

AGENDA ITEM E. NEW BUSINESS

ITEM 8 – EAST COHOE SUBDIVISION HEDGER REPLAT

KPB File No.	2021-120
Plat Committee Meeting:	September 13, 2021
Applicant / Owner:	Dale Hedger of Kasilof, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Cohoe

Parent Parcel No.:	133-073-02, 133-073-03
Legal Description:	Lots 2 and 3 of East Cohoe Subdivision, KN 84-238
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots to create one 2.8 acre lot.

Location and Legal Access (existing and proposed): The subdivision is located in the Cohoe area on constructed and borough maintained Drake Drive. Drake Drive is a 60 foot wide right of way located off Auklet Avenue near mile 13 of Cohoe Loop Road. Auklet Avenue dedications coincide with 66 foot section line easement.

The subdivision is located within an open block. A 106 acre parcel is located to the west. Drake Drive was designed with the ability to continue to the west. If the large acreage tract to the west is subdivided, additional dedications to improve the block will be required. ***Staff recommends the plat committee concur that an exception for KPB 20.30.170 block length is not required, as any dedications within this subdivision would not improve the block length.***

KPB Roads Dept. comments	Within jurisdiction, no comments
SOA DOT comments	No comment, not on the state road system

Site Investigation: The land within the subdivision is relatively flat and there are no low wet areas present.

Floodplain Hazard Review	Not within flood hazard area, no comments
Anadromous Waters Habitat Protection District Review	Is not within HPD, no comments
State Parks Review	No comments
SOA Fish and Game	No objections. Public access to public lands and waters will not be affected.

Staff Analysis East Cohoe Subdivision, Plat KN 84-238, created lots 2 and 3. The parent plat subdivided 40 acres and provided several right of way dedications within the subdivision. The proposed plat is removing a shared lot line between the two lots to create one 2.79 acre lot. Plat note 1 states a field survey will not be performed as allowed under 20.60.200(A). All information presented will be from record data. ***Staff recommends all record information from Plat KN 84-238 should be shown within parenthesis or a plat note that all information is from the parent plat. Any additional record source shall be noted and marked accordingly on the plat and any computed data shall be noted as such.***

A soils report will not be required as the available wastewater area is increasing. The wastewater disposal note is worded correctly to comply with code and refers to the parent plat that received Department of Conservation approval.

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 property is not within an advisory planning commission.

Utility Easements The parent plat granted the full 20 foot setback as a utility easement. The plat correctly depicts, labels, and notes the existing utility easements. Additional easements have been granted to Homer Electric Association by recorded documents and the information for those easements is within plat note 5.

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 or work with the utility providers to obtain approval.

Utility provider review:

HEA	
ENSTAR	No comments or objections
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing – Derek Haws	Affected Addresses: 24035 Drake Drive (will remain with Lot 2A) Street names listed are correct. No new street names needed.
Code Compliance – Eric Ogren	Code Compliance review not available
Planner – Bryan Taylor	There are not any Local Option Zoning District or material site issues with this proposed plat.
Assessing – Matt Bruns	No concerns from Assessing Department

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Staff recommends the survey marker symbols used on the face of the plat should match in size to the symbols used within the legend.

KPB 20.25.070 - Form and contents required

- 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: *Include a depiction and label to the west for the northern section line easement.*
- 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: *Update the label for Kalifornsky Beach Road. It is either cut off or misspelled.*

KPB 20.40 -- Wastewater Disposal

20.40.010 Wastewater disposal.

Platting Staff Comments: Per KPB 20.40.020(A), a wastewater review will not be required. The correct plat note is present.

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.*

20.60.180. Plat notes.

A. 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.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required. Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation:

- *Update the code reference within plat note 4 to KPB 20.60.170.*
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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