



Plat Committee Action Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax
Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building
Melanie Aeschliman, Planning Director • Charlie Pierce, Borough Mayor

February 14, 2022
6:00 PM p.m.

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888 788 0099 or 877 853 5247
Zoom Meeting ID: 907 714 2200

To join the meeting from a computer visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone use the Zoom toll free phone numbers listed above.

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person must begin by stating his or her name and mailing address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect. If participating via Zoom the testifier will need to use the Zoom "raise hand" feature or press *9 by phone to speak.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.

- *1. Agenda**
- *2. Member / Alternate Excused Absences**
- *3. Minutes – No Plat Committee meeting on January 24, 2022**
- *4. Grouped Plats**
 2. Poachers Cove PDM 2022 Replat; KPB File 2022-002
Edge Survey & Design. LLC/ McCarl
Location: Spruce Avenue W.
Ridgeway Area

Motion to grant preliminary approval passed by unanimous vote.

4. Woody Acres 2022 Replat; KPB File 2022-006
Geovera, LLC / Edens
Location: Melody Way & Old Sterling Hwy
Anchor Area; Anchor Point APC

Motion to grant preliminary approval passed by unanimous vote.

5. Arrowhead Estates 2022 Replat; KPB File 2022-001
Segesser Surveys / Zweifel, Moore
Location: Half Moon Avenue & Oliver Street
Sterling Area

Motion to grant preliminary approval passed by unanimous vote.

6. Beluga Bay Estates Barnett Replat; KPB File 2022-008
Segesser Surveys / Barnett, Thornton-Barnett
Location: Cetacea Lane
Kalifornsky Area; Kalifornsky APC

Motion to grant preliminary approval passed by unanimous vote.

7. Murray Subdivision 2022 Replat; KPB File 2021-154
Segesser Surveys / Martin
Location: Koto Court & Murray Lane
Sterling Area

Motion to grant preliminary approval passed by unanimous vote.

D. OLD BUSINESS - None

E. NEW BUSINESS

1. Lost Lake Subdivision 2022 Addition; KPB File 2022-003
US Forest Service/ Rough & USDA Forest Service
Location: Hayden Berlin Road
Bear Creek Area

Motion to grant preliminary approval passed by unanimous vote.

Motion to grant exception request to KPB 20.30.030 – Street Layout & KPB 20.30.170 – Block Length, passed by unanimous vote.

Motion to grant exception request to KPB 20.60.200 – Survey & Monumentation, passed by unanimous vote.

3. Spruce Knoll; KPB File 2022-005
Geovera, LLC / Beachy Revocable Trust
Location: Pitzman Avenue., Diamond Ridge Road & Flintlock Lane
Diamond Ridge Area; Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote.

8. Timber Hills Subdivision 2022 Replat; KPB File 2022-007
Segesser Surveys / Brown, Brunke
Location Middleton Drive North
Nikiski Area

Motion to grant preliminary approval passed by unanimous vote.

F. PUBLIC COMMENT

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, February 28, 2022** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **5:30 p.m.**

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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