

- Adds one additional parcel, Lot 3, which will be incorporated into proposed Lot 3A Block 1.
- Depicts the Mallard Road right of way dedication being extended to the southeast corner.
- Updates the lots being combined north of Kalifornsky Beach Road to show Lot 2B and Lot 3A being combined into a 2.369 acre parcel. Both lots are owned by Thomas Thibodeau.

**STAFF RECOMMENDS: approval of the revised preliminary plat subject to staff recommendation and compliance with KPB code as specified in the staff report.**

END OF STAFF REPORT

Chair Carluccio opened the meeting for public comment. Hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Ruffner moved, seconded by Commissioner Ecklund, to grant preliminary approval to Beaver Dam Estates Part Seven based on staff recommendations and compliance with borough code.

**AMENDMENT MOTION:** Commissioner Ruffner moved, seconded by Commissioner Ecklund, to grant exception request to KPB 20.30.030-Projection of Right of Way & KPB 20.30.170-Block Length citing findings 2, 3, 5, 6, 10, 11, 13-20 in support of standards one, two and three.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	No	0
Yes	Carluccio, Ecklund, Gillham, Ruffner, Venuti		
No			

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	No	0
Yes	Carluccio, Ecklund, Gillham, Ruffner, Venuti		
No			

**AGENDA ITEM E. NEW BUSINESS**

5. FBO Subdivision No 10  
KPB File No. 2021-037; Segesser Surveys, Inc./ City of Kenai

Staff report given by Scott Huff.

Location: Floatplane Road, Main Street, Geebe E Avenue and N Willow Street, City of Kenai  
 Proposed Use: Airport Industrial  
 Water/Sewer: City Water and Sewer  
 Zoning: Airport Light Industrial  
 Assessing Use: General Institutional  
 Parent Parcel Number(s): 043-360-43 and 043-180-44

**Supporting Information:**

The proposed plat will increase City of Kenai owned Lot 5 by 100 feet and then split the lot into two parcels. Lot 5A will be 2.520 acres and Lot 5B will be 1.980 acres. The City of Kenai entered into a lease with Alaska Air Fuel Inc for a period of forty-five years. Part of the lease agreement required that Lot 5 be subdivided to create a parcel that is 280 feet wide and 392 feet deep.

The lands being attached to Lot 5 are from a large unsubdivided parcel that is 330 acres in size. The large parcel is owned by the City of Kenai and contains the Kenai Municipal Airport, N. Willow Street, and

undeveloped lands. This plat will provide a right of way dedication for the extension of N. Willow Street to the parcel boundary. The extension of right of way will create two large parcels. Tract B, northwest of the right of way, will contain the airport improvements. Tract C, southeast of the right of way, will be undeveloped lands.

Access to the subdivision is by N. Willow Street, Main Street, Float Plane Road, and section line easements on the north boundary.

City water and sewer utility lines are located within N Willow Street. All parcels within this subdivision currently connect to, or are required to connect to, the City water and septic utilities. A soils analysis report is not required.

The City of Kenai Planning and Zoning Commission reviewed the plat on March 10, 2021. Based upon the submitted material and the city review, the preliminary plat meets requirements of KMC Subdivision design standards and KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulation. City staff recommends approval of the preliminary plat of FBO Subdivision No. 10, subject to the following conditions:

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

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.

KPB satellite imagery indicates this property may contain wet areas. **Staff recommendation:** 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.

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

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**Exception Requested:**

**KPB 20.30.030 – Proposed Street Layout**

**KPB 20.30.170 – Block Length**

**Surveyor's Discussion:**

**Staff Discussion:** Staff recommends these two sections of code be combined into one exception request as both sections deal with the dedication of right of ways. The plat committee may decide to vote on each section separately.

This subdivision is located within blocks that exceed the maximum length of 1,320 feet.

This subdivision encompasses the Kenai Municipal Airport and includes both developed lands (Tract B and Lots 5A and 5B) and undeveloped lands (Tract C).

A 66 foot section line easement affects the north boundary. This section line easement crosses the runway as well as the float plane basin to the west.

A 100 foot boundary affects the west boundary. The west boundary has an improved roadway, Floatplane Road, which the City of Kenai maintains.

This plat will be providing a 60 foot wide right of way dedication on existing N Willow Street. N. Willow Street is maintained by the City of Kenai.

Tract C is affected by 'lakebed' and 'drainage-way' ecosystems as shown on the Kenai Watershed Forum wetland mapping. Access to Tract C is from Airport Way on the south end and N Willow Street on the north

boundary. Tract C is 42.609 acres and can be subdivided in the future. When Tract C is subdivided, additional right of way will be required.

