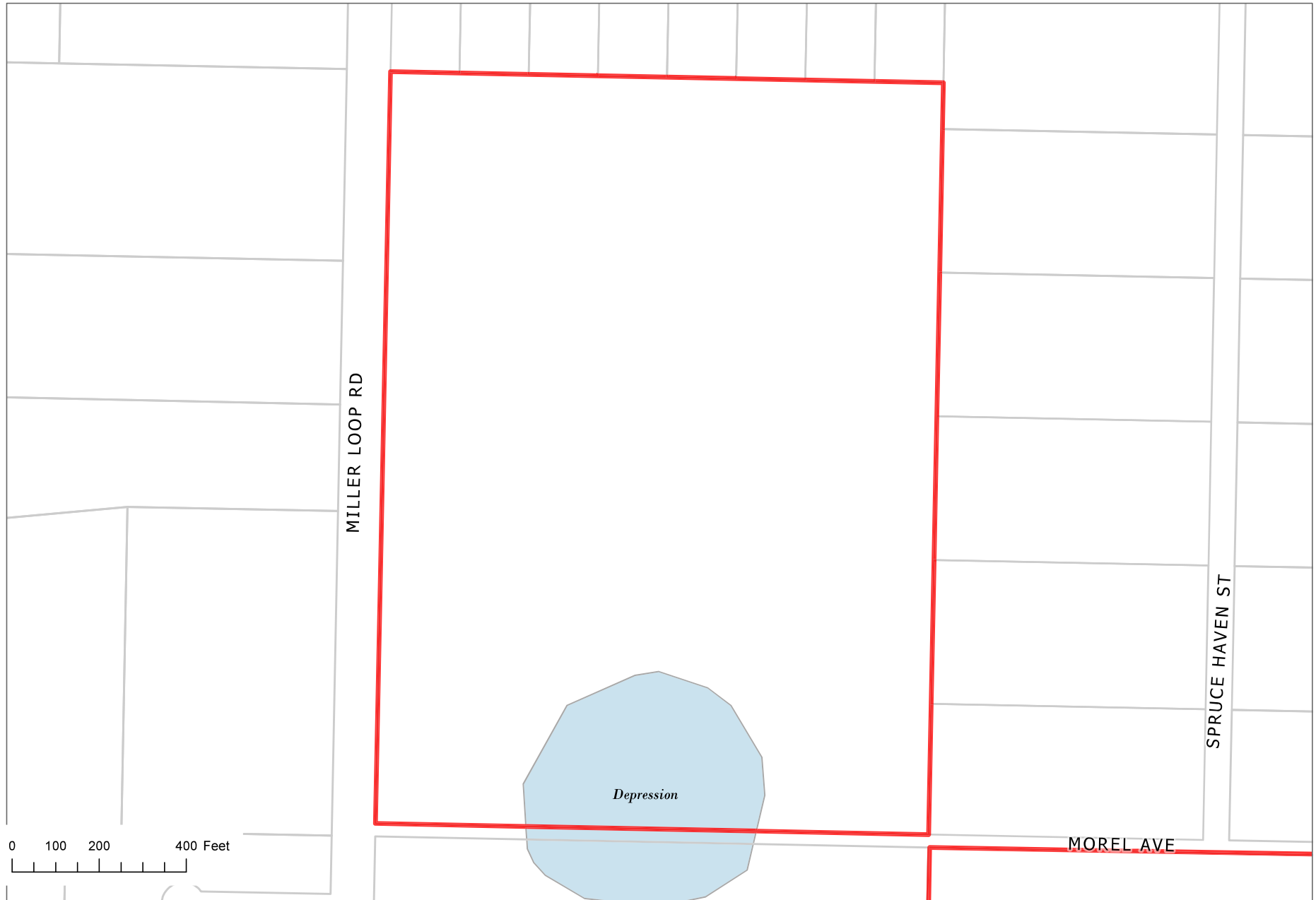
NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

