

5. Compliance with Ordinance 93-59 - Payment of all taxes due prior to final approval. If final approval and filing of plat is sought between January 1 and the tax due date, the full amount of the estimated taxes will be on deposit with the Finance Department.

**NOTE: A NOTICE OF RECONSIDERATION MAY BE TAKEN FROM THE DECISION OF THE PLAT COMMITTEE TO THE PLANNING COMMISSION ACTING AS PLATTING BOARD BY FILING WRITTEN NOTICE THEREOF WITH THE BOROUGH PLANNING DIRECTOR WITHIN 10 DAYS AFTER NOTIFICATION OF THE DECISION OF THE PLAT COMMITTEE BY PERSONAL SERVICE, SERVICE BY MAIL, OR PUBLICATION. (2.40.080 BOROUGH CODE OF ORDINANCES). THE NOTICE OF RECONSIDERATION SHALL BRIEFLY STATE THE REASON RECONSIDERATION IS REQUESTED AND THE APPLICABLE PROVISIONS OF THE BOROUGH CODE OR OTHER LAW UPON WHICH RECONSIDERATION IS BASED.**

END OF STAFF REPORT

Chairman Johnson opened the meeting for public comment. Seeing and hearing no one wishing to comment, Chairman Johnson closed the public hearing and opened discussion among the Committee.

**MOTION:** Commissioner Massion moved, seconded by Commissioner Tauriainen to grant approval of the preliminary plat per staff recommendations.

**VOTE:** The motion passed by unanimous consent.

FOSTER YES	HOHL YES	JOHNSON YES	MARTIN YES	MASSION YES	TAURIAINEN YES	6 YES
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AGENDA ITEM D. SUBDIVISION PLAT PUBLIC HEARINGS

13. Ninilchik Airport Heights 2005 Addition No. 2  
KPB FILE 2005-138 [Imhoff/Terrastar Prop.]

Staff Report as reviewed by Patti Hartley

Plat Committee Meeting 6/13/2005

Location: Oilwell Road - Ninilchik  
Proposed Use: Residential, Recreational  
Zoning: Unrestricted  
Sewer/Water: On site  
Assessing Use: Vacant

Supporting Information:

A previous plat subdivided the lots adjacent to Oilwell Road (Addition No. 1). That plat has not been recorded yet, but has had final review. The current plat under review will subdivide a portion of the remainder southwesterly of the State airport easement. The area affected by the airport easement is not included in the current plat; it is left as part of the unsubdivided remainder. The owner is working with the State of Alaska to clarify restrictions and allowable uses associated with the easement. The owner will not connect Aeronca Street dedications over the end of the easement until all issues have been resolved with the State. Addition No. 1 will dedicate Aeronca Street as a full right-of-way along the east boundary, north of the easement, to allow construction of an alternate access from Oilwell Road. The landowner is currently constructing the alternate access within the dedication. The current access road crosses some of the lots in the first addition and runs parallel to the airstrip. Moving vehicular traffic further away from the airstrip appears to be in the interest of public safety.

The 8 lots proposed by this subdivision will have frontage on the airstrip easement, with a 50-foot taxiway easement within the northeast portion of each new lot. **Staff recommends** the source of the taxiway easement be noted on the plat. Dedicated public access will be provided with an extension of Aeronca Road on the southerly portion of the lot. This dedication extends to the Borough property to the west, and the section line easement. **Staff recommends** 30 feet of the 33 foot section line easement be dedicated as a half right-of-way along the west boundary of the subdivision only to the south boundary of the airstrip or easement. Staff is not recommending dedication across the airstrip. Dedication has already been provided to the north boundary of the airstrip. This southerly dedication will provide public

access to the public airstrip on a dedicated right-of-way, and will bring the plat closer to compliance with KPB 20.20.160 which generally allows a maximum block length of 1400 feet. The configuration of the airstrip supports the extended block length. Block length to the south and additional access to surrounding parcels will be addressed with further subdivision in the future.

An engineer's soils report will be required for most of the lots, and the engineer will sign the plat.

Per KPB Resolution 2000-025, if the Certificate to Plat indicates any beneficial interests affect this property, they will be notified and 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.

No exceptions have been requested.

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

REVISE OR ADD TO THE PRELIMINARY PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN KPB 20.12 AS FOLLOWS:

1. Correct or add to legal description/location/area. Revise exclusions in legal description: this plat IS Ninilchik Airport Heights 2005 Addition No. 2.
2. Show existing travel way within proposed dedication and through unsubdivided remainder (approximate location). The use of any portion outside a dedication should be noted or labeled.