Tract B is 280.383 acres. The boundary to the airport is fenced and public access is not allowed to the airstrip. If Tract B is further subdivided additional right of way may be required.

If denied, this platting action will require right of way dedications overlying the section line easements as well as right of way dedications to create blocks that are less than 1,320 as measured between intersections.

### Findings:

1. This subdivision is located within blocks that exceed the maximum length of 1,320 feet.
2. This subdivision encompasses the Kenai Municipal Airport and includes both developed lands (Tract B and Lots 5A and 5B) and undeveloped lands (Tract C).
3. A 66 foot section line easement affects the north boundary.
4. This section line easement crosses the runway as well as the float plane basin to the west.
5. A 100 foot section line easement affects the west boundary.
6. The west boundary has an improved roadway, Floatplane Road.
7. Floatplane Road is maintained by the City of Kenai.
8. This plat will be providing a 60 foot wide right of way dedication on existing N Willow Street.
9. N. Willow Street is maintained by the City of Kenai.
10. Tract C is affected by 'lakebed' and 'drainage-way' ecosystems as shown on the Kenai Watershed Forum wetland mapping.
11. Access to Tract C is from Airport Way on the south end and N Willow Street on the north boundary.
12. Tract C is 42.609 acres and can be subdivided in the future.
13. When Tract C is subdivided, additional right of way will be required.
14. Tract B is 280.383 acres.
15. The boundary to the airport is fenced and public access is not allowed to the airstrip.
16. If Tract B is further subdivided additional right of way may be required

Staff reviewed the exception request and recommends granting approval, **subject to**, at minimum 30 foot right of way dedication be provided for Floatplane Road.

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

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

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

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 2, 4, 10, 12-16 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 2, 4, 10, 12-16 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, 4, 10, 12-16 appear to support this standard.**

**KPB Department/Agency Review Comments**

- KPB Addressing/Street Name Review: Correct Main Street Loop Road. Affected address: 305 N. Willow Street.
- KPB Assessing: No comment.
- KPB Code Compliance: No comment.
- KPB Planner: This subdivision is located within the City of Kenai and is not subject to Local Option Zoning Districts or material site reviews by KPB.
- KPB Roads Dept.: Out of jurisdiction. No comment.
- State Parks: No comment.

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**KPB 20.25.070 - Form and contents required.**

Platting staff comments: Staff reviewed the plat and all the items required by 20.25.070 were met, unless otherwise noted below:

- A. Within the Title Block  
2. Legal description, location, date, and total area in acres of the proposed subdivision; and  
**Staff recommendation:** Correct the title block to include all subdivision plats as outlined in the Certificate to Plat. Plats, KN86-186, KN84-86, KM86-33, KN78-111, KN91-73, KN97-100, KN2012-24 are outlined in the certificate to plat but missing from the title block.
- 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;  
*Platting Staff Comments:* - add widths to numerous streets or consolidate surrounding properties to minimize clutter.  
**Staff recommendation:** Provide right of way width for the right of ways that front this subdivision. Provide a right of way width and a label stating, 'ROW dedication this plat', for the right of way being dedicated.
- 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:** Verify if the Covenants, Conditions, and Restrictions as recorded in Bk. 96 Pg. 492 KRD affect this subdivision and if so, provide a plat note.
- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision;  
**Staff recommendation:** Verify whether the easements listed in the Certificate to Plat affect this subdivision and if so, depict and label the easements of record or provide a plat note for easements with the location undetermined.
- 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;  
**Staff recommendation:** Verify and correct the status labels for the adjacent lands.
- H. Approximate locations of areas subject to inundation, flooding, or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;  
**Staff recommendation:** Verify if the subdivision is affected by low wet areas as shown being located on the east side of the subdivision per the Kenai Watershed Forum wetland mapping. If the area is affected by low wet areas, then depict and label accordingly.
- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;  
*Platting Staff Comments:* Staff provided a map depicting the water and sewer utilities along with the underground gas line.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 1 0 percent on other streets;  
*Platting Staff Comments: - The surveyor did not provide contour data. The area is generally flat and the right of way dedications are occurring over existing roadways that are maintained by the City of Kenai.*

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**KPB 20.25.080. Petition required.**

*Platting staff comments: Staff reviewed the plat and all the items required by 20.25.080 were met, unless otherwise noted below.*

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**KPB 20.30 Design Requirements**

*Platting staff comments: Staff reviewed the plat and all the items required by 20.30 were met, unless otherwise noted below:*

**20.30.060. Easements-Requirements.**

- A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.
- B. Upon submittal of a preliminary plat, the planning department shall provide a copy to public utility companies for their comments-and recommended design of utility easements. If the property is subject to existing natural gas or petroleum pipeline easements, a copy shall also be furnished to the appropriate company for comment.
- C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.
- D. Unless a utility company requests additional easements, the front ten feet of the building setback shall be designated as a utility easement, graphically or by note.