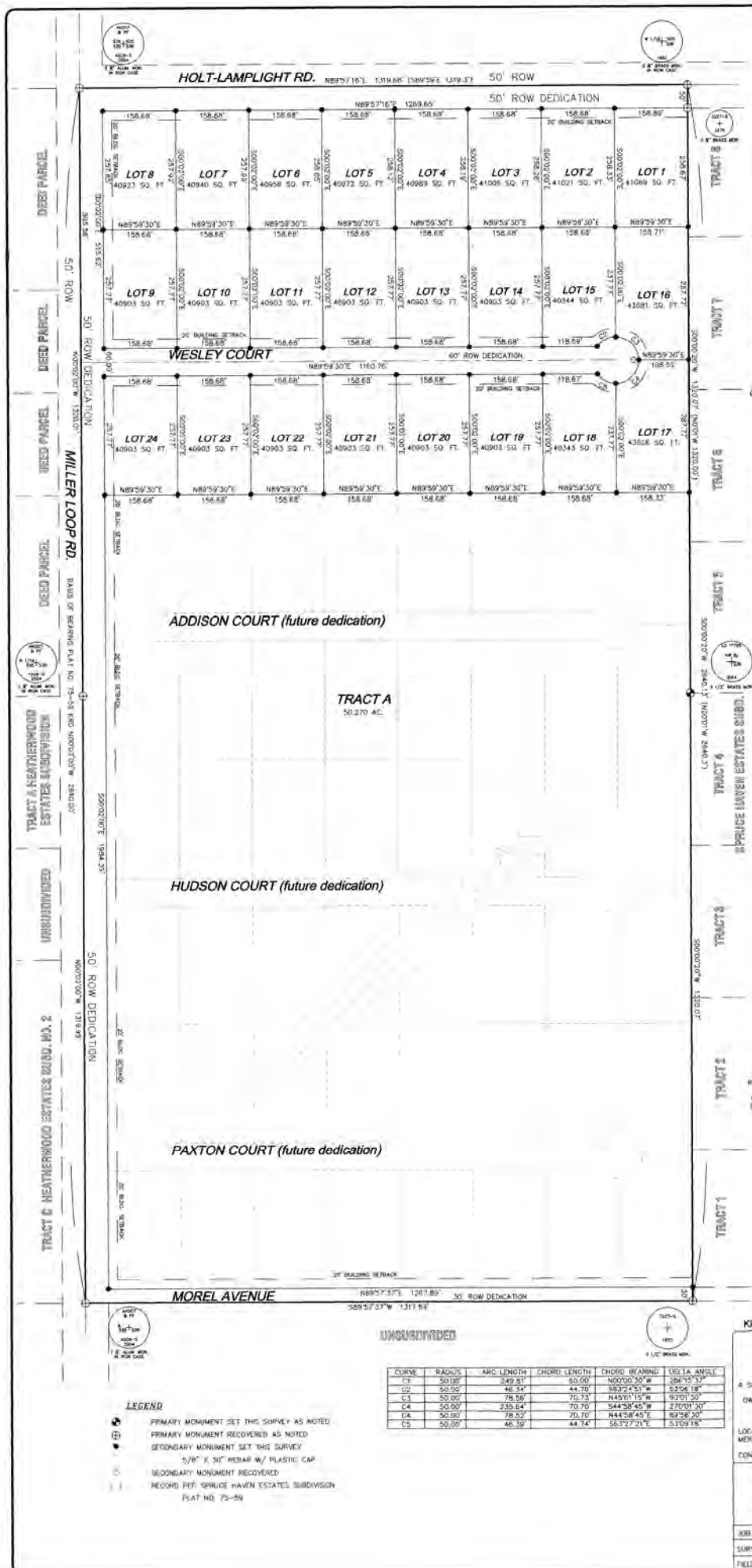




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CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT HALL QUALITY BUILDERS, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF HALL QUALITY BUILDERS, INC., I HEREBY ADVERTISE THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

John D. Hall
 JOHN D. HALL, PRESIDENT
 HALL QUALITY BUILDERS, INC.
 PO BOX 2829
 KENAI, AK 99611

NOTARY'S ACKNOWLEDGMENT

FOR CLINT D. HALL
 I, *Alice L. McCaughy*, DO NOTARY PUBLIC FOR ALASKA, MY COMMISSION EXPIRES *June 11, 2014*.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF *MAY 12, 2014*.

KENAI PENINSULA BOROUGH
Mark B. ...
 AUTHORIZED OFFICIAL

NOTES:

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE 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.
- 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.
- AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SAC MAXIMUM LENGTH) AND 20.30.170 (BLOCK LENGTH) WAS GRANTED AT THE MAY 12, 2014 PLAT COMMITTEE MEETING.
- 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.
- A UTILITY EASEMENT ALONG THE WESTERLY BOUNDARY WAS RECORDED ON MARCH 23, 1961 IN BOOK 8 PAGE 250 KENAI RECORDING DISTRICT.
- 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.

