



June 10, 2024 – 6:30 PM

ACTION AGENDA

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

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

Jeremy Brantley, Chair
District 5 – Sterling/Funny River
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 Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless an Commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

- *1. Agenda**
- *2. Member Excused Absences - nONE**
- *3. Minutes**
 - a. May 28, 2024 Plat Committee Meeting
- *4. Grouped Plats**
 - E1. Bear Run Subdivision; KP File 2024-051
 - E2. Humpy Point Subdivision; KP File 2024-052
 - E5. Quartz Creek Subdivision Wilkes Addition; KP File 2024-053

Motion to approve the agenda, the minutes from the April 22, 2024 Plat Committee meeting and the grouped plats passed by unanimous vote (4-Yes).

D. UNFINISHED BUSINESS - NONE

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. Bear Run Subdivision 2024; KPB File 2024-051
Geovera, LLC / Wilkinson
Location: Winchester Avenue
Fritz Creek Area / Kachemak Bay APC

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

2. Humpy Point Subdivision; KPB File 2024-052
Peninsula Surveying, LLC / Kenai Peninsula Borough
Location: Cohoe Loop Road
Cohoe Area

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

3. Caribou Crossing Subdivision; KPB File 2024-054
Edge Survey & Design, LLC / Kenai Peninsula Borough
Location: Heather Avenue & Maudi Drive
Kalifornsky Area

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 Requirements & KPB 20.30.170 - Block Length Requirements, passed by unanimous vote (4-Yes).

4. Owl Perch Subdivision; KPB File 2024-049
Edge Survey & Design / Kenai Peninsula Borough
Location: Watkins Avenue, Hamrick Street & Oomingnak Street
Sterling Area

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 Requirements & KPB 20.30.170 - Block Length Requirements, passed by unanimous vote (4-Yes).

5. Quartz Creek Subdivision Wilkes Addition; KPB File 2024-053
Edge Survey & Design, LLC / Wilkes
Location: Sterling Highway & Persistent Way
Cooper Landing Area / Cooper Landing APC

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

F. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES
PER SPEAKER)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, June 24, 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

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.