

Director Czarnezki summarized the written staff report.

Chair Vadla asked about any negative impacts to the City for combining lots.

Director Czarnezki stated that decision is solely up to the property owner. Be it either a combination or division, it is a platting action that has to go before the commission. After either a combination or division, there is always the possibility for changes to the general standards of the zoning district, like lot size, that may change the number of lots or size of lots that could be accommodated if the plat was to revert.

Chair Vadla asked for public comment.

The following person spoke in support of Resolution PZ 2022-002:

Michael Schoessler, Soldotna, stated the lots proposed for combination are limited by topography and it would not be possible for them to meet septic and well standards for future development.

With no one else wishing to speak, the item was back before the Commission.

VOTE ON MOTION:

Yes: Anderson, Burton, Tautfest, Vadla

No: None

Absent: Blossom, Smithwick-Aley

MOTION PASSED: 4 Yes, 0 No, 2 Absent

Resolution PZ 2022-003 – Recommending Approval of the Riverview Deluxe Subdivision 2022 Replat

MOTION: Commission Member Burton moved to approve Resolution PZ 2022-003.

Associate Planner Hester summarized the written staff report.

Chair Vadla asked for public comment. With no one wishing to speak, the item was back before the Commission.

VOTE ON MOTION:

Yes: Anderson, Burton, Tautfest, Vadla

No: None

Absent: Blossom, Smithwick-Aley

MOTION PASSED: 4 Yes, 0 No, 2 Absent

REPORTS

Director of ED & P Czarnezki reported that the commissioner's need to complete their APOC reporting forms, and that the May Planning & Zoning meeting may have an altered schedule to occur on May 18th instead of May 4th.

ADJOURNMENT

There being no further business to come before the Commission, Chair Vadla adjourned the February 2, 2022 Planning & Zoning Commission meeting at 5:47 p.m. The next regular meeting is scheduled for 5:30 p.m. on March 2, 2022.

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2022-003

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE CITY OF SOLDOTNA RECOMMENDING APPROVAL OF
THE RIVERVIEW DELUXE SUBDIVISION 2022 REPLAT

WHEREAS, the attached plat for the Riverview Deluxe Subdivision 2022 Replat was referred to the City of Soldotna Planning and Zoning Commission, and initially received from McLane Consulting Inc. on January 10, 2022; and

WHEREAS, the City of Soldotna Planning and Zoning Commission find:

1. The plat combines two lots into one lot;
2. The parent plat includes Lot C-2-A, which is 10,975 square feet in size, and Lot C-2-B, which is 20,924 square feet in size;
3. The two existing lots are owned by the subdivider;
4. Lot C-2-A is vacant, and Lot C-2-B contains a principal structure;
5. The plat creates Lot C-3, a .732 acre lot;
6. The property is zoned Single-Family/Two-Family Residential;
7. The surrounding zoning to the east and west is Single-Family/Two-Family Residential and surrounding zoning to the north is Multi-Family Residential;
8. Municipal sewer is available to this subdivision. Municipal water is not available;
9. Proposed Lot C-3 has constructed access from West Riverview Avenue;
10. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
11. An installation or subdivision agreement is not required;
12. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 12 notices to property owners within 300 feet notifying them of the proposed action;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Riverview Deluxe Subdivision 2022 Replat subject to findings as stated above.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 2ND DAY OF FEBRUARY, 2022.

Kaitlin Vadla, Chair

ATTEST:

Jennifer Hester, Associate Planner

Unsigned

Yes: Anderson, Burton, Tautfest, Vadla
No: None
Absent: Blossom, Smithwick-Aley