

AGENDA ITEM E. NEW BUSINESS

ITEM 1 – ALASKAN WILDWOOD PHASE 1

KPB File No.	2021-126
Plat Committee Meeting:	September 27, 2021

STAFF REPORT - ADDENDUM

After the staff report was prepared, a request for exceptions from code was received from the surveyor.

EXCEPTIONS REQUESTED:

A. KPB 20.30.030 – Proposed Street Layout

Surveyor's Discussion: Although the current design fails to extend the platted ROW along the east boundary of the subject parcel, it does provide through access to the adjoining tract to the north via the proposed 60' wide "Huntland Street". This location for access is preferable because it is both the most suitable orientation for development based on soils and topography, and allows access to all proposed lots through a single corridor. Further, due to the predominately poorly drained soils of parcels to the West and the North, the proposed "Huntland Street" is one of the only reasonable locations for road access.

Staff Discussion: Along the eastern boundary is a 50 foot section line easement on both sides of the section line, providing a 100 foot easement. To the north of the subdivision is dedicated Some Road. Some Road is a 50 foot right of way dedication that coincides with a 50 foot wide section line easement. Some Road was dedicated on Campo De Oro Subdivision, Plat HM 2000-48.

The section line easements continue south past the subdivision. A 50 foot dedication of Kluchevaya Street coincides with a 50 foot section line easement. Kluchevaya Street was dedicated by Nikolaevsk Village Subdivision Addition No. 1, Plat HM 75-8.

Per KPB Code 20.30.030, "dedications must provide for continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts." A minimum 30 foot dedication, as provided in KPB 20.30.120, would be expected along the eastern boundary to provide a continuation of Some Road to the intersection of Kluchevaya Street and Sergief Avenue.

If the exception is denied, a minimum 30 foot right of way dedication will be required along the eastern boundary to provide a continuation of Some Road right of way.

Findings:

1. A 50 foot section line easement is located within the subdivision adjoining the entire eastern boundary.
2. A full 100 foot section line easement is available for access along the eastern boundary of the proposed subdivision.
3. A new dedication is proposed within the middle of the subdivision to provide additional access.
4. A reduction in lot sizes will require a soils analysis report for all lots under 200,000 square feet.
5. The terrain slopes to the west.
6. Per KPB GIS Images from 2021, Some Road is not constructed.

Staff reviewed the exception request and recommends granting approval.

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 1-3, 6 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 1-3, 6 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 1-3, 6 appear to support this standard.

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

EXCEPTIONS REQUESTED:

B. KPB 20.30.170 – Blocks Length Requirements

Surveyor's Discussion: Due to the rural nature of the proposed subdivision, our client would like to request an exemption to the block length requirements. Many of the parcel to the north are undeveloped and unsubdivided. As the parcels get developed there will be Rights of Way added that will decrease the current block length.

The benefit of running the Rights of Way North-South through the center of the parcel:

- It avoids areas with soils that are not conducive to road construction
- It follow the side slope of the hill to avoid excessive grades
- It will decrease development costs for the proposed parcels because they could share the same physical access.

Staff Discussion: Fern Lane, Some Road, Sergief Avenue, Ram Rack Road, and section line easements define the block. The block is closed but exceeds allowable limits. The proposed dedication within the center of the subdivision will improve the block for the eastern portion of the subdivision but it will not be closed. The western portion of the subdivision will still be within a large non-compliant block.

The distance of the boundary of the subdivision is approximately 1,320 feet. Per KPB 20.30.170, "Blocks shall not be less than 330 feet or more than 1,320 feet in length."

If denied, the proposed subdivision will need to provide a minimum 30 foot dedication along the west and north to provide compliant block lengths.

Findings:

1. A 50 foot section line easement is located within the subdivision adjoining the entire eastern boundary.
2. A new dedication is proposed within the middle of the subdivision to provide additional access and improve block length for a portion of the subdivision.
3. The block is defined by Fern Lane, Some Road, Sergief Avenue, Ram Rack Road, and section line easements.
4. The shortest block boundary distance is approximately 3,600 feet.

5. The longest block boundary distance is approximately 5,250 feet.
6. Code requires the block length to be no more than 1,320 feet.
7. New dedications will require a reduction in lots sizes.
8. A reduction in lot sizes will require a soils analysis report for all lots under 200,000 square feet.
9. The terrain slopes to the west.
10. The current block contains 17 lots including the one within the subdivision.
11. Of the 17 lots within the block, only 3 contain improvements, per KPB Assessing information.
12. The subdivision owner owns seven additional lots within the block.
13. There are nine additional landowners within the block.
14. The lots within the block range in size from 6.7 acres to 70 acres.
15. A stream or creek divides the block.
16. The southern portion of the stream is within the Anadromous Streams Catalog.
17. Northern portions of the block contain wetlands.
18. The northwest area of the subdivision appears to be affected by low wet areas of land.

Staff reviewed the exception request and recommends granting approval.

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 1, 2, 7, 14, 17, 18 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 1, 2, 7, 14, 17, 18 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 1, 2, 7, 14, 17, 18 appear to support this standard.

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

END OF STAFF REPORT ADDENDUM
