



Plat Committee Grouped Plats Staff Report

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

GROUPED PLATS **KPB Plat Committee Meeting** **May 23, 2022**

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A.** The plat currently placed on the consent agenda are considered simple or non-controversial. These are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows. – 2 Plats

5. King's Creek 2022 Replat; KPB File 2022-056 *(Grouped Plats)*
Geovera LLC / O'Neill Community Property Trust
Location: Walters Street, Walters Court & Wilderness Lane
Fitz Creek Area / Kachemak Bay APC
8. Bailey Estates Karpik Rice Replat; KPB File 2022-038 *(Grouped Plats)*
Segesser Surveys / Karpik & Rice
Location: Lawton Drive
City of Kenai

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B.** Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 8 Plats

1. Lower Cohoe Subdivision Tracts 1-7; KPB File 2022-057
R&M Consultants / Alaska Mental Health Trust Authority
Location: Herrin Street, Fairway Avenue & Cohoe Lake Road
Cohoe Area
2. Morning Panorama Subdivision #2; KPB File 2022-058
Johnson Surveying / Rahman
Location: Morning Circle
Salamatof Area
3. Mott's Subdivision 2022 Addition; KPB File 2022-059
Edge Survey & Design, LLC / Jackson Estate, Wortham Estate & Mott
Location: Gas Well Road & Kalifornsky Beach Road
Kalifornsky Area
4. Tulchina Point Estates 2022 Replat; KPB File 2022-023
McLane Consulting Group / Littleknife Inc., McLane & Smith
Location: Paper Birch Lan, Developer Circle & Authentic Road
Sterling Area

6. Wales Subdivision; KPB File 2022-061
Geovera LLC / Shenyer
Location: Shegota Loop, Tim Ave., Inlet Ave., Pleasant Spruce Rd. & Sterling Hwy.
Happy Valley Area
7. Beaver Creek Alaska Subdivision 2020 Replat; KPB File 2021-006
Segesser Surveys / Freedom Indeed LLC
Location: Kenai Spur Road & Beaver Loop Road
City of Kenai
9. Kenai Meadows Addition No. 1; KPB File 2022-035
Segesser Surveys / City of Kenai
Location: California Ave., Florida Ave., Fifth St., Nightingale St. & Redoubt Ave.
City of Kenai
10. Quartz Creek Subdivision Outfitters Way Replat; KPB File 2022-060
Segesser Surveys / Kenai Peninsula Borough & Three Bears Alaska Inc.
Persistent Way & Sterling Highway
Cooper Landing Area