



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 23, 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. May 9, 2022 Plat Committee Meeting Minutes

***4 Grouped Plats**

- a. King's Creek 2022 Replat; KPB File 2022-056
- b. Bailey Estates Karpik Rice Replat; KPB File 2022-038

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

1. Lower Cohoe Subdivision Tracts 1-7; KPB File 2022-057
R&M Consultants / Alaska Mental Health Trust Authority
Location: Herrin Street, Fairway Avenue & Cohoe Lake Road
Cohoe Area

Motion to grant preliminary approval passed by unanimous vote.

2. Morning Panorama Subdivision #2; KPB File 2022-058
Johnson Surveying / Rahman
Location: Morning Circle
Salamatof 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 for Lot 5B, passed by unanimous vote.

3. Mott's Subdivision 2022 Addition; KPB File 2022-059
Edge Survey & Design, LLC / Jackson Estate, Wortham Estate & Mott
Location: Gas Well Road & Kalifornsky Beach Road
Kalifornsky 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 20.30.170 – Block Length Requirements, passed by unanimous vote.

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

Motion to grant preliminary approval passed by unanimous vote.

5. King's Creek 2022 Replat; KPB File 2022-056 (*Grouped Plats*)
Geovera LLC / O'Neill Community Property Trust
Location: Walters Street, Walters Court & Wilderness Lane
Fitz Creek Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote.

6. Wales Subdivision; KPB File 2022-061
Geovera LLC / Shenyer
Location: Shegota Loop, Tim Ave., Inlet Ave., Pleasant Spruce Rd. & Sterling Hwy.
Happy Valley Area

Motion to grant preliminary approval passed by unanimous vote.

7. Beaver Creek Alaska Subdivision 2020 Replat; KPB File 2021-006
Segesser Surveys / Freedom Indeed LLC
Location: Kenai Spur Road & Beaver Loop Road
City of Kenai

Motion to grant exception request to KPB 20.40 – Wastewater Disposal, passed by unanimous vote.

8. Bailey Estates Karpik Rice Replat; KPB File 2022-038 (*Grouped Plats*)
Segesser Surveys / Karpik & Rice
Location: Lawton Drive
City of Kenai

Motion to grant preliminary approval passed by unanimous vote.

9. Kenai Meadows Addition No. 1; KPB File 2022-035
Segesser Surveys / City of Kenai
Location: California Ave., Florida Ave., Fifth St., Nightingale St. & Redoubt Ave.
City of Kenai

Motion to grant preliminary approval passed by unanimous vote.

10. Quartz Creek Subdivision Outfitters Way Replat; KPB File 2022-060
Segesser Surveys / Kenai Peninsula Borough & Three Bears Alaska Inc.
Persistent Way & Sterling Highway
Cooper Landing Area

Motion to postpone 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, June 13, 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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