John D. Hall
 ENGINEER
 LICENSE # *CE 8330* DATE *8-15-14*

CERTIFICATE OF SURVEYOR

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 TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

John D. Hall
 SURVEYOR
 LICENSE # *17194* DATE *8-15-14*

2014-57
Plat #
Kenai
9/24/14
Time 2:28P

MILLERS CROSSING SUBDIVISION
PHASE 1

A SUBDIVISION OF W1/2 W1/2 W1/2 SEC. 56

OWNER: HALL QUALITY BUILDERS, INC.
 PO BOX 2829
 KENAI, AK 99611

LOCATED WITHIN THE W1/2 NW1/4 SECTION 36, T07N, R12W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 79.926 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611
 PHONE - (907) 283-9941
 FAX - (907) 283-9911
 info@integritysurveysinc.com

SURVEYORS **PLANNERS**

JOB NO: 214031 DRAWN: AUGUST 6, 2014 SH

SURVEYED: MAY - JUNE 2014 SCALE: 1" = 100'

FIELD BK: 2014 PG: 214031 FP PLWDG.

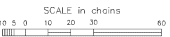
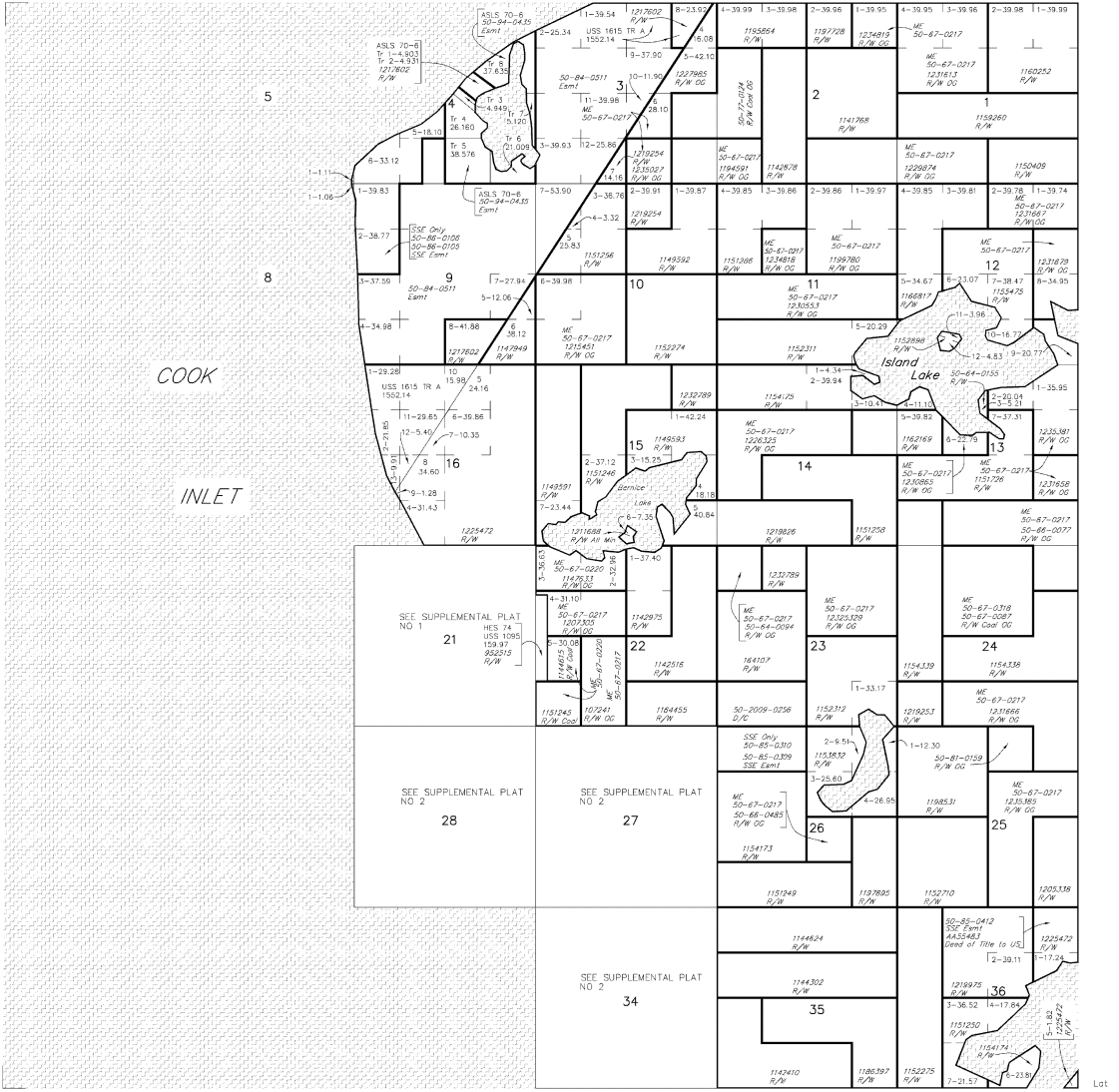
SURVEYED TOWNSHIP 7 NORTH RANGE 12 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only
PL 92-203 WOI AAR6998
AA8698-B V/Sol Apn USS 1815 Tr A
PLD 5184 WOI C affects Lds/Interests not conveyed



WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords herein do not reflect title changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

Lot
Long

CURRENT TO		Sew Mer
4-22-2022		T 7 N
		R 12 W

ACAD

BY THE PLANNING COMMISSION ACTING AS THE PLATTING BOARD (KPB 2.40.080).

END OF STAFF REPORT

- B. ***Plats needing specific actions or controversial*** – (public comments received, major staff concerns, exceptions required) – 5 plats

AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

1. Millers Crossing Subdivision
KPB File 2014-048; Integrity/Wilson

Staff Report given by Patti Hartley

Plat Committee Meeting: 5/12/14

Location: On Miller Loop Road in Nikiski
Proposed Use: Residential
Water/Sewer: On-site
Zoning: Unrestricted
Assessing Use: Vacant
Parent Parcel Number(s): 015-160-95

Supporting Information:

The proposed plat subdivides an 80-acre parcel into 72 lots containing approximately 40,000 – 41,000 square feet each. A soils report is required, and an engineer will sign the plat. The subdivision fronts State maintained Holt-Lamplight Road and Miller Loop Road. A 30-foot half dedication extends Morel Avenue from the block to the east to Miller Loop Road. Four cul-de-sacs are being dedicated within the plat.

KPB imagery and wetlands mapping show a slight depression is apparent at the southern limits of the proposed subdivision. ***Staff recommends a note be placed 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.***

The Certificate to Plat was provided in accordance with KPB 20.25.090. The Certificate to Plat indicates no beneficial interests affect this property. Additional notification will not be required at this time.

The property is not within an advisory planning commission. The subdivision plat public hearing notice was mailed to the North Peninsula Community Council.

A physical address may be affected by the replat. Carrie Henson, Addressing Officer, can answer questions about the effect of the replat on addresses.

Staff recommends that notes be placed on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

Exception(s) Requested:

- A. KPB 20.30.100 – Cul-de-sacs (maximum length)

Staff Discussion: As submitted, the cul-de-sacs within this proposed subdivision exceed code length by 160 feet.

Surveyor Findings

1. The land to the east has already been subdivided and developed.
2. All developed parcels to the east have dedicated access and front on Spruce Haven Street.
3. There are no right of way dedications to the east to match into.
4. Morel Avenue will be extended through this subdivision to provide access and future development of

- roadways from Miller Loop to the south end of Spruce Haven Street.
5. The cul-de-sacs have a radius of 50 feet.
 6. The area is generally flat with no steep grades.

Platting Staff Findings

7. Tracts 1-7 Spruce Haven Estates contain 4.77 acres each.
8. Tract 8 Spruce Haven Estates contains 2 acres.
9. Only Tract 3 of Tracts 1-8 Spruce Haven Estates is vacant per KPB Assessing Records.
10. Fixed Wing Imagery indicates structures on Tracts 1, 2, and 4-8 are placed such that a right-of-way dedication to connect with right-of-way within the proposed plat is unlikely.
11. The dedication of Morel Avenue within the proposed plat will connect this right-of-way with Miller Loop Road, which will allow the subject block and the block to the east a future looped access.
12. KPB Roads Department maintains Spruce Haven Street.
13. KPB Roads Department maintains Lake Street, which is in the block to the east.

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 facts, 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 1-13 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 1-13 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 1-13 support this standard.

