



Plat Committee Agenda

MOTION

December 11, 2023 – 5:30 PM

Regular Meeting

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Jeremy Brantley, Chair
Ridgeway / Sterling
Funny River District
Term Expires 2024

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Land / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Charlene Tauffest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

ZOOM MEETING DETAILS

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

***1. Agenda**

***2. Member Excused Absences - None**

***3. Minutes**

a. November 13, 2023 Plat Committee Meeting

***4. Grouped Plats**

E1. Canyon View No. 6 2023 Replat; KPB File 2023-129

E6. Nakada Subdivision 2023 Replat; KPB File 2023-123

E7. Nakada Subdivision Alexson Replat; KPB File 2023-126

E11. Fort Raymond Subdivision Replat Number 7; KPB File 2023-107

Motion to approve the consent and regular agendas passed by unanimous vote (5-Yes)

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

1. Canyon View No. 6 2023 Replat; KPB File 2023-129
Mullikin Surveys / Polushkin
Location: Canyon View Road off East End Road
Fox River Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

2. Glacial Waters Subdivision Camp Addition; KPB File 2023-125
Peninsula Surveying, LLC / Camp Kenai, LLC
Location: Eaglet Way
Funny River Area / Funny River APC

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

Motion to grant the exception request to KPB 20.30.190 – Lot Dimensions passed by unanimous vote (5-Yes)

3. Mooring Estates Subdivision Dunbar Addition; KPB File 2023-128
Edge Survey & Design, LLC / Five D Investments, LLC
Location: Ridgewood Drive
City of Soldotna

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

Motion to grant the exception request to KPB 20.30.170 – Block Length Requirements passed by unanimous vote (5-Yes).

4. Broken Axle No. 2; KPB File 2023-134
McLane Consulting Group / Taeschner
Location: Remote
Halibut Cove Area

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

Motion to grant the exception request to KPB 20.30.210 – Lots Access to Streets, KPB 20.30.030 – Street Layout and KPB 20.30.050 – Legal Access, passed by unanimous vote (5-Yes),

5. Rappe Park Oliva Addition; KPB File 2023-114
McLane Consulting Group / Triple-Knot Land & Livestock LLC, Oliva
Location: Park Road
Nikiski Area / Nikiski APC

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

6. Nakada Subdivision 2023 Replat; KPB File 2023-123 **(Consent Agenda)**
Geovera, LLC / Kelley
Location: Heather Street off Diamond Ridge Road
Diamond Ridge Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

7. Nakada Subdivision Alexson Replat; KPB File 2023-126 **(Consent Agenda)**
Geovera, LLC / Alexson
Location: Heather Street off Diamond Ridge Road
Diamond Ridge Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

8. Kinder Subdivision Blake Addition No. 1; KPB File 2023-127
Segesser Surveys / The Homestead, LLC
Location: Cohoe Loop Road
Cohoe Area

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

Motion to grant the exception request to KPB 20.30.170 – Block Length Requirements passed by unanimous vote (5-Yes),

9. Tulin Birch Lake Subdivision; KPB File 2023-011
Segesser Surveys / Alaska Growth Properties, LLC
Location: Rector Street
Nikiski Area / Nikiski APC

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

Motion to grant the exception request to KPB 20.30.040 – Streets Within 100' of Waterbodies, passed by unanimous vote (5-Yes).

10. Fort Raymond Subdivision Replat Number 6; KPB File 2023-109
AK Lands / City of Seward
Location: Sea Lion Avenue
City of Seward

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

Motion to grant the exception request to KPB 20.30.030 – Proposed Street Layout & KPB 20.30.210 – Lot Access To Streets, passed by unanimous vote (5-Yes).

Motion to grant the exception request to KPB 20.30.120 Street Width Requirements and KPB 20.30.190 – Lot Dimensions, passed by unanimous vote (5-Yes).

11. Fort Raymond Subdivision Replat Number 7; KPB File 2023-107 **(Consent Agenda)**
AK Lands / City of Seward
Location: Dimond Boulevard & Seward Highway
City of Seward

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

- 12. Woodrow Farms Taylor Addition; KPB File 2023-130**
AK Lands / Taylor
Location: Stoney Creek Avenue & Seward Highway
Bear Creek Area

Motion to grant preliminary approval passed by unanimous vote (5-Yes).

Move to grant the exception request to KPB 20.30.120 – Street Width Requirements, passed by unanimous vote (5-Yes)

F. OTHER (No Public Hearing)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, January 8, 2024 at 5:30 p.m.** *This will be a Zoom only meeting, the meeting will not be physically open to the public. The planning commission and borough staff will be attending via Zoom.*

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>