



# Plat Committee Agenda

## ACTION

October 24, 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. October 10, 2022 Plat Committee Meeting Minutes
- \*4. **Grouped Plats**
  - 6. Grouse Creek Subdivision 2022 Addition; KPB File 2022-022R1  
Johnson Surveying / Ronne Living Trust  
Location: Seward Highway & Punkin Avenue  
Bear Creek Area
  - 8. Waldron-Engle Subdivision; KPB File 2022-147  
Johnson Surveying / Waldron, Cooper-Waldron  
Location: Approximately MP 127 of Sterling Highway  
Ninilchik Area

➤ **Motion to approve the regular and consent agendas passed by unanimous vote (5-Yes)**

**D. UNFINISHED BUSINESS - None**

**E. NEW BUSINESS**

- 1. North 20 Subdivision AHO Replat; KPB File 2022-152  
Mullikin Surveys / Kudwa, Whitteberry, Wang  
Location: Lulu Court & Pyrenees Way  
Fritz Creek Area / Kachemak Bay APC

➤ **Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

➤ **Motion to grant exception request to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes)**

- 2. Birch Forest No. 3; KPB File 2022-151  
Edge Survey & Design, LLC / Poppin Family Revocable Community Property Trust  
Location: Erlwein Road, Erlwein Circle & Shishmaref Drive  
Sterling Area

➤ **Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

➤ **Motion to grant exception request to KPB 20.30.030 – Propose Street Layout & KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes).**

➤ **Motion to grant exception request to KPB 20.30.100 – Cul-de-sacs, passed by unanimous vote (5-Yes)**

➤ **Motion to grant exception request to KPB 23.30.100 – Cul-de-sacs, for the new east-west dedication, passed by unanimous vote (5-Yes)**

➤ **Motion to grant exception request to KPB 20.30.170- Block Length Requirements, passed by unanimous vote (5-Yes).**

3. R Subdivision; KPB File 2022-091R1  
Edge Survey & Design, LLC / Ranguette  
Location: Reid Street, Throop Avenue, Reno Street & Steik Avenue  
Ninilchik Area
  - **Motion to grant preliminary approval passed by unanimous vote (5-Yes).**
  - **Motion to grant exception request to KPB 20.40 – Wastewater Disposal Review, passed by unanimous vote (5-Yes).**
  
4. Red Boat Subdivision; KPB File 2022-150  
Edge Survey & Design, LLC / Red Boat Club, LLC  
Location: Rebel Run Road & Big Eddy Road  
Ridgeway Area
  - **Motion to grant preliminary approval passed by unanimous vote (5-Yes).**
  - **Motion to grant exception request to KPB 20.30.030 – Street Layout & KPB 20.30.120 – Street Width Requirements, passed by unanimous vote (5-Yes).**
  - **Motion to grant Exception request to KPB 23.30.190 – Lot Dimensions, passed by unanimous vote (5-Yes)**
  
5. D & J Subdivision Burt Addition 2022 Replat; KPB File 2022-145  
Johnson Surveying / MacLean, Gundersen, Brandt  
Location: Burt Avenue & Sterling Highway  
Kalifornsky Area / Kalifornsky APC
  - **Motion to postpone passed by unanimous vote (5-Yes).**
  
6. Grouse Creek Subdivision 2022 Addition; KPB File 2022-022R1  
Johnson Surveying / Ronne Living Trust  
Location: Seward Highway & Punkin Avenue  
Bear Creek Area
  - **Motion to grant preliminary approval passed by unanimous vote (5-Yes).**
  
7. K.M.D. Subdivision 2022 Addition; KPB File 2022-146  
Johnson Surveying / Kizer  
Location: Dog Fish Avenue & Kalifornsky Beach Road  
Kalifornsky Area / Kalifornsky APC
  - **Motion to grant preliminary approval passed by unanimous vote (5-Yes)**
  - **Motion to grant exception request to KPB 20.30.190 – Lot Dimensions, passed by unanimous vote (5-Yes),**
  
8. Waldron-Engle Subdivision; KPB File 2022-147  
Johnson Surveying / Waldron, Cooper-Waldron  
Location: Approximately MP 127 of Sterling Highway  
Ninilchik Area
  - **Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

**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, November 14, 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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