Exception(s) Requested:

- B. 20.30.170 – Block – Length Requirements

Staff Discussion: KPB Code requires blocks be not less than 330 feet or more than 1320 feet in length.

Surveyor Findings

1. The land to the east (for over half a mile) has already been subdivided and developed without any east-west running ROW dedications.
2. All developed parcels immediately to the east have dedicated access and front on Spruce Haven Street.
3. All subdivisions to the east have dedicated access with existing roadways to Holt-Lamplight Road.
4. There are no right of way dedications to the east to match into.
5. Morel Avenue will be extended through this subdivision to provide access and future development of roadways from Miller Loop to the south end of Spruce Haven Street.
6. The area is generally flat with no steep grades.
7. Any right of way dedication extending to the east boundary will terminate in a dead end at the back of

- a private and already developed parcel.
8. All proposed right of way dedications will have cul-de-sacs to allow for vehicles to turn around.

Platting Staff Findings

9. Tracts 1-7 Spruce Haven Estates contain 4.77 acres each.
10. Tract 8 Spruce Haven Estates contains 2 acres.
11. Only Tract 3 of Tracts 1-8 Spruce Haven Estates is vacant per KPB Assessing Records.
12. Fixed Wing Imagery indicates structures on Tracts 1, 2, and 4-8 are placed such that a right-of-way dedication to connect with right-of-way within the proposed plat is unlikely.
13. The dedication of Morel Avenue within the proposed plat will connect this right-of-way with Miller Loop Road, which will allow the subject block and the block to the east a future looped access.
14. KPB Roads Department maintains Spruce Haven Street.
15. KPB Roads Department maintains Lake Street, which is in the block to the east.

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 facts, 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 1-15 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 1-15 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 1-15 support this standard.

STAFF RECOMMENDATION: Grant approval of the preliminary plat subject to any above recommendations, and the following conditions and findings:

REVISE OR ADD TO THE PRELIMINARY PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AS FOLLOWS:

20.25.070 - Form and contents required.

Platting staff comments: The plat complies with the following portions of 20.25.070: B, C, E, H, J, L, and M.

Platting staff comments: The following portions of 20.25.070 are not applicable to the subject plat: I, K, N, and O.

Platting staff comments: Additional information is provided for the following portions of 20.25.070 or additional information, revision or corrections are 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;
 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;
- Platting Staff Comments: The owner's name and address were not included under the Certificate of Ownership and Dedication. The Certificate to Plat identified the property owner.*
- 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;
- Platting Staff Comments: **Staff recommends** a sketch of the proposed plat and an indicator or pointer be provided on the vicinity map.*
- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision;
- Platting Staff Comments: Some new street names on the plat are not acceptable. Work with Carrie Henson, Addressing Officer, to resolve the acceptability of new street names.*
- Staff recommends** the easement granted to Homer Electric Association along the western boundary be shown and labeled, including the recording information. If the location of the easement cannot be readily determined, a plat note is sufficient.*
- G. Status of adjacent lands, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
- Platting Staff Comments: **Staff recommends** status labels be provided to the east and south.*

20.25.080. Petition required. A petition shall be submitted with each subdivision, abbreviated subdivision and plat waiver subdivision and shall include:

Platting staff comments: *The submittal complies with 20.25.080 (A, B, and E).*

Platting staff comments: *The following portions of 20.25.080 are not applicable to the subject plat: C*

Platting staff comments: *Additional information is provided for the following portions of 20.12.070 or additional information, revision or corrections are required:*

- D. Name, address and signature of the subdivider for the purpose of processing the plat.
- Platting Staff Comments: The owner's name and address were not included under Certificate of Ownership. The owner signed the plat submittal form. The Certificate to Plat identified the owner.*

KPB 20.30 Design Requirements

Platting staff comments: *The plat complies with the following portions of 20.30: 20.30.050, 20.30.150, 20.30.190, 20.30.200, 20.30.210, 20.30.220, and 20.30.260.*

Platting staff comments: *The following portions of 20.30 are not applicable to the subject plat: 20.30.020, 20.30.040, 20.30.080, 20.30.130, 20.30.140, 20.30.180, 20.30.250, and 20.30.270.*

Platting staff comments: *Additional information is provided for the following portions of 20.30 or additional information, revision or corrections are required*

20.30.030. Proposed street layout-Requirements.

Platting Staff Comments: The proposed plat is providing a 50-foot half dedication for State maintained Holt-

Lamplight Road, a 50-foot half dedication for State maintained Miller Loop Road, and a 30-foot half right-of-way for Morel Avenue.

