

AGENDA ITEM E. NEW BUSINESS

ITEM 3 - STEWARDSHIP SUBDIVISION 2021 REPLAT

<b>KPB File No.</b>	2021-073
<b>Plat Committee Meeting:</b>	JUNE 14, 2021
<b>Applicant / Owner:</b>	SBC Development Group, Inc. 42115 Kalifornsky Beach Road Suite B Soldotna, AK 99669
<b>Surveyor:</b>	James Hall / McLane Consulting, Inc.
<b>General Location:</b>	Kalifornsky / Kalifornsky APC

<b>Parent Parcel No.:</b>	05517019, 05517020
<b>Legal Description:</b>	Tracts 1 and 2, Stewardship Subdivision Plat KN 72-2.
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 12 acre and 0.77 acre parcel into 11 one acre lots.

**Legal Access (existing and proposed):** Legal access is via Kalifornsky Beach Road on the west boundary, which is a State of Alaska DOT road. Wazzu Avenue fronts on the north boundary and is improved and maintained by KPB. The east boundary is affected by a 33 foot section line easement and an adjoining 50 foot section line easement for a total access width of 83 feet.

This platting action will also dedicate the following right of ways.

- 50 foot right of way for Kalifornsky Beach Road.
- 40 foot right of way frontage road adjoining Kalifornsky Beach Road.
- 30 foot half width right of way for Wazzu Avenue.
- 30 foot half width right of way for Yale Street.
- 60 foot right of way within the subdivision.

The new right of way dedication will comply with KPB block length requirements.

KPB Roads Dept. comments	Within KPB jurisdiction. The RSA has no comments at this time.
SOA DOT comments	No comments provided

**Site Investigation:** This area is generally flat and not affected by steep slopes or low wet areas. Recently this parcel was cleared of all trees and gravel material was excavated from the east side of the parcel and then covered the majority of the subdivision. It appears that two large raised gravel pads have been constructed. Staff is not aware of the proposed development on this subdivision.

Floodplain Hazard Review	Not affected by a flood hazard zone.
Anadromous Waters Habitat Protection District Review	Not affected by a HPD.
State Parks Review	No comments.

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**Staff Analysis** The parent parcels were created by a subdivision plat recorded in 1972.

The proposed right of way dedications will comply with KPB standards and complete the right of way width for Kalifornsky Beach Road.

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to two beneficial interest holders on May 20, 2021. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Kalifornsky Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

**Utility Easements** The parent parcels are not subject to any platted utility easements. The subdivision is affected by a utility easement of record, with no defined location, and it correctly referenced in plat note 8.

This platting action will be granting utility easements adjoining the dedicated right of ways and complies with KPB standards.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers.

**Utility provider review:**

HEA	Reviewed / no comments.
ENSTAR	No comments or recommendations.
ACS	
GCI	

**KPB department / agency review:**

Addressing – Derek Haws	Affected Addresses: 47115 WAZZU AVE  Comments: New street name needed for 60' unnamed ROW. 47115 WAZZU AVE will be deleted.
Code Compliance – Eric Ogren	No comments.
Planner – Bryan Taylor	There are no local option zoning district issues or material site issues associated with this subdivision.
Assessing – Adeena Wilcox	No comments.
Advisory Planning Commission	Not available at the time the staff report was prepared.

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

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

- 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:** *The lands to the east of the subdivision are State owned lands and subject to a 50 foot section line easement. Correct the depiction and label for the adjoining section line easement.*

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

**Staff recommendation:** *Work with the KPB Addressing Officer to obtain an approved street name for the right of way dedication within the subdivision.*

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#### **KPB 20.40 -- Wastewater Disposal**

20.40.010 Wastewater disposal.

*Platting Staff Comments: A soils analysis report will be required. Dependent on the soils analysis report, the correct wastewater disposal note is on the plat.*

**Staff recommendation:** *comply with 20.40.*

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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.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

**Staff recommendation:** *Provide a certificate of acceptance for the State of Alaska DOT to accept the portion of Kalifornsky Beach Road right of way dedication and provide a certificate of acceptance for KPB to accept the dedication of the Business Park Frontage Road, Wazzu Avenue, Yale Street, and the yet to be named right of way.*

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#### **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:** 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**