



KENAI PENINSULA BOROUGH

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**DAVE CAREY
BOROUGH MAYOR**

MEMORANDUM

TO: Milli Martin, Assembly President
Members, Kenai Peninsula Borough Assembly

FROM: Milli Martin, Assembly President 

DATE: January 8, 2009

SUBJECT: Ordinance 2009-04, amending KPB Chapter 20.20, subdivision design requirements, to require a minimum width of 60 feet for platted lots

There is no prohibition or regulation regarding flag lots in the borough's platting code. A flag lot is located behind other lots in a subdivision with access to the street via a narrow stem or pole. If the "flag" portion of the lot is large enough to be further subdivided, the stem may be too narrow to accommodate the additional traffic caused by the increased number of lots. In such cases, dedication of the stem may not be possible and access to the new lots will be difficult, resulting in access concerns for residents and the general public as well as emergency vehicles. It makes sense to require the stems of flag lots to be at least 60 feet in width which is the required width for a right-of-way under both the platting and road maintenance codes. If further subdivision of the flag portion of the lot occurs, platting will then have the ability to require dedication of the stem which will also meet the minimum width requirements for borough road maintenance. I see this as a housekeeping measure in order to conform to the platting and road service area standards for right-of-way and to alleviate future access problems for flag lots which may be further subdivided.

The Platting Division will be providing several illustrations showing examples of plats or flag lots where further subdivision could be or has been a problem as a result of a narrow access "stem" or "pole."

I ask your support of this ordinance. Thank you.