*Platting Staff Comments: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process.*

*Comments from ENSTAR, and GCI, were not available when the staff report was prepared.*

*HEA, ACS supplied reviews of no comments / no objections / no concerns.*

**Staff recommendation:** *grant utility easements requested by the utility providers and the Committee should concur that granting the easements requested by the utility providers satisfy 20.30.060.*

**20.30.120. Streets-Width requirements.**

- A. The minimum right-of-way width of streets shall be 60 feet.
- 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: Floatplane Road is a 66 foot section line easement.*

**Staff recommendation:** *Provide at least a 30 foot half width right of way dedication for Floatplane Road within the subdivision boundary.*

**20.30.180. Pedestrian ways required when.** Pedestrian ways not less than 8 feet wide shall be required in blocks longer than 600 feet where reasonably deemed necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

**Staff recommendation:** *Concur that pedestrian ways are not required as this is an active airport and road ways with pedestrian access have been constructed in the area that provide pedestrian access.*



20.30.250. Building setbacks-Within cities. The building setback requirements for subdivisions located within cities shall be governed by the provisions of municipal zoning districts.

*Platting Staff Comments: Plat note 2 states that development must comply with local regulations. This includes City zoning regulations.*

20.30.260. Unsubdivided remainders prohibited. All parent parcels must be included in the boundary of the subdivision and all divisions must be given lot or tract numbers and must include areas.

*Platting Staff Comments: This platting action will be providing Tract designations for the current unsubdivided remainders and complies with code.*

20.30.270. Different standards in cities. Where cities have been delegated partial platting powers by the borough and 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. The application of the city design standard is subject to the city having an ordinance in place that satisfies the notice requirements of KPB 20.25.090(A) 'through (D) and a process to appeal decisions made by the city regarding application of its subdivision design standards.

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

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

*Platting Staff Comments:*

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

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#### **KPB 20.60 – Final Plat**

*Platting staff comments: Staff provided additional information to portions of 20.60 as noted below.*

**Staff recommendation:** *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.010. Preparation requirements generally. The final plat shall be prepared in accordance with this chapter and the preliminary plat as approved. Information required for the preliminary plat by KPB 20.25.070 shall be included on the final plat except that the information required by KPB 20.25.070 (K) - (N) shall not be included. The approximate dimensions required by KPB 20.25.070(J) shall be replaced with accurate dimensions as required by KPB 20.60.110 and KPB 20. 60.120. If the final plat contains only a portion of the preliminary plat, it must comply with KPB 20.25.110(B).

**Staff recommendation:** *comply with 20.60.010.*

20.60.020. Filing-Form and number of copies required. The subdivider shall file a standard number of prints as determined by the planning director. All prints shall be folded as required by KPB 20.25.030 except those to be recorded with the district recorder.

*Platting Staff Comments:*

**Staff recommendation:** *submit one full-sized paper copy of the plat for final review prior to submittal of the mylar. Electronic submittals are not acceptable for final reviews.*

20.60.030. Certificate of borough finance department required.

*Platting Staff Comments: All taxes levied on the property within the subdivision shall be paid prior to recordation of the final plat. If approval is sought between January 1 and the tax due date, there shall be on deposit with the borough finance department an amount sufficient to pay the entire estimated real property tax for the current year. Prior to filing of the final plat, a certificate to this effect shall be provided by the borough finance director or his designee upon request by the planning director. Estimated tax payments shall be applied to the actual bill as of July 1 or such earlier date as the taxes due have been determined.*

*Taxes owed may include special assessments for utility or road assessment districts established by KPB ordinance.*

**Staff recommendation:** *comply with 20.60.030.*

20.60.070. Plat specifications. The final subdivision plat shall be clearly and legibly drawn to scale on good quality polyester film at least 3 mm in thickness. All lines, letters, figures, certifications, acknowledgements and signatures shall be clear and legible. The plat shall be so made, and shall

be in such condition when filed, that legible prints and negatives can be made therefrom. Sheets shall be one of these sizes: 8 1/2" x 14"; 11" x 17"; 18" x 24"; and 24" or 30" x 36". When more than one sheet is required, an index map shall be provided on the first sheet showing the entire subdivision and indicating the portion contained on each sheet. Each sheet shall show the total number (e.g. sheet 1 of 3). When more than one sheet is submitted, all sheets shall be the same size. Indelible ink or sealant shall be used to insure permanency.

