



# Plat Committee Agenda

ACTION – **ZOOM ONLY**

January 9, 2023 – 5:30 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 – 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.

## 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. December 12, 2022 Plat Committee Meeting Minutes

### \*4. Grouped Plats

- E1. Bay Ridge Estates Lot 22 Caron 2023 Replat; KPB 2022-175
- E2. Brown's Acre Estates Addition No. 1; KPB File 2022-170
- E3. Fort Raymond Subdivision No. Hemlock Replat; KPB File 2022-177
- E5. Tatum Denise Subdivision Derks Lake Addition; KPB File 2022-155R1

**Motion to approve the agenda, minutes from the December 12, 2022 Plat Committee meeting and the grouped plats based on staff recommendations & compliance to borough code.**

**D. UNFINISHED BUSINESS – None**

**E. NEW BUSINESS**

1. Bay Ridge Estates Lot 22 Caron 2023 Replat; KPB File 2022-175  
Seabright Surveying / Caron  
Location: Diamond Ridge Road  
Diamond Ridge Area / Kachemak Bay APC

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

2. Brown's Acre Estates Addition No. 1; KPB File 2022-170 **(Grouped Plats)**  
Peninsula Surveying, LLC / Anchorage Development & Construction, LLC  
Location: Lopez Avenue  
Sterling Area

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

3. Fort Raymond Subdivision No. 1 Hemlock Addition; KPB File 2022-177 **(Grouped Plats)**  
R&M Consultants, Inc / City of Seward  
Location: Hemlock Avenue, Sea Lion Avenue & Seward Highway  
City of Seward

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

4. Surreal Subdivision Tract C Replat; KPB file 2022-174  
Ability Surveys / Cabbage, Maxon  
Location: Diamond Ridge Road, Zoe Street & Elliot Avenue  
Diamond Ridge Area / Kachemak Bay APC

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

5. Tatum Denise Subdivision Derks Lake Addition; KPB File 2022-155R1 **(Grouped Plats)**  
McLane Consulting Group / Friendshuh  
Location: Derks Lake Road & Cinnamon Street  
Ridgeway Area

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

6. Hank & Mattie Bartos Subdivision; KPB File 2022-180  
Edge Survey & Design, LLC / Bureau of Indian Affairs, Minium, Lee  
Location: Lois Anne Lane, Jacque Street & Bend Street  
Nikiski Area / Nikiski 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 20.30.170 – Block Length Requirements, passed by unanimous vote (4-Yes, 0-No)

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

7. Smith-Stanton Subdivision; KPB File 2022-178  
Edge Survey & Design, LLC / Smith  
Location: Lower Salamatof Avenue, Amethyst Avenue & Beryl Street  
Salamatof Area / Nikiski 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 20.30.170 – Block Length Requirements, passed by unanimous vote (4-Yes, 0-No)

8. The Place Subdivision; KPB File 2022-179  
Edge Survey & Design, LLC / The Place Motel Bar & Grill, LLC  
Location: Sparrow Land & Kenai Spur Highway  
Salamatof Area / Nikiski 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 20.30.190 – Lot Dimensions, 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 23, 2023** 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

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