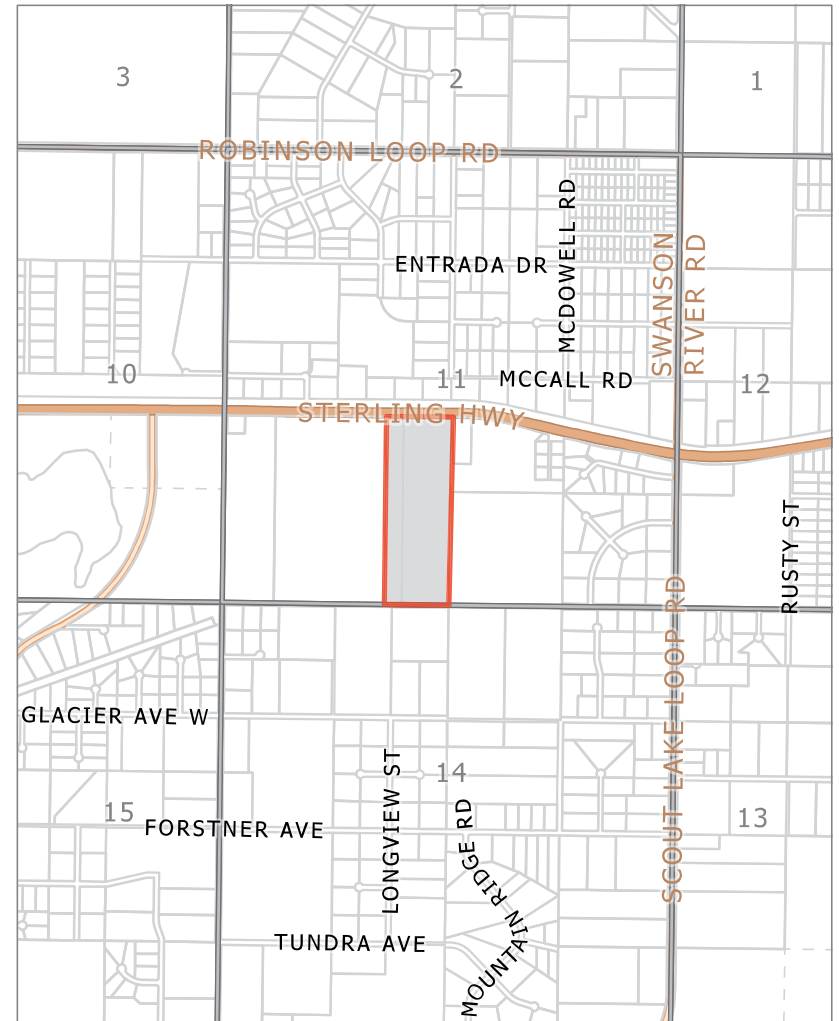
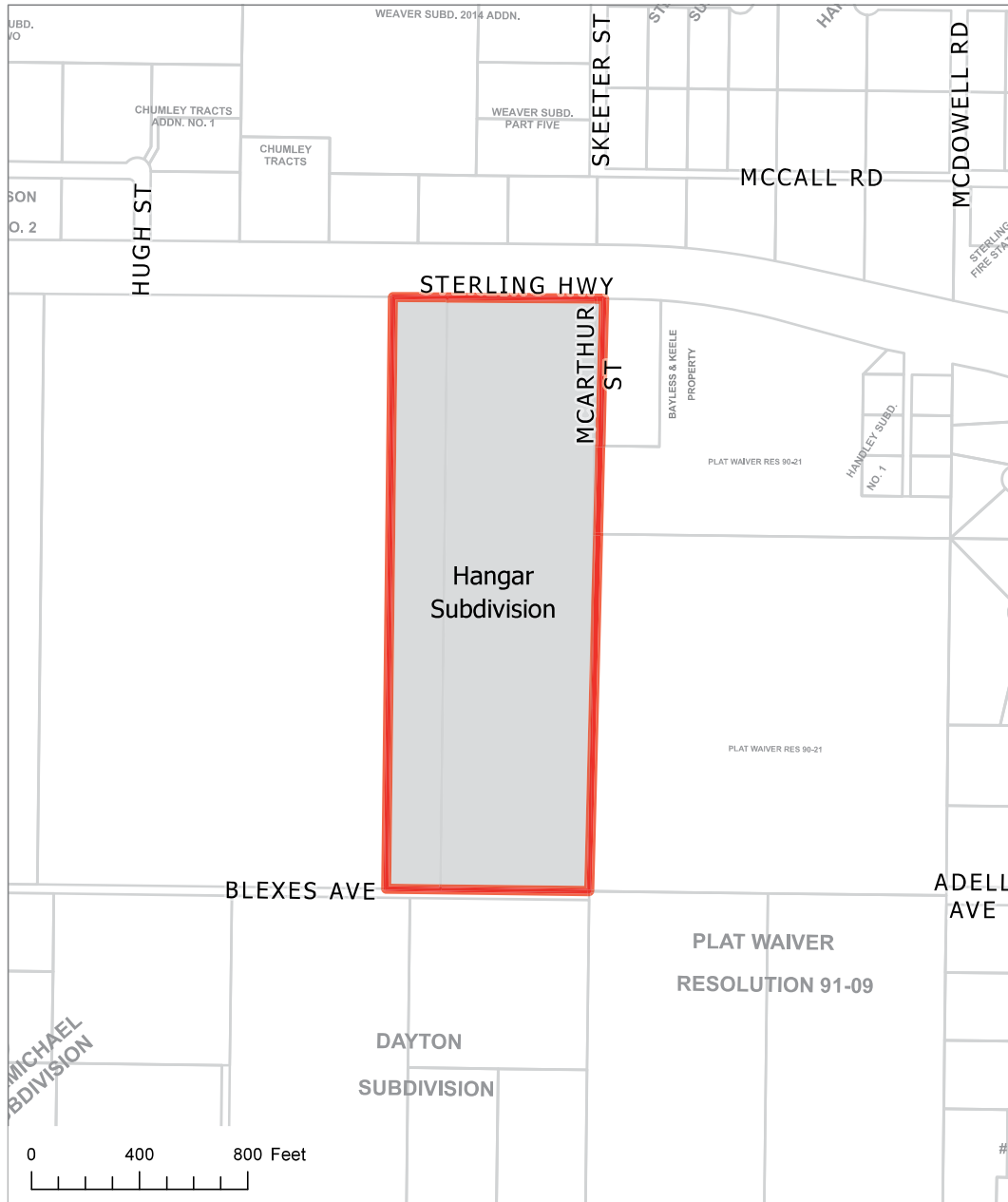


