



Plat Committee Agenda

MOTION

December 12, 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 - 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

The hearing procedure for Planning Commission public hearings is as follows:

- 1) Staff will present a report and staff recommendation on the item.
- 2) The Chair will ask for petitioner's/applicant's presentation to be 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 Commission may follow up with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Rebuttal by the Petitioner(s) / Applicant(s) is allowed to rebut evidence or provide clarification but should not present new testimony or evidence.
- 6) The Chair closes the hearing and no further public comment will be heard.
- 7) 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. 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. November 14, 2022 Plat Committee Meeting Minutes

***4 Grouped Plats**

- E1. Gateway Subdivision 2022 Lindquist Addition; KPB File 2022-164
- E3. McCall Subdivision 2022 Replat; KPB File 2022-166
- E4. Pace's Pleasant Haven 2022 Replat; KPB File 2022-168
- E5. Razdolna 2023 Replate Lot 10-D-2; KPB File 2022-163
- E6. Terra Firma Subdivision Johnson Addition; KPB File 2022-17
- E7. Petaluma Acres Koonz Addition; KPB File 2022-173

Motion to approve the agenda, minutes from the November 14, 2022 Plat Committee meeting and the grouped plats passed by unanimous vote (4-Yes, 0-No)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

- 1. Gateway Subdivision 2022 Lindquist Addition; KPB File 2022-164
Lang & Associate Inc. / Lindquist
Location: Unimak Circle & Olympia Road
City of Seward

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

- 2. Homer One Swan Cove Addition 2022 Replat; KPB File 2022-165
Geovera, LLC / The Norberg Community Property Trust
Location: Lakeshore Driver
City of Homer

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

Motion to grant the exception request to KPB 20.30.120 – Street Width Requirements passed by unanimous vote (4-Yes, 0-No)

- 3. McCall Subdivision 2022 Replat; KPB File 2022-166
Johnson Surveying / Marlowe
Location: Swanson River Road & Salutation Avenue
Sterling Area

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

- 4. Pace's Pleasant Haven 2022 Replat; KPB File 2022-168
Edge Survey & Design, LLC / KOA Trust & Whistle Hill, LLC
Location: Johns Cir., Paces Blvd., Turnbuckle Terrace Rd. & Whistle Hill Lp.
City of Soldotna

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

5. Razdolna 2023 Replat Lot 10-D-2; KPB File 2022-163
Ability Surveys / Basargin
Location: Basargin Road
Fox River Area / Kachemak Bay APC

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

6. Terra Firma Subdivision Johnson Addition; KPB File 2022-171
Peninsula Surveying, LLC / Johnson
Location: Sterling Highway, Sluice Way & Glover Street
Anchor Point Area / Anchor Point APC

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

7. Petaluma Acres Koonz Addition; KPB File 2022-173
Segesser Surveys / Koonz
Location: Canoe Avenue & Fracis Street
Sterling Area

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

8. Thorsland Subdivision Addition No. 1; KPB File 2022-069R1
Segesser Surveys / Evenson Estate
Location; Holt Lamplight Road & Lake Marie Avenue
Nikiski Area

Motion to grant the exception request to KPB 20.60.200 – Survey and monumentation 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, January 9, 2023, at 5:30 PM**. The Planning Commission meeting will not be physically open to the public. The meeting will be held via Zoom only. The Planning Commissioners and staff will be attending via Zoom.

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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