



Plat Committee Agenda

ACTION

July 18, 2022 – 5:30 PM

Regular Meeting

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Blair Martin, Chair
District 2 - Kenai
Term Expires 2024

Jeremy Brantley, Vice Chair
District 5 - Sterling/Funny River
Term Expires 2024

Syverine Abrahamson-Bentz
Parliamentarian
District - 9 South Peninsula
Term Expires 2022

Diane Fikes
City of Kenai
Term Expires 2022

Charlene Tautfest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2022

Troy Staggs
City of Seward
Term Expires 2023

Vacant
City of Seldovia
Term Expires 2023

Pamela Gillham
District 1 - Kalifornsky
Term Expires 2023

John Hooper
District 3 - Nikiski
Term Expires 2023

Michael Horton
District 4 - Soldotna
Term Expires 2022

Virginia Morgan
District 6 - East Peninsula
Term Expires 2022

Vacant
District 7 - Central Peninsula
Term Expires 2024

Davide Stutzer
District 8 - Homer
Term Expires 2024

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.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Assembly and will be approved by one motion. Public testimony will be taken. There will be no separate discussion of these items unless an Assembly Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

*1. Agenda

*2. Member Excused Absences

*3. Minutes

- a. June 27, 2022 Plat Committee Meeting Minutes

*4 Grouped Plats

E5. Fritz Creek Drive Subdivision 2022 Addition; KPB File 2022-093

E9. Lillian Walli Estates 2022 Replat; KPB File 2022-083

E10. Patsy's Creek 2022 Replat; KPB File 2022-073

E11. Smurfy Acres 2022 Replat; KPB File 2022-080

E12. Yah Sure Subdivision 2022

Motion to approve the agenda, minutes from the June 27, 2022 Plat Committee meeting and the grouped plats based on staff recommendations & compliance to borough code, passed by unanimous vote (5-Yes, 0-No).

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

1. R Subdivision; KPB File 2022-091
Edge Survey & Design, LLC / Ranhuette
Ninilchik Area

Motion to grant preliminary approval to R Subdivision based on staff recommendations and compliance to borough code, passed by unanimous vote (5-Yes, 0-No).

Motion to grant exception request to KPB 20.40 – Wastewater Disposal Review, citing findings 1-6 in support of standards one, two and three, passed by unanimous vote (5-Yes, 0-No).

2. Brown's Acres Estates; KPB File 2022-088
Peninsula Surveying, LLC / Anchorage Development & Construction, LLC
Sterling Area

Motion to postpone until brought back by staff, passed by unanimous vote (5-Yes, 0-No).

3. Moose Acres; KPB File 2022-087
Peninsula Surveying, LLC / A & J, LLC
Funny River Area / Funny River APC

Motion to grant preliminary approval to Moose Acres based on staff recommendations and compliance to borough code, passed by unanimous vote (5-Yes, 0-No).

Motion to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements for the extension of Enterprise Avenue and KPB 20.30.170 – Block Length requirements, passed by unanimous vote (5-Yes, 0-No).

4. Diamond Cape No. 6; KPB File 2022-094
Orion Surveys / Storyknife Writer's Retreat & Dana H. Stabenow Living Trust
Diamond Ridge Area / Kachemak Bay APC

Motion to grant preliminary approval to Diamond Cape No. 6 based on staff recommendations and compliance to borough code, passed by unanimous vote (5-Yes, 0-No).

Motion to grant exception request to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes, 0-No).

5. Fritz Creek Drive Subdivision 2022 Addition; KPB File 2022-093
Orion Surveys / Sorensen
Fitz Creek Area / Kachemak Bay APC

**Passed Under Grouped Plats*

6. Bear Lahai Roi Subdivision 2022 Addition; KPB File 2022-089
Segesser Surveys / Smardo
Nikiski Area

Motion to grant preliminary approval to Bear Lahai Roi Subdivision 2022 Addition based on staff recommendations and compliance to borough code, passed by unanimous vote (5-Yes, 0-No).

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 (5-Yes, 0-No).

7. Bear Lahai Roi Subdivision Sockeye Run View Addition; KPB File 2022-074
Segesser Surveys / Huber
Nikiski Area

Motion to grant preliminary approval to Bear Lahai Roi Subdivision Sockeye Run View Addition based on staff recommendations and compliance to borough code, passed by unanimous vote (5-Yes, 0-No).

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 (5-Yes, 0-No).

Motion to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio, for Tract B-3, Tract B-4 and Tract B-8, passed by unanimous vote (5-Yes, 0-No).

8. Wahl Subdivision; KPB File 2022-092
Segesser Surveys / Wahl
Sterling Area

Motion to grant preliminary approval to Wahl Subdivision based on staff recommendations and compliance with borough code, passed by unanimous vote (Yes- 5, 0-No).

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 (5-Yes, 0-No).

9. Lillian Walli Estates 2022 Replat; KPB File 2022-083
Geovera, LLC / Weisser Homes, LLC
City of Homer

**Passed Under Grouped Plats*

10. Patsy's Creek 2022 Replat; KPB File 2022-073
Geovera, LLC / Kusnetsov
Fitz Creek Area / Kachemak Bay APC

**Passed Under Grouped Plats*

11. Smurfy Acres 2022 Replat; KPB File 2022-080
Geovera, LLC / Glanville
Diamond Ridge Area / Kachemak Bay APC

**Passed Under Grouped Plats*

12. Yah Sure Subdivision 2022; KPB File 2022-082
Geovera, LLC / HCH Development Company, LLC
City of Homer

**Passed Under Grouped Plats*

13. ROW Acquisition Seward Highway MP 25.5 to 36; KPB File 2022-063
State of Alaska / Multiple Owners
Moose Pass Area / Moose Pass APC

Motion to postpone until brought back by staff passed by unanimous vote (5-Yes, 0-No).

F. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, August 8, 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.**

CONTACT INFORMATION

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