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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

Charlene Tautfest

Thomas Anderson

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.

CITY OF SOLDOTNA  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ2022-001

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF SOLDOTNA RECOMMENDING APPROVAL OF  
THE PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 3 PLAT

WHEREAS, the attached plat for the Pace's Pleasant Haven Subdivision Addition No. 3 was referred to the City of Soldotna Planning and Zoning Commission, and initially received from Edge Survey and Design, LLC. on December 20, 2021; and

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

1. The plat subdivides a 1.562-acre parcel into two lots: Lot 4 is 1.154 acres and Lot 5 is 1.408 acres;
2. The parent plat is legally described as T 5N R 10W SEC 28 Seward Meridian KN N1/2 N1/2 NE1/4 SW1/4 Excluding the West 3 03.4 FT FT & Excluding Paces Pleasant Haven Addn NO 1;
3. The existing lot is residentially developed with a multi-family structure;
4. The existing lot is owned by the applicant;
5. Lot 4 is vacant. Lot 5 contains a multifamily dwelling;
6. The existing lot is split zoned Commercial and Rural Residential. Lot 4 is completely within the Commercial District. Lot 5 is split zoned Commercial and Rural Residential District;
7. Surrounding zoning to the north is Rural Residential and split zoned Rural Residential and Commercial. The zoning districts to the east and south are Commercial. The zoning district to the west is split zoned Commercial and Rural Residential;
8. Municipal water and sewer are not available to this subdivision;
9. Proposed Lot 4 has constructed access from Johns Circle. Lot 5 has access available along Johns Circle;
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 Pace's Pleasant Haven Subdivision Addition No. 3 Plat 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