## **E. NEW BUSINESS**

- 2. Hangar Subdivision; KPB File 2025-086**  
**McLane Consulting Group / Sterling TB Realty, LLC**  
**Location: MP 84.25 Sterling Highway**  
**Sterling Area**



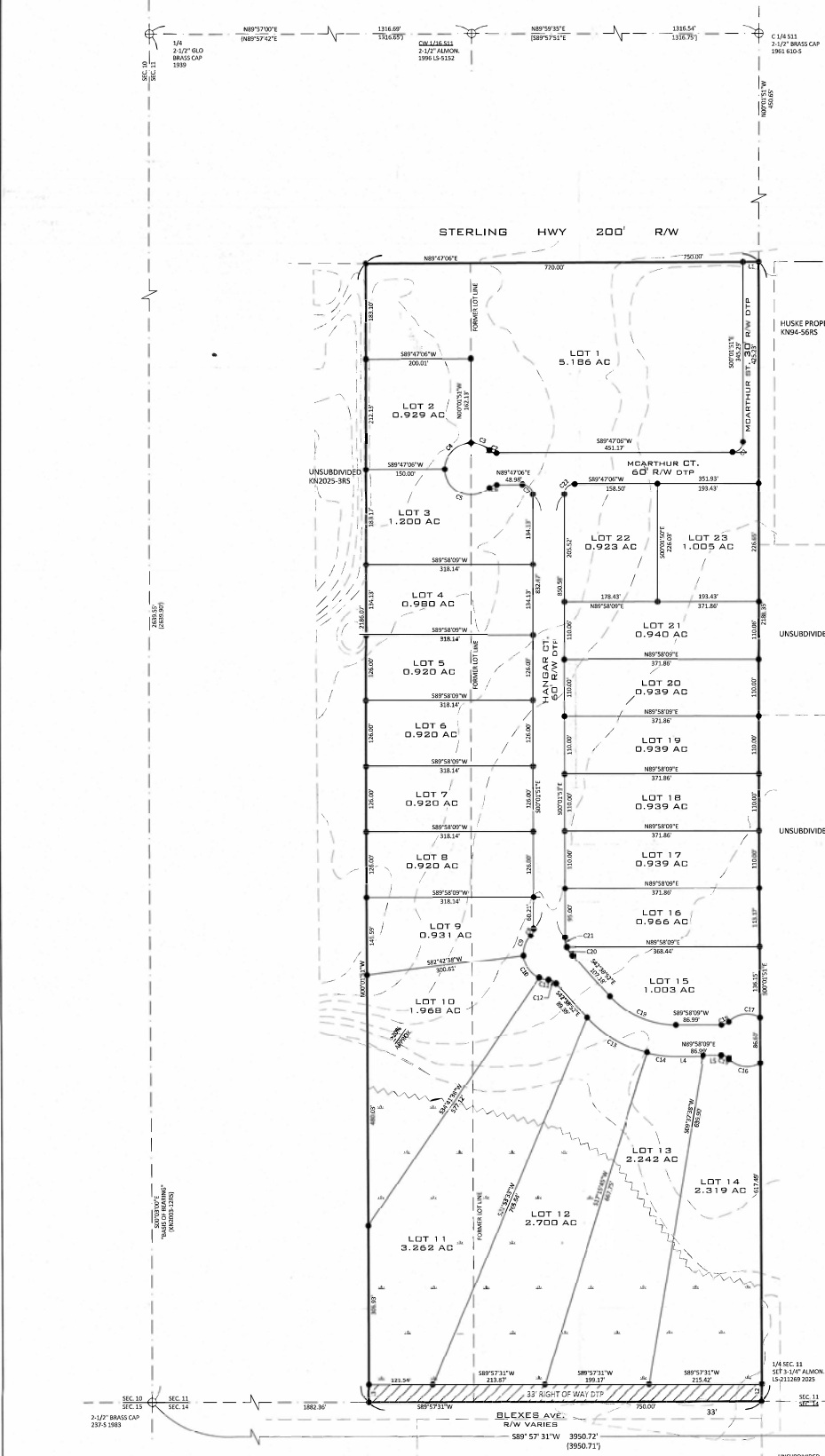
KPB File 2025-086  
T 5N R 9W Sec 11  
Sterling





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.





GRAPHIC SCALE  
1" = 100'



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  3. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  5. 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.
  6. EXCEPTION TO KPB 20.30.190(A) LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE MEETING OF JUNE 23, 2025.
  7. 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.
  8. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

- LEGEND**
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
  - FOUND 5/8" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (N/C/L/A/E)
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (N/C/L/A/E)
  - DTP DEDICATED THIS PLAT
  - AREA SUBJECT TO INUNDATION/KETTLE