Notice of the proposed subdivision was mailed to DOT as part of the routine agency notification process.

20.30.060. Easements-Requirements.

*Platting Staff Comments: **Staff recommends** compliance with 20.30.060.*

20.30.070. Lots on major streets-Access requirements.

Platting Staff Comments: Notice of the proposed subdivision was sent to the KPB Roads Department as part of the routine agency notification process.

20.30.090. Streets-Maximum grades allowed.

*Platting Staff Comments: A portion of Morel Avenue crosses a depression per KPB GIS mapping. **Staff recommends** the surveyor confirm the right-of-way can be readily constructed to current KPB road standards.*

20.30.110. Half streets.

Platting Staff Comments: The parcel to the south contains approximately 57 acres. It is reasonable to expect a matching dedication for Morel Avenue in the future.

The subdivision plat public hearing notice put the owner to the south on notice that matching right-of-way for Morel Avenue may be required when the 57-acre unsubdivided remainder is subdivided.

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.

*Platting Staff Comments: **Staff recommends** additional right-of-way or easement for side slopes be dedicated/granted if necessary to accommodate a right-of-way within Morel Avenue.*

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

*Platting Staff Comments: Green, Park, and East are on the prohibited street name list. **Staff recommends** the owner/surveyor work with Carrie Henson, Addressing Officer, to select street names that comply with KPB 14.10.*

20.30.230. Lots-Double frontage prohibited when.

Platting Staff Comments: Lots 8, 9, 24, 25, 40, 41, 56, 57, and 72 comply with 20.30.230 because they are corner lots.

20.30.240. Building setbacks.

B. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

*Platting Staff Comments: Depicting the 20-foot building setback will interfere with distance information. **Staff recommends** the Committee concur that providing a typical lot showing the depiction and label complies with 20.30.240.*

20.30.280. Floodplain requirements.

Platting Staff Comments: Per the River Center review, the plat is not within a mapped flood hazard zone, and it is not affected by the Anadromous Stream Habitat Protection District.

KPB 20.40 -- Wastewater Disposal

*Platting Staff Comments: **Staff recommends** compliance with 20.40.*

ADDITIONAL REQUIREMENTS FOR ADMINISTRATIVE APPROVAL OF THE FINAL PLAT (KPB 20.60)

Platting staff comments: The plat complies with the following portions of 20.60: 20.60.130 and 20.60.140.

Platting staff comments: The following portions of 20.60 are not applicable to the subject plat: 20.60.040, 20.60.050, 20.60.060, 20.60.080, 20.60.090, and 20.60.100.

Platting staff comments: Additional information is provided for the following portions of 20.60 or additional information, revision or corrections are required

20.60.010. Preparation requirements generally.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.010.*

20.60.020. Filing-Form and number of copies required.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.020.*

20.60.030. Certificate of borough finance department required.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.030.*

20.60.070. Plat specifications.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.070.*

20.60.110. Dimensional data required.

*Platting Staff Comments: Some dimensional data is missing. **Staff recommends** compliance with 20.60.110.*

20.60.120. Accuracy of measurements. Boundary and lot closure computations must be submitted with the final plat.

*Platting Staff Comments: KPB GIS will verify closure complies with 20.60.120. **Staff recommends** compliance with 20.60.120.*

20.60.150. Utility easements.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.150.*

20.60.160. Easements.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.160.*

KPB records show a 33-foot section line easement underlies the 50-foot right-of-way being dedicated for Miller Loop Road.

Based on the date of entry (1952) and date of the U.S. Rectangular Survey (1954), KPB records show no section line easement underlies Holt-Lamplight Road adjoining the proposed plat.

20.60.170. Other data required by law.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.170.*

20.60.180. Plat notes.

Platting Staff Comments: Additional plat notes may be required based on easements/covenants in the final Certificate to Plat.

20.60.190. Certificates, statements, and signatures required.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.190.*

*KPB 20.60.190 corrected the Notary's Acknowledgement so it is an acknowledgement instead of a combination of an acknowledgement and a jurat. **Staff recommends** the Notary's Acknowledgement on the final plat comply with 20.60.190.*

Staff recommends the owner's name and address be provided beneath the Certificate of Ownership and Dedication on the final plat.

