



# Plat Committee Agenda

## ACTION

May 22, 2023 – 6:30 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 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. May 8, 2023 Plat Committee Meeting Minutes

\*4 **Grouped Plats**

- 1. Bunnell's Subdivision 2023 Replat; KPB File 2023-047
- 2. Fourth of July Creek Subdivision Seward Marine Industrial Center Duchess Replat; KPB File 2023-045
- 3. Puffin Acres 2023; KPB file 2023-046
- 5. Twin Creek 2023; KPB File 2023-44
- 6. Whisper Lake Subdivision Miller Addition Prather Replat; KPB File 2023-048

**Motion to approve the agenda, minutes from the May 8, 2023 Plat Committee meeting and the grouped plats passed by unanimous vote (4-Yes)**

**D. UNFINISHED BUSINESS - None**

**E. NEW BUSINESS**

- 1. Bunnell's Subdivision 2023 Replat; KPB File 2023-047  
Ability Surveys / Malone, Hendrix  
Location: Swatzell Street & West Pioneer Avenue  
City of Homer

**Motion to grant preliminary approval passed by unanimous vote (4-Yes)**

- 2. Fourth of July Creek Subdivision Seward Marine Industrial Center Duchess Replat  
KPB File 2023-045 (**Consent Agenda**)  
Lang & Associates Inc. / City of Seward  
Location: Delphine Street, Olga Street & Morris Avenue  
City of Seward

**Motion to grant preliminary approval passed by unanimous vote (4-Yes)**

- 3. Puffin Acres 2023; KPB File 2023-046 (**Consent Agenda**)  
Ability Surveys / Hall  
Location: Crested Crane Street & East End Road  
Kachemak City

**Motion to grant preliminary approval passed by unanimous vote (4-Yes)**

- 4. Right-of-Way Acquisition Park Road; KPB File 2023-033  
McLane Consulting Group / Oliva  
Location: Park Road  
Nikiski Area / Nikiski APC

**Motion to postpone until brought back by staff passed by unanimous vote (4-Yes)**

5. Twin Creek 2023: KPB 2023-044  
Geovera, LLC / Paul  
Location: Nearly Level Road & Monroe Street  
Diamond Ridge Area / Kachemak Bay APC

**Motion to grant preliminary approval passed by unanimous vote (4-Yes)**

6. Whisper Lake Subdivision Miller Addition Prather Replat; KPB File 2023-048  
Segesser Surveys / Prather  
Location: Ben Court  
Sterling Area

**Motion to grant preliminary approval passed by unanimous vote (4-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, June 12, 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**

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