**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.

CODY R. McLANE C.E. 11510 AK DATE \_\_\_\_\_  
**TYPICAL SETBACK DETAIL (NTS)**

LOT XX  
20' BUILDING SETBACK  
10' UTILITY EASEMENT HEREBY GRANTED  
DEDICATED RIGHTS-OF-WAY

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	89°48'57"	20.00'	31.35'	15.94'	S 44° 57' 33" W	28.24'
C2	40°24'55"	20.00'	15.50'	8.16'	N 68° 00' 30" W	15.12'
C3	40°13'52"	50.00'	38.60'	20.32'	N 67° 54' 55" W	37.65'
C4	90°11'03"	50.00'	78.70'	50.10'	S 44° 52' 38" W	70.62'
C5	134°24'55"	50.00'	117.30'	118.99'	S 67° 25' 21" E	92.19'
C6	44°24'55"	20.00'	15.50'	8.16'	N 67° 34' 39" E	15.12'
C7	90°11'03"	20.00'	31.48'	20.00'	S 67° 07' 23" E	28.33'
C8	44°24'55"	20.00'	15.50'	8.16'	S 22° 00' 30" W	15.12'
C9	47°10'47"	160.00'	41.17'	21.83'	S 20° 47' 42" W	40.02'
C10	64°24'52"	160.00'	56.21'	31.50'	S 35° 00' 08" E	53.30'
C11	10°15'10"	50.00'	37.32'	8.79'	S 77° 08' 11" E	37.24'
C12	44°24'55"	20.00'	15.50'	8.16'	S 64° 51' 19" E	15.12'
C13	33°15'16"	230.00'	134.58'	68.27'	S 59° 34' 30" E	133.65'
C14	13°51'44"	230.00'	15.65'	27.90'	S 83° 06' 00" E	55.51'
C15	44°24'55"	20.00'	15.50'	8.16'	S 67° 49' 24" E	15.12'
C16	29°29'50"	30.00'	16.96'	37.98'	S 10° 49' 22" E	60.62'
C17	12°25'13"	50.00'	64.96'	37.98'	S 82° 40' 40" W	60.47'
C18	40°24'52"	20.00'	15.50'	8.16'	S 67° 40' 41" W	15.12'
C19	47°22'00"	170.00'	140.59'	74.60'	N 60° 20' 21" W	136.62'
C20	21°18'30"	50.00'	38.60'	9.41'	N 31° 59' 37" W	18.49'
C21	21°18'30"	50.00'	18.60'	9.41'	N 10° 41' 00" W	18.49'
C22	89°48'58"	20.00'	31.35'	15.94'	N 44° 52' 37" E	28.24'

- RECORD PLAT REFERENCE**
- R1 = RECORD OF SURVEY - KN2003-1285
  - R2 = WEAVER SUBDIVISION 2014 ADDITION - KN2015-4
  - R3 = RECORD OF SURVEY - KN2025-385
  - R4 = COTTONWOOD-SPRUCE SUBDIVISION - KN78-107
  - R5 = AKDOT&PFS STERLING HIGHWAY RIGHT OF WAY MAP (R-043-3(3)) 56375 - KN2013-26
  - R6 = DAYTON SUBDIVISION - KN81-147
  - R7 = ADELL ACRES ADDITION NO. 1 - KN97-8

Plat #  
Rec Dtd  
Date  
Time



**NOTARY'S ACKNOWLEDGEMENT**  
FOR: DAVID C. SHANKS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT STERLING TB REALTY LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF STERLING TB REALTY 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.

**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:  
MCARTHUR ST.  
MCARTHUR CT.  
HANGAR 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.

LINE #	BEARING	DISTANCE
L1	N 89°47'00" E	33.00'
L2	N 0°01'51" W	33.00'
L3	N 0°01'51" W	33.00'
L4	N 89°58'00" E	52.92'
L5	N 89°58'00" E	34.07'

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 23, 2025.

**HANGAR SUBDIVISION**  
A SUBDIVISION OF THE WEST 200 FEET OF THE EAST 750 FEET OF GOVERNMENT LOT 18, TOGETHER WITH THE WEST 200 FEET OF THE EAST 750 FEET OF THE SE 1/4 OF THE SW 1/4 AND THE EAST 550 FEET OF GOVERNMENT LOT 18, TOGETHER WITH THE EAST 550 FEET OF THE SE 1/4 SW 1/4 N SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN.

OWNER:  
STERLING TB REALTY LLC  
3000 ALTAMESA BLVD STE 300, FORT WORTH, TX 76133

37 659 AC. SITUATED IN THE SW 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT.

ENGINEERING - TESTINO SURVEYING, MAPPRO  
P.O. BOX 468  
103 SOUTH AK 96609  
VOICE: (907) 283 4218  
FAX: (907) 283 1285  
WWW.MCLANECD.COM

KPB File No. 2025-XXX  
Project No. 242028  
Scale: 1" = 100' Date: MAY 2025 BOOK: 24-05 Drawn by: A/H

DAVID C. SHANKS, MANAGER  
STERLING TB REALTY LLC, OWNER  
3000 ALTAMESA BLVD STE 300  
FORT WORTH, TX 76133

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

AUTHORIZED OFFICIAL \_\_\_\_\_

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
HANGAR SUBDIVISION**

<b>KPB File No.</b>	2025-086
<b>Plat Committee Meeting:</b>	June 23, 2025
<b>Applicant / Owner:</b>	Sterling TB Realty LLC of Fort Worth, Texas
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting, Inc.
<b>General Location:</b>	Scout Lake Area

<b>Parent Parcel No.:</b>	063-620-04 and 063-620-05
<b>Legal Description:</b>	063-620-04: The West 200 feet of the East 750 feet of Government Lot 18, together with the West 200 feet of the East 750 feet of the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) 063-620-05: The East 550 feet of Government Lot 18, together with the East 550 feet of the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) in Section 11, Township 5 North, Range 9 West, Seward Meridian, Kenai Recording District
<b>Assessing Use:</b>	063-620-04: Residential Vacant 063-620-05: Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site / On Site
<b>Exception Request</b>	20.30.190(A)- 3:1 Lot Dimensions 20.30.100(A)-Cul-De-Sacs 20.30.170 Blocks-Length Requirements

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide two parcels into twenty-three parcels ranging in size from 0.920-acres to 5.186-acres. This plat will dedicate McArthur Court and 30-feet to McArthur Street and 33-feet to Blexes Court.

**Location and Legal Access (existing and proposed):**

The proposed subdivision is located near milepost 84.7 Sterling Highway.

