



# 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

**June 13, 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**

- a. May 23, 2022 Plat Committee Meeting Minutes

### **\*4 Grouped Plats**

- a. D&J Subdivision 2022 Addition; KPB file 2022-065
- b. Common Ground Subdivision; KPB File 2022-066

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

1. AA Mattox Johnson Addition; KPB File 2022-064  
Geovera LLC / Johnson  
Location: Pennock Street  
City of Homer

**Motion to grant preliminary approval passed by unanimous vote.**

**Motion to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements, extension of Cook Way to Pennock Street, passed by unanimous vote.**

**Motion to grant exception request to KPB 20.30.100 – Cul-de-sacs, dedicating a cul-de-sac turnaround at the end of Cook Way, passed by unanimous vote.**

2. D&J Subdivision 2022 Addition; KPB File 2022-065 (*Grouped Plats*)  
Johnson Surveying / Sentinel Properties LLC  
Location: Burt Avenue & Sterling Highway  
Kalifornsky Area

**Motion to grant preliminary approval passed by unanimous vote.**

3. Monk Acres; KPB File 2022-071  
Peninsula Surveying LLC / Monk  
Location: Snader Street & Classy Starla Avenue  
Anchor Point Area / Anchor Point APC

**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, dedicating the 50-foot section line easement along the west & providing a dedication on the northern boundary, passed by unanimous vote.**

4. ASLS No. 2021-25 Tip Levarg Subdivision; KPB File 2022-072  
McLane Consulting Group / State of Alaska DNR  
Location: Cohoe Loop Rd., Barrel Stove St., Aurora Ave., Tehama Ave. & Sterling Hwy.  
Cohoe Area

**Motion to grant preliminary approval passed by unanimous vote.**

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

5. Doyle Estates Subdivision Sixth Addition; KPB File 2022-062  
McLane Consulting Group / Doyle Family Trust  
Location: Dalron Street South & Helmsman Avenue  
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.**

6. Tutl'uh Subdivision Carmody Addition; KPB File 2022-068  
McLane Consulting Group / Gwartney  
Location: A Street & Hope Highway  
Hope Area / Hope-Sunrise APC

**Motion to grant preliminary approval passed by unanimous vote.**

**Motion to grant exception request to KPB 20.30.060(D) – Easement Requirements, front 10-feet adjoining rights-of-way, subject to any requested easements from providers granted which may include those adjacent to the rights-of-way, passed by unanimous vote.**

7. Common Ground Subdivision; KPB File 2022-066 (*Grouped Plats*)  
Segesser Surveys / Kenai Peninsula Borough  
Location: School Avenue, Birch Street & Old Sterling Highway  
Anchor Point Area / Anchor Point APC

**Motion to grant preliminary approval passed by unanimous vote.**

8. 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 / Cooper Landing APC

**Motion to grant preliminary approval passed by unanimous vote.**

9. Thorsland Subdivision Addition No. 1; KPB File 2022-069  
Segesser Surveys / Evenson  
Location: Lake Marie Avenue & Holt Lamplight Road  
Nikiski Area

**Motion to grant preliminary approval passed by unanimous vote.**

**Motion to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements, for the continuation of Lake Marie Ave., passed by unanimous vote.**

10. ROW Acquisition Seward Hwy. MP 25.5 to 36 Trial River to Sterling WYE Rehabilitation  
KPB File 2022-063  
State of AK DOT&PF / State of Alaska  
Location: MP 25.5 to 36 Sterling Highway  
Moose Pass Area / Moose Pass APC

**Motion to postpone passed by unanimous vote.**

11. East Oyster Cove Subdivision; KPB File 2022-047R1  
Fixed Height LLC / Alaska Mental Health Trust Authority  
Location: Oyster Cove REM SW  
Remote Area

**Motion to grant preliminary approval passed by unanimous vote.**

**Motion to grant exception request to KPB 20.30.030 – Proposed Street Layouts, 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 27, 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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