Per the Certificate to Plat, the property is not affected by a beneficial interest holder. If the final Certificate to

*Plat shows the property is not affected by a beneficial interest holder, **staff recommends** the beneficiary statement be removed from the Certificate of Ownership and Dedication.*

*Per the Certificate to Plat, the property is not owned by a corporation. If the final Certificate to Plat shows the property is not owned by a company, **staff recommends** the corporate statement be removed from the Certificate of Ownership and Dedication.*

20.60.200. Survey and monumentation.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.200.*

20.60.210. Approval-Authority-Certificate issued when.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat, staff recommends compliance with 20.60.210.

20.60.220. Administrative approval.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat and the final plat conforms to the conditions, staff will issue an administrative approval with notice to the Planning Commission as set forth in 20.60.220.

The planning director may refer the final plat to the planning commission when:

- 1. Major redesign was a condition of preliminary approval by the planning commission or the advisory planning commission of the city in which the subdivision is located;*
- 2. Final approval by the commission was a condition of preliminary approval; or*
- 3 The planning director determines there are other conditions to support referral to the commission.*

KPB 20.70 – Vacation Requirements

Platting Staff comments: 20.70 is not applicable to the proposed plat.

NOTE: REVIEW OF A DECISION OF THE PLAT COMMITTEE MAY BE HEARD BY THE PLANNING COMMISSION ACTING AS PLATTING BOARD BY FILING WRITTEN NOTICE THEREOF WITH THE BOROUGH PLANNING DIRECTOR ON A FORM PROVIDED BY THE BOROUGH PLANNING DEPARTMENT. THE REQUEST FOR REVIEW SHALL BE FILED WITHIN 10 DAYS AFTER NOTIFICATION OF THE DECISION OF THE PLAT COMMITTEE BY PERSONAL SERVICE OR SERVICE BY MAIL.

A REQUEST FOR REVIEW MAY BE FILED BY ANY PERSON OR AGENCY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING EITHER BY WRITTEN OR ORAL PRESENTATION. THE REQUEST MUST HAVE AN ORIGINAL SIGNATURE; FILING ELECTRONICALLY OR BY FACSIMILE IS PROHIBITED. THE REQUEST FOR REVIEW MUST BRIEFLY STATE THE REASON FOR THE REVIEW REQUEST AND APPLICABLE PROVISIONS OF BOROUGH CODE OR OTHER LAW UPON WHICH THE REQUEST FOR REVIEW IS BASED.

NOTICE OF THE REVIEW HEARING WILL BE ISSUED BY STAFF TO THE ORIGINAL RECIPIENTS OF THE PLAT COMMITTEE PUBLIC HEARING NOTICE. CASES REVIEWED SHALL BE HEARD DE NOVO BY THE PLANNING COMMISSION ACTING AS THE PLATTING BOARD (KPB 2.40.080).

END OF STAFF REPORT

Chairman Ruffner read the rules by which public hearings are conducted

Chairman Ruffner opened the meeting for public comment.

1. Scott Huff, Integrity Surveys

Mr. Huff was the surveyor for the project and stated that he supported the staff report. He stated they were asking exception to the Borough Code for the Block Length and the Cul-de-sac Length. The

area to the east has been developed so there was no way to construct a road through there without running into someone else's back yard. Mr. Huff felt this was the best use of the land. He was available to answer questions.

Chairman Ruffner asked if there were questions for Mr. Huff. Hearing none the public hearing continued.

Seeing and hearing no one else wishing to speak, Chairman Ruffner closed the public comment period and opened discussion among the Commission.

MAIN MOTION: Commissioner Ecklund moved, seconded by Commissioner Gross to grant preliminary approval of the Millers Crossing Subdivision.

AMENDMENT A MOTION: Commissioner Ecklund moved, seconded by Commissioner Gross to grant exception to KPB 20.30.100 – Cul-de-sacs (maximum length); citing the 13 findings and tying them to the three standards.