This plat is proposing to dedicate multiple rights-of-way: McArthur Street, McArthur Court, Hangar Court and Blexes Avenue. To the northeast, 30 feet will be dedicated to McArthur Street, a street named by resolution that has not been dedicated. It is reasonable to expect the 30-feet to be dedicated in the future when the land to the east is platted. McArthur St will be the primary access point to the subdivision connecting to the Sterling Highway, a state-maintained road. McArthur Court connects to McArthur Street on the west. McArthur Court will terminate in a cul-de-sac bulb with Hangar Court connecting prior to the bulb ending in the west. Hangar Court provides a cul-de-sac approximately 930 feet to the south and terminates in an additional cul-de-sac at the east boundary another 460 feet down. **Staff recommends** McArthur St be given complete adjacent dedication to the existing easement to comply with KPB 20.30. 030.A Proposed Street Layout Requirements, providing "continuous or appropriate projection of all streets in surrounding areas..."and provide 30' dedication to the south end of the easement into proposed Lot 23. This platting action is also proposing a 33-feet dedication to the existing Blexes Avenue dedication to the south This dedication is within the kettle and is not the most feasible road to construct. **Staff recommends** the following note be added: 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.

An exception request to KPB 20.30.100(A)- Cul-De-Sacs and KPB 20.30.170 Blocks-Length Requirements have been requested and will be discussed later in the staff report.

The plat is affected by a section line easement, 33-feet on either side of the section line to the south, located within Blexes Avenue. **Staff recommends** the surveyor depict and label the section line easement within the right-of-way and extending to the east and west.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No Response

**Site Investigation:**

According to KPB GIS Imagery and KPB Assessing records, structures are located on former parcel 06362005 and an existing runway runs north and south. Once finalized, the structures appear to be on proposed Lot 1 and the runway will be dedicated as a portion of the road dedication. There are no signs of apparent encroachments.

KWF Wetlands Assessment identified wetlands classified as Kettle on the south portion of the subdivision. The wetlands have been depicted and labeled in the legend on the preliminary plat. The proper plat note has been included as plat note number 7.

Steep topography affects the proposed platting area according to the KPB GIS Imagery Terrain Layer. Areas greater than 20% have been labeled on the preliminary plat. **Staff recommends** it is the surveyor's discretion to keep or remove the contours and keep the top and toe of bluff on the final plat per KPB 20.60.010.

The KPB River Center Reviewer has identified the proposed plat to be within a FEMA non-regulatory flood hazard area, Zone X. **Staff recommends** the surveyor include the Flood Hazard Notice per KPB 20.30.280 and include the zone and map panel.

The proposed platting area is not within a habitat protection district according to the KPB River Center Reviewer.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: All within a non-regulatory zone X (unshaded) which is area of minimal flood risk. No depiction required. Plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response.

### **Staff Analysis**

The proposed subdivision is the first subdivision of this area. The parcels have been allocated by deed in the past. A Street Naming Resolution (SN 1996-04) named an unnamed right-of-way McArthur Street but was never dedicated on property to the east.

A soils report will be required for Lots 2 through 23 and an engineer will sign the final plat as the new lots are less than 200,000 square feet. A soils report will not be required for Lot 1 as the new lot is greater than 200,000 square feet (225,902.16). **Staff recommends** the surveyor modify the Waste Water Disposal Note as needed once the Soils Report has been completed in order to comply with KPB 20.40. Current wastewater disposal note does not match the note as shown in 20.40.040 and needs to be updated.

Lots 11-14 and 15-21 are deeper than they are wide. An exception to KPB 20.30.190(A) – 3:1 Lot Dimensions has been requested and will be discussed later in the staff report.

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**

A general easement is granted to Homer Electric Association, Inc., as recorded in Book 4, Page 117, KRD, that affects this subdivision. **Staff recommends** the surveyor include a plat note referencing the easement as found in the CTP item number 12.

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.

This plat is dedicating a 10-foot utility easement, extending to 20-feet within 5 feet of the side lot lines as stated in plat note number 4 and shown on the typical setback detail.

### **Utility provider review:**

HEA	No Comments
ENSTAR	No comment
ACS	No Objections
GCI	Approved as shown

### **KPB department / agency review:**

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 35565 STERLING HWY, 35635 STERLING HWY  Existing Street Names are Correct: No  List of Correct Street Names: STERLING HWY, MCARTHUR ST, BLEXES AVE  Existing Street Name Corrections Needed:
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	<p>All New Street Names are Approved: No</p> <p>List of Approved Street Names: MCARTHUR CT, HANGER CT</p> <p>List of Street Names Denied:</p> <p>Comments: 35635 STERLING HWY WILL BE DELETED. 35565 STERLING HWY WILL REMAIN</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 10/8/1998 Material Site Comments: There was a Prior Existing Use Material Site Directly West and adjacent to 063-620-04. This site was discontinued on April 8, 2025.</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

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**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Update the Wastewater Disposal note to current code as shown in KPB 20.40.040 or as determined by soils report.
- McArthur St on the east side of the plat should be matched for right-of-way with a dedication
- Modify the KPB File No to 2025-086
- Plat note 6 needs the other exceptions granted to be added.

*PLAT NOTES TO ADD*

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

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**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:**
- A 66-foot section line easement is located to the south- 33-feet on either side of the section line, label the SLE
- 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:**

- Label: Robinson Loop Road, Scout Lake Loop Road and Swanson River Road

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

**Staff recommendation:**

- Add CTP #10

- 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 CTP #12
- Depict and Label SLE
- McArthur St to the east needs a matching right-of-way from this side of the line the entire length.

- 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:**

Add reference to the plat waiver and recording on the two properties to the east.and one to the southeast

---

**KPB 20.30 – Subdivision Design Requirements**

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

20.30.280. Floodplain requirements

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

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**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.*

Wastewater disposal notes should match as written in code.