ADDITIONAL REQUIREMENTS FOR ADMINISTRATIVE APPROVAL OF FINAL PLAT IN ACCORDANCE WITH TITLE 20 INCLUDE:

3. Survey and monumentation to meet Ordinance requirements.
4. Conform to conditions of KPB Planning Commission Resolution 78-6.
5. Compliance with Chapter 20.16.155 D & 20.14 Wastewater Disposal regulations.
6. Government Lots – show easements, if any associated with the lots.
7. Compliance with Ordinance 90-38 (Substitute) - Ownership.
8. Compliance with Ordinance 93-59 - Payment of all taxes due prior to final approval. If final approval and filing of plat is sought between January 1 and the tax due date, the full amount of the estimated taxes must be on deposit with the Finance Department. They will have already been paid with the first phase, if both plats are recorded in 2005.

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END OF STAFF REPORT

Chairman Johnson opened the meeting for public comment.

1. Roger Imhoff  
Mr. Imhoff is the surveyor for the owner. He indicated that the owner apologized for not being at the meeting since he was hoping to be here to answer questions. The owner has had conversations regarding the subdivision with Ms. Toll. Mr. Imhoff believed everything has been worked out.

Chairman Johnson asked if there were questions for Mr. Imhoff. Hearing none, the public hearing continued.

Seeing and hearing no one else wishing to comment, Chairman Johnson closed the public hearing and opened discussion among the Committee.

**MOTION:** Commissioner Massion moved, seconded by Commissioner Martin to grant approval of the preliminary plat per staff recommendations.

**VOTE:** The motion passed by unanimous consent.

FOSTER YES	HOHL YES	JOHNSON YES	MARTIN YES	MASSION YES	TAURIAINEN YES	6 YES
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AGENDA ITEM D. SUBDIVISION PLAT PUBLIC HEARINGS

14 Alpine Meadows No. 4  
KPB FILE 2005-146 [Imhoff/Schuster]

Staff Report as reviewed by Patti Hartley

Plat Committee Meeting 6/13/2005

Location: Off East End Road, northeast of McNeil Canyon  
Proposed Use: Residential, Recreational  
Zoning: Unrestricted  
Sewer/Water: On site  
Assessing Use: Vacant

Supporting Information:

This is a subdivision of 41 acres into 6 tracts. The tracts range in size from 5.4 acres to 8.7 acres. An engineer's soils report will not be required. Portions of two aliquot parcels and the unsubdivided remainder of a third aliquot parcel are included in the subdivision. The unsubdivided remainder of the third parcel resulted from Alpine Meadows No. 3 recorded in 2005.

The tracts are proposed to be accessed by a 1000-foot cul-de-sac. This is the maximum cul-de-sac length allowed by KPB 20.20.090. **Staff recommends** the owner or surveyor work with KPB GIS for an acceptable street name.

The submittal letter has indicated that access has been provided to the adjacent property to the north with the previous dedication of Alpine Meadows Drive. The section line easement across the north boundary is not proposed to be dedicated. KPB 20.20.030 would require the extension of Mossberry Avenue across the north boundary. This extension would provide access to the 480 acre CIRI parcel to the north, as well as the 320-acre CIRI parcel to the west. Imagery and contour data indicate that this section line easement may be reasonable access. **Staff recommends** a half right-of-way be dedicated as an extension of Mossberry Avenue across the west boundary.

KPB 20 20.160 allows a maximum block length of 1400 feet. The distance from Alpine Meadows Drive to the east boundary of this subdivision exceeds that amount. **Staff recommends** a half right-of-way be dedicated along the west boundary.

The aliquot parcel lines outside the subdivision boundary are shown as former lot lines with a designation of Tract M – 68 acres for future subdivision. If it is the intention to include a Tract M in this preliminary, **staff recommends** the boundary of the subdivision be changed to include it. Tracts G-L can be finalized as a first phase. If that is not the intention, then **staff recommends** the individual former lot lines of the aliquot parcel remainders be solid lines and remain as lot lines. **Staff recommends** the individual unsubdivided remainders of each aliquot parcels be labeled.

A large sand pit is shown in the remainder area, extending into Tract L. It does not appear that this pit has been permitted by the Borough as a PEU or CLUP. Staff recommends the owner or surveyor describe the current status of the pit. If it is currently in use or proposed for future use, **staff recommends** the owner contact the KPB Planning department regarding required permitting. Staff is not requesting the extension of Fairy Slipper Avenue, which would be supported by KPB 20.20.030. This does not appear to be an appropriate projection or continuation, since it would go through the sand pit area. Even if the pit is abandoned, it may not be suitable for road construction without considerable reclamation. Future subdivision of the 68-acre remainder will require design of dedications to satisfy the code.