



Plat Committee Agenda

ACTION

October 10, 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 Taufest
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

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 26, 2022 Plat Committee Meeting Minutes
- *4. **Grouped Plats**
 - 1. Clam Gulch Heights 2022 Addition; KPB File 2022-136
Johnson Surveying / Wann Family Trust, Ciccone
Location: Ciccone Street & Russel Avenue
Clam Gulch Area
 - 2. Kachemak Estates 17; KPB File 2022-144
Orion Surveys / Turkington
Location: Carolyn Circle & East End Road
Kachemak Area

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

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

- 1. Clam Gulch Heights 2022 Addition; KPB File 2022-136
Johnson Surveying / Wann Family Trust, Ciccone
Location: Ciccone Street & Russel Avenue
Clam Gulch Area

Motion to grant preliminary approval based on staff recommendation & compliance to borough code passed by unanimous vote (4-Yes, 0-No)

- 2. Kachemak Estates 17; KPB File 2022-144
Orion Surveys / Turkington
Location: Carolyn Circle & East End Road
Kachemak Area

Motion to grant preliminary approval based on staff recommendation & compliance to borough code passed by unanimous vote (4-Yes, 0-No)

- 3. Stutes Estates; KPB File 2022-139
Peninsula Surveying LLC / Dorothy Florence Stutes Trust
Location: Otta Street & Haven Avenue
Anchor Point Area / Anchor Point APC

Motion to grant preliminary approval based on staff recommendation & compliance to borough code passed by unanimous vote (4-Yes, 0-No)

Motion to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements and KPB 20.30.170 – Block Length Requirements, for dedications along the south boundary east of the proposed Lloyd Street dedication passed by unanimous vote. (4-Yes, 0-No)

Motion to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements and KPB 20.30.170 – Block Length Requirements, for dedications along the west boundary and the south boundary west of the Lloyd Street dedication **failed** by unanimous vote (4-No, 0-Yes)

Motion to grant exception request to KPB 20.30.190(B) – Lot Dimensions for Tract C, subject to plat notes regarding possible future limitations being added to the plat, citing findings 2, 3 and 7-12 in support of standards one, two and three. passed by unanimous vote (4-Yes, 0-No)

Motion to grant exception request to KPB 20.60.050 – Dedication & Construction of Anadromous Waterbody Crossings for the dedication for Otta Street, subject to providing confirmation that there is not a crossing being used across the stream, passed by unanimous vote (4-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, October 24, 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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