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**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.*

20.60.190. Certificates, statements, and signatures required.

A. (7) Certificate of Acceptance.

**Staff recommendation:**

- add Blexes Court

**EXCEPTIONS REQUESTED:**

**A. KPB 20.30.190(A) 3:1 Lot Dimensions**

Surveyor's Discussion:

Requesting exception to 3:1 Lot Dimensions for Lots 11-14 and 15-21.

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

1. The vast majority of land contained with Lots 11-14 are encumbered by a wetland that is not suitable for development. These lot lines extend to the southern boundary of the plat as that is the most practical use of the land.
2. Lots 11-14: The upland portion of these lots contains more than 20,000 square feet of land suitable for wastewater development.
3. Lots 11-14: These lots exceed the 40,000 square feet minimum area per KPB 20.30.200.
4. Lots 15-21: Due to the rectangular nature of the parent parcel and the existing runway this is the most practical and economical layout of these lots.
5. Lots 15-21: The developer has placed proposed Hangar Court to take advantage of the existing cleared runway and would like to minimize the amount of clearing necessary to develop the subdivision. This is economical but also helps to retain the natural privacy that a wooded lot offers.
6. Lots 15-21: These Lots meet the 40,000 square feet minimum area per KPB 20.30.200.
7. Proposed Lots have sufficient space suitable for a well and wastewater disposal system per the engineering department at McLane Consulting and will be reflected as such in a sealed soils report.

Staff Discussion:

20.30.190. Lots-Dimensions.

The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff Findings:

8. The average width for Lots 11-14 is 172 (x3=516) and the average depth is 695.
9. The average width for Lots 15-21 is 115 (x3=345) and the average depth is 360.

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, 4-5, and 8-9 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 and 4-5 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 2-3 and 5-7 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.

**B. KPB 20.30.100(A) Cul-de-sacs and KPB 20.30.170 Blocks Length Requirements**

Surveyor's Discussion:

Requesting exception to 20.30.100(A) Cul-De-Sacs and 20.30.170 Blocks-Length Requirements.  
We have tried to develop this subdivision in the most feasible and economical fashion possible.

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

1. Connecting Hangar Court to Blexes Avenue is not practical due to the wetland that separates the two rights-of-way.
2. Hangar Court consists of two suitable turn-arounds as described in KPB 20.30.100(A).
3. Hangar Court exceeds the 1,000 feet total length requirement.
4. The first cul-de-sac is placed approximately 931 feet along the road
5. The additional cul-de-sac is placed approximately 464 feet beyond the initial cul-de-sac.
6. The developer has placed proposed Hangar Court to take advantage of the existing cleared runway and would like to minimize the amount of clearing necessary to develop the subdivision

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.

20.30.170 Blocks-Length Requirements

Blocks shall not be less than 330 feet or more than 1,320 feet in length.

Staff Findings:

7. All surrounding parcels will have legal access.
8. The intermittent cul-de-sac breaks the road block length

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 1-6 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 and 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 2, 7 and 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.

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**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**

