

AGENDA ITEM E. NEW BUSINESS

ITEM 12 – FBO SUBDIVISION NO. 11

KPB File No.	2021-076
Plat Committee Meeting:	June 14, 2021
Applicant / Owner:	City of Kenai 210 Fidalgo Avenue, Suite 200 Kenai, AK 99611
Surveyor:	Segesser Surveys
General Location:	City of Kenai, Airport

Parent Parcel No.:	043-360-39, 043-360-40
Legal Description:	Lot 3 and Lot 4, FBO Subdivision No. 7
Assessing Use:	General Institutional
Zoning:	Airport Light Industrial
Water / Wastewater	City water and wastewater services.

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide adjust the lot boundary between Lot 3 and Lot 4. Lot 3 will increase from 3.6 acres to 4.7 acres and Lot 4 will decrease from 3.6 acres to 2.5 acres.

Legal Access (existing and proposed): Legal access to the subdivision is from Willow Street North, a 100 foot wide dedicated right of way that is improved and maintained by the City of Kenai.

The plat is not within a block that complies with KPB design standards. N. Willow Street provides legal access to all nearby parcels. The Kenai Airport is located directly to the northwest and there are no other right of way dedications that can be connected to. **Staff recommends** that the plat committee concur that this platting action does not require an exception to KPB 20.30.170 Block Length due to existing development of the Kenai Airport located to the northwest and all lots have legal access from N. Willow Street.

KPB Roads Dept. comments	Out of KPB jurisdiction, no comments
SOA DOT comments	No comments provided.

Site Investigation: The parent lots were created in 2001 by FBO Subdivision No. 7, plat no. KN 2001-34.

The terrain is generally flat and not affected by steep slopes. The Kenai Airport is on the northwest boundary.

Floodplain Hazard Review	Within the City of Kenai and does not participate in the flood hazard program.
Anadromous Waters Habitat Protection District Review	Not within a HPD.
State Parks Review	No comments.

Staff Analysis Per the City of Kenai staff report, Lot 3 contains the Airport Operation building. Lot 7 is leased to the State of Alaska, Division of Forestry. The City of Kenai has been issued a building permit to construct an approximately 5,600 sq. ft. building to be used for sand storage for maintenance of the airfield. The change in the boundary line is being requested to accommodate the new building by moving the boundary line 125 feet to the northeast. An installation agreement is not required.

Both lots are served by the City of Kenai water and wastewater utilities.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The City of Kenai Planning and Zoning Commisison reviewed and approved the prelmimarny plat at their May 12, 2021 meeting subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

Utility Easements This platting action will grant utility easements on the adjoining right of way. The plat correctly references record utility easemnets per plat KN 2001-34. A 40 foot drainage easement affects Lot 4A and is correctly depicted on the drawing.

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	Reviewed, no comments.
ACS	Reviewed, no comments.
GCI	Reviewed, no comments.

KPB department / agency review:

Addressing – Derek Haws	Affected Addresses: 515 N WILLOW ST 525 N WILLOW ST Comments: City of Kenai will advise on affected addresses.
Code Compliance – Eric Ogren	No comments.
Planner – Bryan Taylor	This is located within the City of Kenai and not subject to Local Option Zoning Districts or material site reviews.
Assessing – Adeena Wilcox	No comments.
Advisory Planning Commission	N/A

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

KPB 20.25.070 - Form and contents required.

- 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: *Correct the width of Geebee Avenue to 75.83 feet (or +/- 75 feet)*

20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).

Staff recommendation: *The City of Kenai does not meet the specified requirements for the application and consideration of different standards.*

KPB 20.40 -- Wastewater Disposal

20.40.010 Wastewater disposal.

Platting Staff Comments: Both lots will connect to the City of Kenai water and wastewater utility. The correct wastewater disposal note is on the plat.

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.*

20.60.080. Improvements-Installation agreement required. A final plat of a subdivision located within city limits shall not be recorded with the district recorder prior to compliance with any city ordinances concerning the installation of improvements. Evidence of compliance shall be provided by the subdivider in the form of a written statement from the appropriate city official that improvements required by city ordinance are or will be installed. Evidence of compliance shall be a part of the final plat submission and the time for action required by KPB 20.60.210 shall not commence until evidence of compliance is submitted.

Staff comment: The City of Kenai staff report stated that an installation agreement is not required.

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