Findings

1. The land to the east has already been subdivided and developed.
2. All developed parcels to the east have dedicated access and front on Spruce Haven Street.
3. There are no right of way dedications to the east to match into.
4. Morel Avenue will be extended through this subdivision to provide access and future development of roadways from Miller Loop to the south end of Spruce Haven Street.
5. The cul-de-sacs have a radius of 50 feet.
6. The area is generally flat with no steep grades.
7. Tracts 1-7 Spruce Haven Estates contain 4.77 acres each.
8. Tract 8 Spruce Haven Estates contains 2 acres.
9. Only Tract 3 of Tracts 1-8 Spruce Haven Estates is vacant per KPB Assessing Records.
10. Fixed Wing Imagery indicates structures on Tracts 1, 2, and 4-8 are placed such that a right-of-way dedication to connect with right-of-way within the proposed plat is unlikely.
11. The dedication of Morel Avenue within the proposed plat will connect this right-of-way with Miller Loop Road, which will allow the subject block and the block to the east a future looped access.
12. KPB Roads Department maintains Spruce Haven Street.
13. KPB Roads Department maintains Lake Street, which is in the block to the east.

AMENDMENT A VOTE: The motion passed by unanimous consent

ECKLUND YES	GROSS YES	RUFFNER YES	TAURIAINEN YES	WHITNEY YES	5 YES
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AMENDMENT B MOTION: Commissioner Ecklund moved, seconded by Commissioner Gross to grant exception to KPB 20.30.170 – Block length requirements; citing the 15 findings and tying them to the three standards.

Findings

1. The land to the east (for over half a mile) has already been subdivided and developed without any east-west running ROW dedications.
2. All developed parcels immediately to the east have dedicated access and front on Spruce Haven Street.
3. All subdivisions to the east have dedicated access with existing roadways to Holt-Lamplight Road.
4. There are no right of way dedications to the east to match into.
5. Morel Avenue will be extended through this subdivision to provide access and future development of roadways from Miller Loop to the south end of Spruce Haven Street.
6. The area is generally flat with no steep grades.
7. Any right of way dedication extending to the east boundary will terminate in a dead end at the back of a private and already developed parcel.
8. All proposed right of way dedications will have cul-de-sacs to allow for vehicles to turn around.

9. Tracts 1-7 Spruce Haven Estates contain 4.77 acres each.
10. Tract 8 Spruce Haven Estates contains 2 acres.
11. Only Tract 3 of Tracts 1-8 Spruce Haven Estates is vacant per KPB Assessing Records.
12. Fixed Wing Imagery indicates structures on Tracts 1, 2, and 4-8 are placed such that a right-of-way dedication to connect with right-of-way within the proposed plat is unlikely.
13. The dedication of Morel Avenue within the proposed plat will connect this right-of-way with Miller Loop Road, which will allow the subject block and the block to the east a future looped access.
14. KPB Roads Department maintains Spruce Haven Street.
15. KPB Roads Department maintains Lake Street, which is in the block to the east.

AMENDMENT B VOTE: The motion passed by unanimous consent

ECKLUND YES	GROSS YES	RUFFNER YES	TAURIAINEN YES	WHITNEY YES	5 YES
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MAIN MOTION VOTE: The motion passed by unanimous consent

ECKLUND YES	GROSS YES	RUFFNER YES	TAURIAINEN YES	WHITNEY YES	5 YES
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AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

2. The Renaissance
KPB File 2014-049; Integrity/Salamatof Native Association

Staff Report given by Patti Hartley

Plat Committee Meeting: 5/12/14

Location: Off Holt-Lamplight Road in Nikiski
 Proposed Use: Residential, Recreational, Commercial, Agricultural
 Water/Sewer: On-site
 Zoning: Unrestricted
 Assessing Use: Vacant
 Parent Parcel Number(s): 013-120-69

Supporting Information:

The proposed plat subdivides a 235-acre parcel into 95 lots ranging in size from 1.5 to 5.5 acres. A soils report is required for lots containing less than 5 acres, and an engineer will sign the plat. Per the submittal, this project will be completed in phases over multiple years with Phase 1 being finalized as soon as possible. The Nikiski Escape Route crosses the northeastern portion of the subdivision. Numerous rights-of-way to serve parcels within the subdivision and adjacent acreage parcels are planned to be dedicated by the proposed plat.

The Certificate to Plat was provided in accordance with KPB 20.25.090. The Certificate to Plat indicates no beneficial interests affect this property. Additional notification will not be required at this time.

The property is not within an advisory planning commission. Notice of the subdivision plat public hearing was mailed to the North Peninsula Community Council.

A physical address has not been assigned to the parent parcel.

Staff recommends that notes be placed on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

Exception(s) Requested: KPB 25.25.070(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.