



Plat Committee Agenda

ACTION

September 26, 2022 – 6:00 PM

Regular Meeting

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

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

Blair Martin, Vice-Chair
District 2 – Kenai
Term Expires 2024

Virginia Morgan,
Parliamentarian
District 6 – East 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 – Kalfornsky
Term Expires 2023

John Hooper
District 3 – Nikiski
Term Expires 2023

Michael Horton
District 4 – Soldotna
Term Expires 2022

Vacant
District 7 – Central Peninsula
Term Expires 2024

David Stutzer
District 8 – Homer
Term Expires 2024

Dawson Slaughter
District 9 – South Peninsula
Term Expires 2025

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 Planning Commission public hearings is as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for the 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 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. September 12, 2022 Plat Committee Meeting Minutes
- *4. **Grouped Plats**
 - 3. Granross Grove 2022 Replat; KPB File 2022-134
Mullikin Surveys / Baumgardner
Location: Ester Avenue & Granross Street
Anchor Area / Anchor Point APC
 - 5. Baltic Woods Lot 2 Replat; KPB File 2022-128
Ability Surveys / Murray & Murray-Elmer
Mansfield Avenue off East End Road
Fritz Creek Area / Kachemak Bay APC
 - 6. Baywood 2022; KPB File 2022-129
Ability Surveys / Barlow
Location: East End Road & Old East End Road
Fritz Creek Area / Kachemak Bay APC
 - 7. Spruce Woods Lot 1 Replat; KPB File 2022-132
Ability Surveys / Ivanov
Location: Woody Circle & East End Road
Fritz Creek Area / Kachemak Bay APC

Motion to approve the regular and consent agenda passed by unanimous vote (4-Yes, 0-No)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

- 1. Corea Bend Subdivision 2022 Addition; KPB File 2022-131
Johnson Surveying / Blossom & Duncan
Location: Haybale Lane, Corea Bend Road & Janny's Avenue
Ninilchik Area

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

Motion to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements and KPB 20.30.100 – Cul-de-sacs passed by unanimous vote (4-Yes, 0-No)

Motion to grant exception request to KPB 20.30.170 – Block Length Requirements passed by unanimous vote (4-Yes, 0-No)

2. Trout View Subdivision; KPB File 2022-127
Kuna Engineering / Alaska Mental Health Trust Authority
Location: Lakefront Drive
Funny River Area / Funny River APC

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

Motion to grant exception request to KPB 20.30.100 – Cul-de-sacs and KPB 20.30.170 – Block Length Requirements passed by unanimous vote (4-Yes, 0-No)

3. Granross Grove 2022 Replat; KPB File 2022-134

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

4. Hesketh Southwest; KPB File 2022-135
Mullikin Surveys / Kloeckl
Location: Hesketh Island
Remote Area

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

5. Baltic Woods Lot 2 Replat; KPB File 2022-128

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

6. Baywood 2022; KPB File 2022-129

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

7. Spruce Woods Lot 1 Replat; KPB File 2022-132

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

8. Wahl Subdivision; KPB File 2022-092R1
Segesser Surveys / What
Location: Adele Avenue & Montgomery Avenue
Sterling Area

Motion to grant preliminary approval as amended passed by unanimous vote (4-Yes, 0-No)

Move to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements, subject to the conditions stated in the staff report, passed by unanimous vote.

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, October 10, 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

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>