



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

January 10, 2022

5:30 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**

***4. Grouped Plats**

- a. Moose Range Meadow Penny's Place; KPB File 2021-167
- b. Kachemak Wilderness & Rolling Meadows Replat; KPB File 2021-165
- c. Hiridge Subdivision Amended Thompson Addition; KPB File 2021-163
- d. Homewood Subdivision Grote Replat; KPB File 2021-162

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. Barabara Heights Subdivision Griffith Addition; KPB File 2021-156
Edge Survey & Design, LLC / Griffith
Location: Marrs Lane
Seldovia Village

Motion to grant preliminary approval passed by unanimous vote.

Motion to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 Depth to Width Ratio for Lot 6A, passed by unanimous vote

2. Madsen Subdivision Tract A & Tract B: KPB File 2021-164
Kuna Engineering / AK Mental Health Trust Authority
Location: Mile Post 27.5 Seward Highway
Moose Pass Area / Moose Pass APC

Motion to grant preliminary approval passed by unanimous vote.

Motion to grant exception request to KPB 20.40.040 – Required soils analysis report, passed by unanimous vote.

Motion to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements for the extension of a 60' ROW dedication of the ROW extending westerly from Lot 36, passed by unanimous vote.

3. Moose Range Meadows Pennys Place; KPB File 2021-167
McLane Consulting Group / Salamatof Native Association Inc.
Location: Johnson Drive, Carty Lane & Mann Road
Funny River Area

Motion to grant preliminary approval passed by unanimous vote.

4. Playle Estates; KPB File 2021-159
Peninsula Surveying, LLC / Schilling & Playle
Location: Jacque Street
Nikiski Area

Motion to postpone passed by unanimous vote.

5. Fourth of July Creek Sub Seward Marine Industrial Center Fire Dept. Replat; KPB File 2021-080
Enterprise Engineering, Inc. / City of Seward
Location: Delphin Street, Morris Avenue, Mustang Avenue & Jellison Avenue
City of Seward

Motion to grant exception request to KPB 20.60.200 – Survey & Monumentation for portions of Tract A4 passed by unanimous vote.

6. Kachemak Wilderness & Rolling Meadows Replat; KPB File 2021-165
Ability Surveys / Kalugin
Location: Frontier Lane, Walters Street, Tradewind Court & Scott Avenue
Fitz Creek Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote.

7. Voznesenka Lot 11 Replat; KPB File 2021-166
Ability Surveys / Martishev
Location: Voznesenka Loop & Chorus Drive
Fox River Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote.

8. Hiridge Subdivision Amended Thompson Addition; KPB File 2021-163
Segesser Surveys / Thompson
Location: Moser Street & Dylan Avenue
Ridgeway Area

Motion to grant preliminary approval passed by unanimous vote.

9. Homewood Subdivision Grote Replat; KPB File 2021-162
Segesser Surveys / Grote
Location: Joshua Tree Avenue
Sterling Area

Motion to grant preliminary approval passed by unanimous vote.

10. The Stordahle Subdivision; KPB File 2021-161
Segesser Surveys / Holt
Location: Sterling Highway & Three Johns Street
Sterling 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, January 24, 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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