



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

Robert Ruffner, Planning Director • Charlie Pierce, Borough Mayor

May 9, 2022
6:00 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**

- a. April 25, 2022 Plat Committee Meeting Minutes

***4 Grouped Plats**

- a. Breakfield-McCaughey Subdivision; KPB File 2022-054

D. OLD BUSINESS - None

E. NEW BUSINESS

1. Jaynes Subdivision 2022 Replat; KPB File 2022-040
McLane Consulting Group / BMGC LLC & Peninsula Mini Storage LLC
Location: Bridge Access Road, Childs Avenue & Van Antwerp Avenue
City of Kenai

Motion to grant preliminary approval passed by unanimous vote.

2. Breakfield-McCaughey Subdivision; KPB File 2022-054
Edge Survey & Design LLC / Andrade & Breakfield
Location: Prosser Street, Shelford Avenue & Woodhead Street
Ninilchik Area

Motion to grant preliminary approval passed by unanimous vote.

3. CL Hatton Subdivision Eagles Crest Addition Byler Replat; KPB File 2022-027
Peninsula Surveying, LLC / No More FYI LLC, Noonan & Byler
Location: Symphony Lane
Ninilchik Area

Motion to grant preliminary approval passed by unanimous vote.

4. Coles Corner No. 3; KPB File 2022-052
Johnson Surveying / Knapp Estate
Location: Kalifornsky Beach Road & Capstan Street
Kasilof Area

Motion to grant preliminary approval passed by unanimous vote.

5. East Oyster Cove Subdivision; KPB File 2022-047
Fixed Height LLC / Alaska Mental Health Trust Authority
Location: Northeast of Jakolof Bay Road
Remote Area

Motion to grant preliminary approval failed due to a lack of a second.

6. Soldotna Airport Leased Lot 2021 Replat; KPB File 2022-048
Wince-Corthel-Bryson / City of Soldotna
Location: Funny River Road
City of Soldotna

Motion to grant preliminary approval passed by unanimous vote.

Motion to grant exception request to KPB 20.30.210 – Lots Access to Street, passed by unanimous vote.

7. Lloyd Race & Eker Estates Lujan 2022 Replat; KPB File 2022-045
Seabright Surveying / Lujan
Location: Mission Road, Baranof Avenue & Race Road
City of Homer

Motion to grant preliminary approval passed by unanimous vote.

8. Puffin Acres Bayweld 2022 Replat; KPB File 2022-046
Seabright Surveying / ENT Properties LLC & East Road Services Inc.
Location: East End Road & Little Fireweed Lane
City of Homer

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, May 23, 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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