**Staff recommendation:** *comply with 20.60.070.*

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.

*Platting Staff Comments: Per the City of Kenai review, an installation agreement is not required.*

20.60.110. Dimensional data required.

- A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled.

**Staff recommendation:** *comply with 20.60.110.*

20.60.120. Accuracy of measurements. All linear measurements shall be shown to the nearest 1/10 foot, and angular measurements shall be at least to the nearest minute. All lot areas shall be shown to the nearest 10 square feet or to the nearest 1/1,000 of total acres. Meander lines, dry land areas and submerged land areas shall be shown in addition to total area when applicable. All boundary closures shall be to a minimum accuracy of 1:5,000. Boundary and lot closure computations must be submitted with the final plat.

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

**Staff recommendation:** *provide boundary and lot closure computations with the paper final plat.*

20.60.150. Utility easements.

- A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.
- 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.

**Staff recommendation:** *comply with 20.60.150.*

20.60.160. Easements.

- A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

- B. Private easements may not be granted on the plat.

**Staff recommendation:** *comply with 20.60.160.*

20.60.170. Other data required by law.

- A. The plat shall show all other data that are or may be required on the plat by statute or ordinance.

- B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat.

**Staff recommendation:** *comply with 20.60.170.*

20.60.180. Plat notes. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

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

**Staff recommendation:** *comply with 20.60.180.*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *comply with 20.60.190.*

20.60.200. Survey and monumentation.

**Staff recommendation:** *comply 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 will comply with, and follow, 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.*

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**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO ABOVE 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 10 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**

Chair Carluccio opened the meeting for public comment. Hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.



**MOTION:** Commissioner Ecklund moved, seconded by Commissioner Gillham, to grant preliminary approval to FBO Subdivision No. 10 based on staff recommendations and compliance with borough code.

**AMENDMENT MOTION:** Commissioner Ecklund moved, seconded by Commissioner Gillham, to grant exception request to KPB 20.30.030-Proposed Street Layout & KPB 20.30.170-Block Length, citing findings 2, 4, 10, 12-16 in support of standards one, two and three.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	No	0
Yes	Carluccio, Ecklund, Gillham, Ruffner, Venuti		
No			

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	No	0
Yes	Carluccio, Ecklund, Gillham, Ruffner, Venuti		
No			

**AGENDA ITEM E. NEW BUSINESS**

6. Hylen 2021 Addition  
KPB File No. 2021-024; Johnson Surveying/ Hylen

Staff report given by Scott Huff.

Location: Tovarish Road, Cecelia Street, and Aspen Avenue, Ninilchik  
 Proposed Use: Residential  
 Water/Sewer: On site  
 Zoning: Rural Unrestricted  
 Assessing Use: Residential  
 Parent Parcel Number(s): 157-170-37

**Supporting Information:**

The proposed plat will subdivide a 19 acre tract into eleven 1 acre lots and one 5.8 acre tract. A soils analysis report will be required for the one acre lots. Tract C is larger than 200,000 sq. ft. and will not be subject to a soils analysis report.

A 33 foot section line easement affects the east boundary of this subdivision. The subdivision fronts Cecelia Street and Aspen Avenue. Cecelia Street is a 60 foot wide right of way that is improved and KPB maintained. Aspen Avenue is a 30 foot wide right of way that does not appear to be improved. The parent plat provided this 30 foot dedication. The parcels to the south are large enough to be subdivided in the future and will be required provide a matching 30 foot right of way dedication. This plat will provide the following right of way dedications.

- A 60 foot right of way dedication for the extension of Tovarish Road.
- A 30 foot half width right of way cul-de-sac on the west boundary. The parcel to the west is 20 acres in size. When further subdivided it will be required to provide the matching right of way width for the cul-de-sac. The cul-de-sac will requires a street name. **Staff recommends** working with KPB addressing officer to obtain an approved street name.

The Ninilchik River affects the north portion of the subdivision. The Ninilchik River is an anadromous stream and is subject to the Anadromous Waters Habitat Protection District. Per KPB GIS data, this subdivision is not affected by a mapped floodplain or floodway.

Tract A, to the west, contains a gravel pit with an active KPB material site permit.