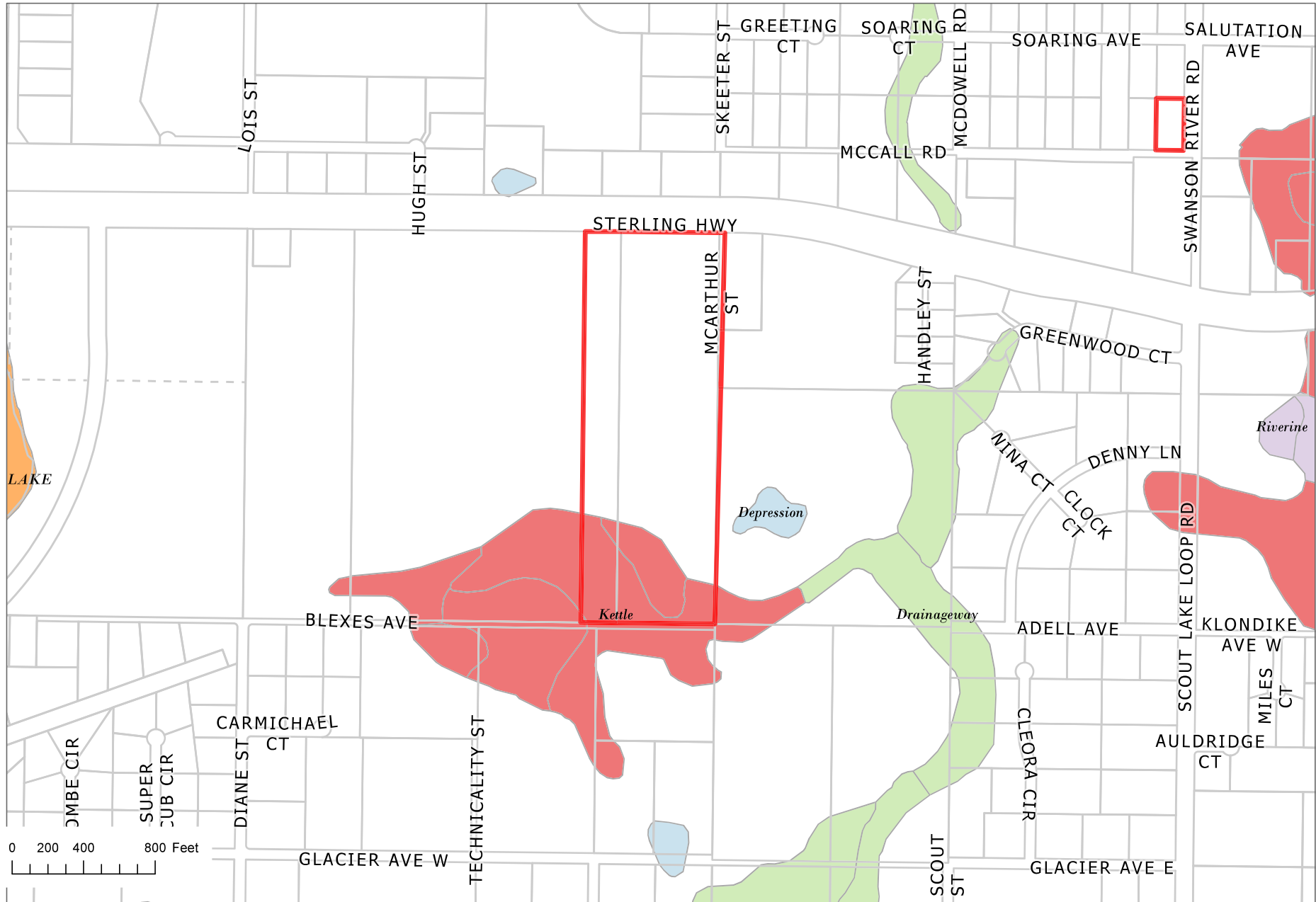
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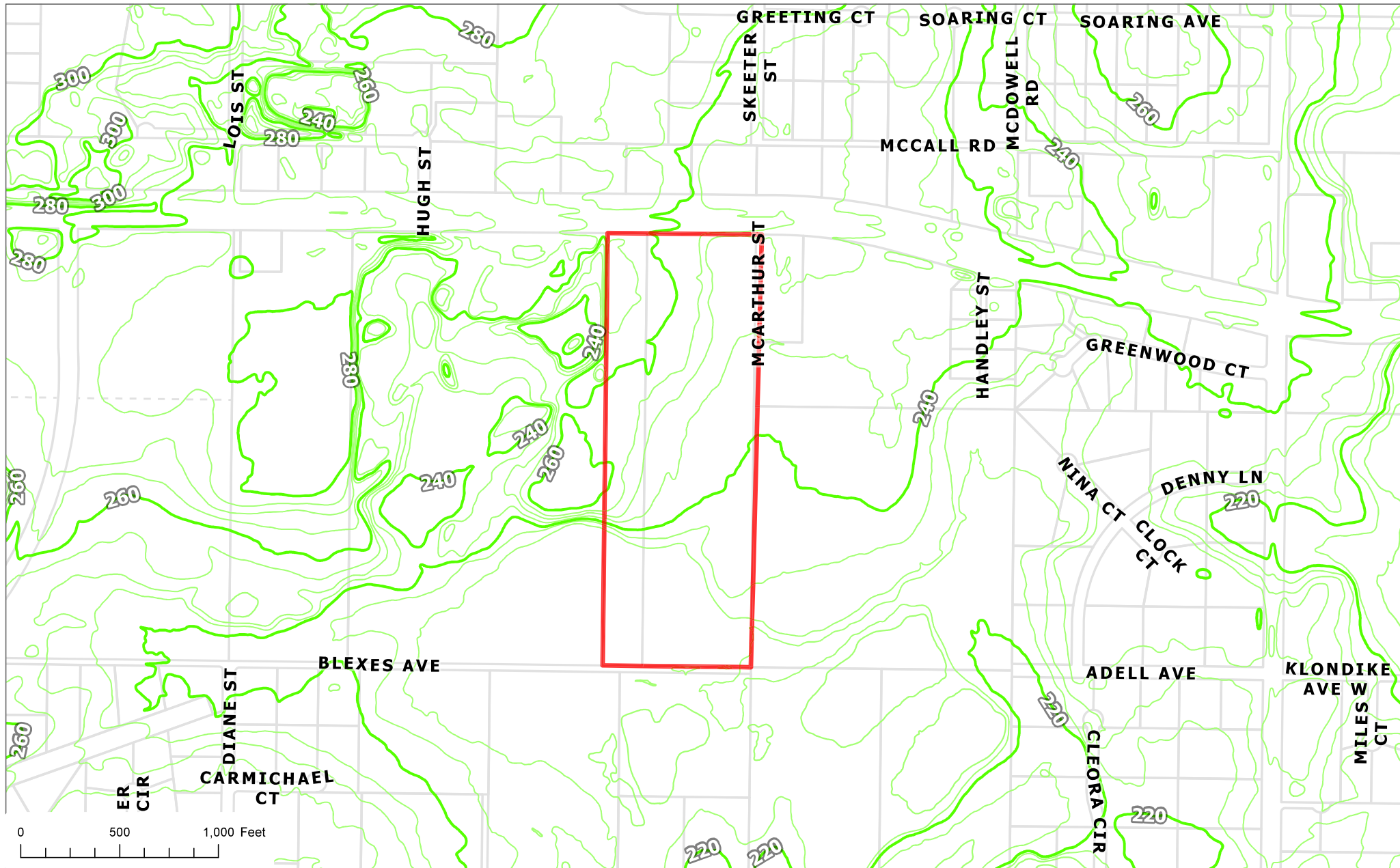
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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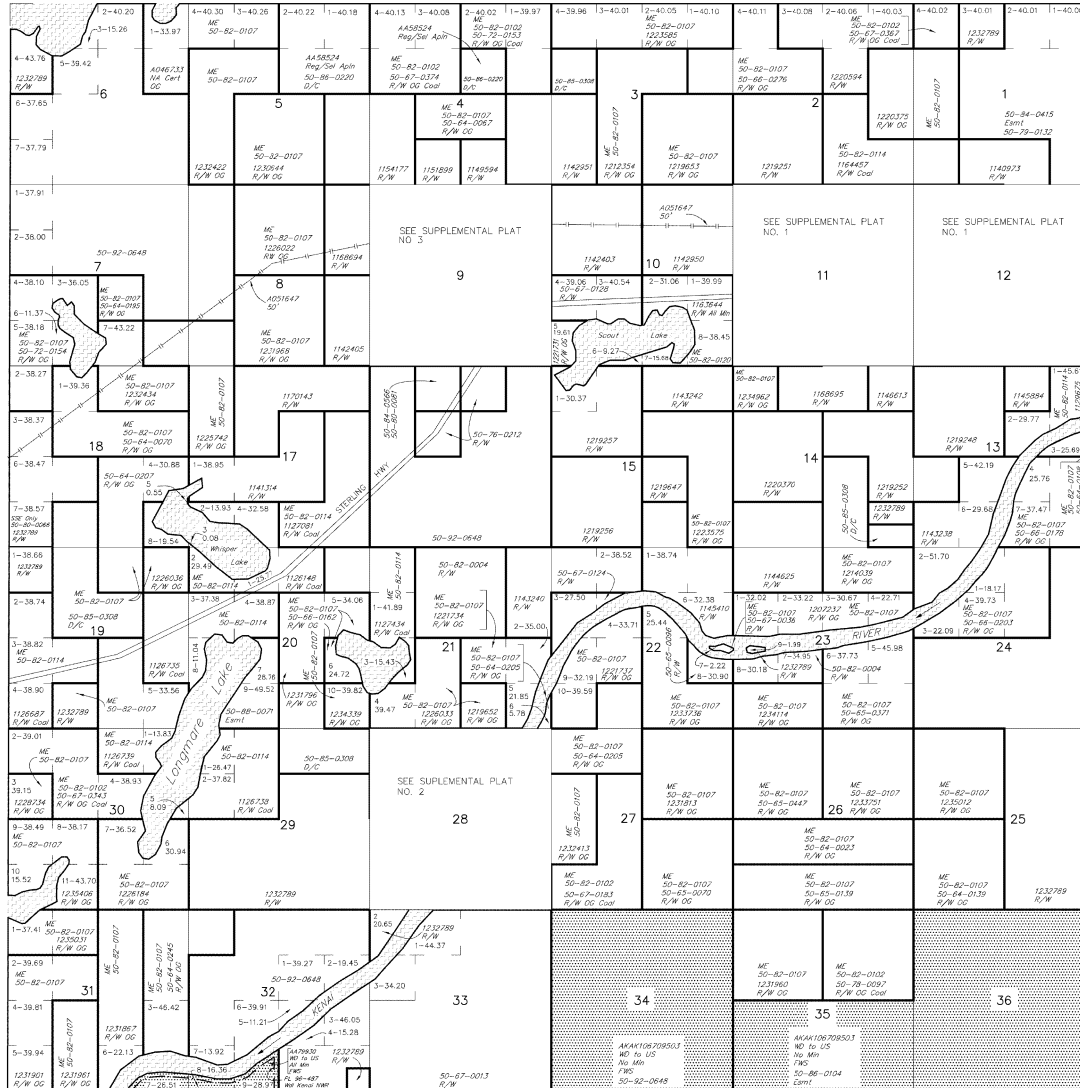




