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# CITY OF SOLDOTNA

## PLANNING & ZONING COMMISSION MINUTES

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FEBRUARY 2, 2022, 5:30 P.M.

CITY COUNCIL CHAMBERS, SOLDOTNA, ALASKA

REGULAR MEETING

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### CALL TO ORDER & PLEDGE OF ALLEGIANCE

A Regular Meeting of the Soldotna Planning and Zoning Commission was held on February 2, 2022. Chair Vadla called the meeting to order at 5:30 p.m.

There were present:

Kaitlin Vadla, Chair

Thomas Anderson

Charlene Tautfest

Mark Burton

Comprising a quorum of the Commission.

There were absent:

Jenny Smithwick-Aley

David Blossom

Also in attendance were:

Linda Hutchings, City Council Ex-Officio

John Czarnezki, Director of Economic Development and Planning Department

Jennifer Hester, Associate Planner

### APPROVAL OF THE AGENDA

The agenda was approved without objection.

### APPROVAL OF THE MINUTES

The January 5, 2022 meeting minutes without objection.

### NEW BUSINESS

#### **Resolution PZ 2022-001 – Recommending Approval of the Pace’s Pleasant Haven Subdivision No. 3 Plat**

MOTION: Commission Member Anderson moved to approve Resolution PZ 2022-001.

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

#### **Resolution PZ 2022-002 – Recommending Approval of the Golf Acres Subdivision 2022 Replat**

MOTION: Commission Member Anderson moved to approve Resolution PZ 2022-002.

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, Taufest, 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, Taufest, Vadla

No: None

Absent: Blossom, Smithwick-Aley

MOTION PASSED: 4 Yes, 0 No, 2 Absent

### **REPORTS**

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

### **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. PZ2022-002

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF SOLDOTNA RECOMMENDING APPROVAL OF  
THE GOLF ACRES SUBDIVISION 2022 REPLAT

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WHEREAS, the attached plat for the Golf Acres Subdivision 2022 Replat was referred to the City of Soldotna Planning and Zoning Commission, and initially received from Edge Survey and Design, LLC. on January 5, 2022; and

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

1. The plat combines three lots into one lot;
2. The parent plat includes Lot 1, which is 1.68 acres in size, Lot 2, which is 2.07 acres in size, and Lot 3, which is 1.72 acres in size;
3. The three existing lots are owned by the subdivider;
4. Lot 1 and Lot 3 are vacant, and Lot 2 contains a principal structure;
5. The plat creates Lot 3A, a 5.464 acre lot;
6. The property is zoned Rural Residential;
7. The surrounding zoning is Rural Residential;
8. Municipal water and sewer are not available to this subdivision;
9. Proposed Lot 3A has constructed access from Long Drive;
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 11 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 Golf Acres 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.

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Kaitlin Vadla, Chair

ATTEST:

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Jennifer Hester, Associate Planner

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