



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

April 11, 2022

6:00 p.m.

ZOOM ONLY MEETING

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**

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

1. Alaskan Wildwood East; KPB File 2021-126
Fixed Height, LLC / Balyeat
Location: Sergief Avenue, Kluchevaya Street & Some Road
Nikolaevsk Area

Motion to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio for Lot 4, passed by unanimous vote.

2. McClaren Subdivision; KPB File 2016-083
Ability Surveys / McClaren
Location: Sterling Highway & Rosehip Drive
Anchor Point Area / Anchor Point APC

Motion to grant exception request to KPB 20.40.040 – Conventional onsite soil absorption systems requirement for a soils analysis report for Lot 1, passed by unanimous vote.

3. Tulchina Pointe Estates 2022 Replat; KPB File 2022-023
McLane Consulting Group / Littleknife Inc., McLane & Smith
Location: Paper Birch Lane, Developer Circle & Authentic Road
Sterling Area

Motion to postpone passed by unanimous vote.

4. Terra Bella Subdivision; KPB 2022-024
Geovera, LLC / Terra Bella Properties, LLC
Location: W. Fairview Avenue
City of Homer

Motion to grant preliminary approval passed by unanimous vote.

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

5. Fort Raymond Subdivision Replat Number 5; KPB File 2022-029
AK Lands / City of Seward
Location: Sea Lion Avenue
City of Seward

Motion to grant preliminary approval passed by unanimous vote.

Motion to grant exception request to KPB 20.30.030 Proposed Street Layout Requirements & KPB 20.30.210 – Lots, Access to Street, passed by unanimous vote.

6. Townsley Subdivision; KPB File 2022-030
Johnson Surveying / Reynolds
Location: Allmon Avenue & Kowakan Street
Kalifornsky Area

Motion to grant preliminary approval passed by unanimous vote.

7. Evelyn's Corner; KPB File 2022-032
Johnson Surveying / Anderson
Location: Ahlrich Avenue, Matson Street, Alexandria Avenue & Wells Street
Ninilchik Area

Motion to grant preliminary approval passed by unanimous vote.

Motion to grant exception request to KPB 20.30.030 Proposed Street Layout Requirements & KPB 20.30.210 – Lots, Access to Street, passed by unanimous vote.

8. Cook Estates Iverslie Addition; KPB File 2022-028
Segesser Surveys / Iverslie
Location Landess Avenue & Honda Court
Sterling Area

Motion to grant preliminary approval passed by unanimous vote.

Motion to grant exception request to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote.

9. Strawberry Acres 2022 Replat; KPB File 2022-028
Segesser Surveys / Wilson & Hall
Location: Frogberry Street & Soapberry Street
Remote Area

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, 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, April 25, 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

Phone: 907-714-2215

Phone: 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>