The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

# SURVEYED TOWNSHIP 5 NORTH RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA

Lat 60°33'26"N  
Long 150°56'41"W



SCALE in chains  
10 20 30 40 50 60

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

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TILES  
ACQUIRED BY SANDS

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.

AD58731 SS Reserved Min Estate Only

AA20298 Wa PL 94-404 Sec 18 SE1/4 SW1/4, Sec 19 E1/2 NW1/2, SW1/4 NE1/4

AA080498 Conservation Easmt affects:  
Sec 22, Lots 4, 9, 10 and NE1/4 SW1/4  
Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska, according to the plat of survey accepted by the United States Department of the Interior General Land Office at Washington D.C., on May 6, 1941.

AK106698188 Conservation Easmt affects:  
Sec 32, Lots 1, 2, 5-7, N2NE, E2NW, SWNW, NWSW  
For approximately 363.76 acres as shown on plat of survey accepted 5/6/1941, Kenai recording District, Third Judicial District, Alaska

Acq		
Sew Mer	5 N	
T		
R	9 W	ACAD

# SURVEYED TOWNSHIP 5 NORTH RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA

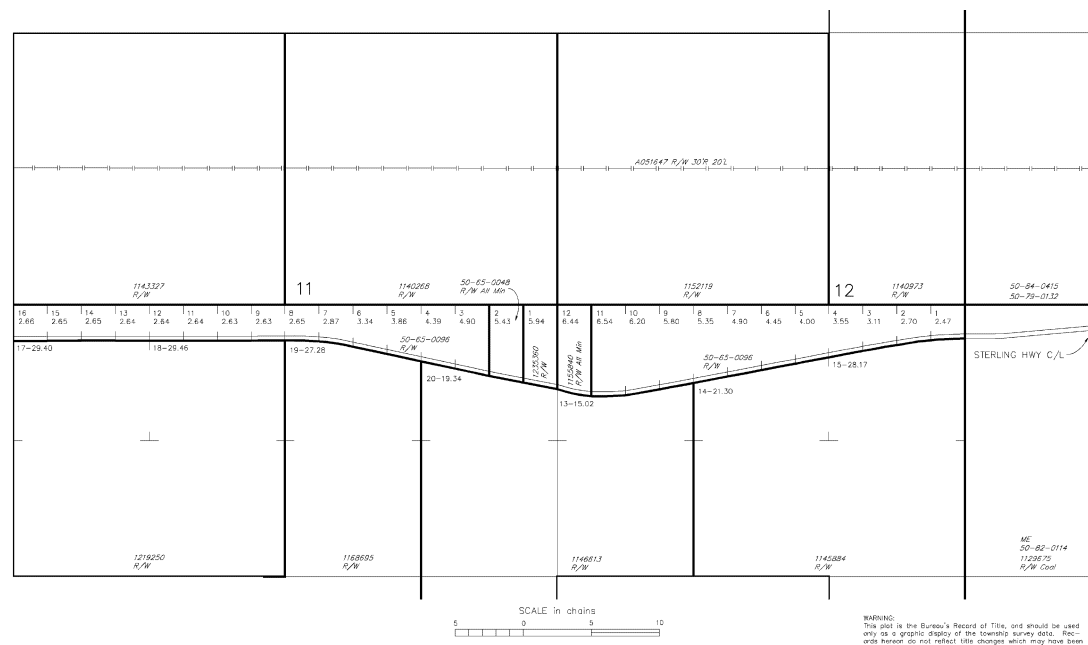
STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

