



Plat Committee Agenda

MOTION

February 26, 2024 - 6:30 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 / Kasilof District
Term Expires 2026

Virginia Morgan
Cooper Landing / 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

Troy Staggs
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. February 12, 2024 Plat Committee Meeting

***4. Grouped Plats**

- E2. Kasilof Alaska Subdivision 2023 Replat; KPB File 2023-147
- E3. Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124
- E4. Willard's Legacy; KPB File 2024-011
- E5. 5 D Subdivision; KPB File 2024-012
- E9. Shamrock Subdivision No. 3; KPB File 2024-015
- E10. City Park Subdivision Replat 2023; KPB File 2023-145
- E11. Strawberry Hill Estates 2023 Addition; KPB File 2024-016
- E12. Jake Estates ROW Replat; KPB File 2023-115

Motion to approve the agenda, the minutes from the February 12, 2024 Plat Committee meeting and the grouped plats passed by unanimous vote (4-Yes)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

1. Three Ponds Subdivision; KPB File 2024-006
Fixed Height LLC / Warner
Location: MP 103 Sterling Highway
Kalifornsky Area

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

Motion to grant the exception request to KPB 20.30.100 - Cul-de-sacs, passed by unanimous vote (4-Yes)

Motion to grant exception request to KPB 20.30.030 Proposed Street Layout & KPB 20.30.050 – Legal Access, passed by unanimous vote (4-Yes)

Motion to grant exception request to KPB 20.30.200 – Lot Minimum Size & KPB 20.40 Wastewater Disposal for Lot 10, passed by unanimous vote (4-Yes)

2. Kasilof Alaska Subdivision 2023 Replat; KPB File 2023-147 **(Consent Agenda)**
Johnson Surveying / Hallstead, Coyle
Location: Old Setnetter Drive off Kalifornsky Beach Road
Kalifornsky Area

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

3. Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124 **(Consent Agenda)**
Johnson Surveying / Wilson
Location: Garrison Ridge Road & Wild Salmon Way off Oil Well Road
Ninilchik Area

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

4. Willard's Legacy; KPB File 2024-011 **(Consent Agenda)**
Seabright Surveying / Jones, Cissney
Remote Location
Fox River Area

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

5. 5 D Subdivision; KPB File 2024-012 **(Consent Agenda)**
Edge Survey & Design LLC / Dunbar
Location: Birch Street & First Avenue
City of Kenai

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

6. River Quest Phase 3, KPB File 2024-013
Edge Survey & Design LLC / Nash
Location: Porter Road, Brooklyn Avenue & Caden Circle
Kalifornsky Area

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

7. Cottonwood Subdivision Jose Replat; KPB File 2024-003
Edge Survey & Design LLC / Jose
Location: Miracle Avenue & Tundra Rose Circle
Soldotna Area

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

Motion to grant the exception request to KPB 20.30.120 – Street Width Requirements, passed by unanimous vote (4-Yes)

Motion to grant exception request to KPB 20.30.030 Proposed Street Layout, passed by unanimous vote (4-Yes)

8. Bear Cove Airpark Addition; KPB File 2024-014
McLane Consulting Group / Kersten
Location: Pomeroy Road
Remote Area

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

Motion Move to grant the exception request to KPB 20.30.100 – Cul-de-sacs & KPB 20.30.170 – Block Length Requirement passed by unanimous vote (4-Yes)

9. Shamrock Subdivision No. 3; KPB File 2024-015 **(Consent Agenda)**
McLane Consulting Group / Heite
Location: Effie Street
Nikiski Area / Nikiski APC

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

10. City Park Subdivision 2023 Replat; KPB File 2023-145 **(Consent Agenda)**
McLane Consulting Group / Evenson, Boys & Girls Club of the Kenai Peninsula
Location: S. Spruce Street
City of Kenai

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

11. Strawberry Hill Estates 2023 Addition; KPB File 2024-016 **(Consent Agenda)**
McLane Consulting Group / Bunts
Location: Wortham Avenue & Devray Street
City of Kenai

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

12. Jake Estates ROW Replat; KPB 2023-115 (**Consent Agenda**)
McLane Consulting Group / Asimakopoulos
Location: Paulk Avenue
Kalifornsky Area

Motion to grant preliminary approval passed by unanimous vote (4-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, March 25, 2024** 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.**

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>