## MTP SUPPL SEC 11 & 12

NO 1

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



CURRENT TO	J-16-2022	NO 1	ACAD
		Sew Mer	
		T 5 N	
		R 9 W	



# SURVEYED TOWNSHIP 5 NORTH RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA

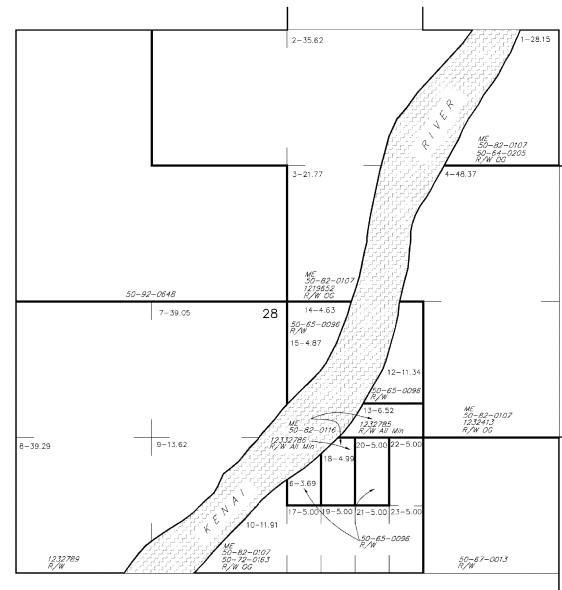
STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

## MTP SUPPL SEC 28

NO 2

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.

AD58731 SS Reserved Min Estate Only



SCALE in chains  
5 0 5 10

WARNING:  
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only as a graphic display of the township survey data. Rec-  
ords and/or do not reflect title changes which may have been  
affected by internal movements of rivers or other bodies of water.  
Refer to the original survey for official survey information.

CURRENT TO		NO 2
J-17-2022		Sew Mer
		T 5 N
		R 9 W

ACAD

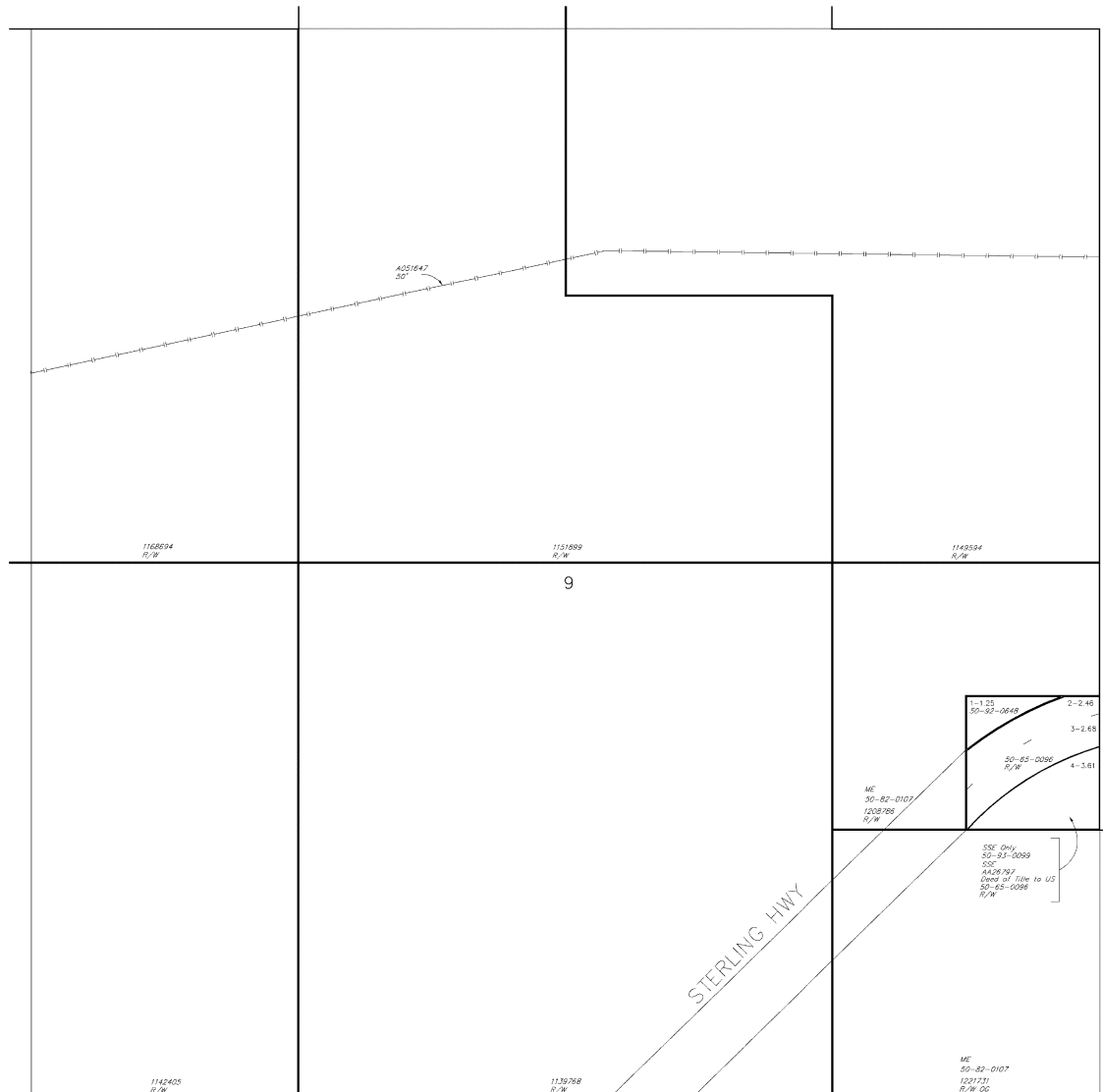
STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

MTP  
SUPPL SEC 9

NO 3

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



SCALE in chains

**WARNING:**  
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records 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.

CURRENT TO		Sew Mer	NO J ACAD
11-20-2015		T 5 N	
		R 9 W	