



Kenai Planning & Zoning Commission -
Regular Meeting

July 12, 2023 – 7:00 PM

Kenai City Council Chambers
210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Info on Page 2****

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. APPROVAL OF MINUTES

1. *Regular Meeting of June 28, 2023.

C. SCHEDULED PUBLIC COMMENT (*Public comment limited to ten (10) minutes per speaker*)

D. UNSCHEDULED PUBLIC COMMENT (*Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

E. CONSIDERATION OF PLATS

1. **Resolution PZ2023-12** – Recommending Approval for Preliminary Plat – Oberts Silver Salmon Subdivision to Subdivide a Parcel into Two (2) Lots Located at 4805 Silver Salmon Drive (Parcel ID: 04937013) in the Rural Residential (RR) Zoning District.

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Requesting an Excused Absence for the June 28, 2023 Regular Meeting - Greenberg.

I. REPORTS

1. City Council

2. Kenai Peninsula Borough Planning

3. City Administration

J. ADDITIONAL PUBLIC COMMENT (*Public comment limited to five (5) minutes per speaker*)

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: July 26, 2023.

L. COMMISSION COMMENTS AND QUESTIONS

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATIONAL ITEMS

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk's Office at 907-283-8231.

Join Zoom Meeting

<https://us02web.zoom.us/j/81832788208>

Meeting ID: 818 3278 8208 **Passcode:** 524938

OR Call: (253) 215-8782 or (301) 715-8592

Meeting ID: 818 3278 8208 **Passcode:** 524938

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 28, 2023 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on June 28, 2023, in City Hall Council Chambers, Kenai, AK. Chair Twait called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Twait led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Jeff Twait, Chair
Gwen Woodard
John Coston

Joe Halstead, Vice Chair
Jim Glendening
Diane Fikes

A quorum was present.

Absent:

Joe Halstead, Vice Chair

Gary Greenberg

Also in attendance were:

Linda Mitchell, Planning Director
Meghan Thibodeau, Deputy City Clerk
Alex Douthit, Council Member

3. Approval of Agenda and Consent Agenda

MOTION:

Commissioner Woodard **MOVED** to approve the agenda and consent agenda. Commissioner Fikes **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Chair Twait opened the floor for public comment on consent agenda items; there being no one wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED**.

All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. APPROVAL OF MINUTES

1. *Regular Meeting of June 14, 2023

Approved by the consent agenda.

C. **SCHEDULED PUBLIC COMMENTS** - None.

D. **UNSCHEDULED PUBLIC COMMENTS** - None.

E. **CONSIDERATION OF PLATS**

1. **Resolution PZ2023-11** – Recommending Approval for Preliminary Plat – Baron Wood Subdivision 2023 Replat to Consolidate Lots 1 and 2, of Baron Wood Subdivision into one (1) lot.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2023-11. Commissioner Fikes **SECONDED** the motion.

Planning Director Mitchell presented her staff report with information provided in the packet. Zoning and uses of surrounding lots were reviewed; staff recommended approval subject to the following conditions:

1. Revised the scale to an engineer scale (e.g., nearest tenth of a foot).
2. Verify the 15-foot utility easement is corresponding to the correct recorded document.

Discussion ensued.

VOTE:

YEA: Fikes, Woodard, Glendening, Coston, Twait

NAY: None

ABSENT: Halstead, Greenberg

MOTION PASSED.

F. **PUBLIC HEARINGS**

1. **Action/Approval** – Recommending the Kenai City Council Enact Ordinance No. 3363-2023 – Amending Kenai Municipal Code Sections 14.20.330 - Standards for Commercial Marijuana Establishments, and 14.22.010 - Land Use Table to establish a minimum standard for public notification for commercial marijuana establishments and prohibit limited marijuana cultivation facilities in residential zoning districts.

MOTION:

Commissioner Woodard **MOVED** to recommend that the City Council enact Ordinance No. 3363-2023. Commissioner Fikes **SECONDED** the motion.

Director Mitchell explained that the ordinance is Council-sponsored and proposes to amend the current marijuana establishment code.

Chair Twait opened for public hearing.

Alex Douthit explained his reasons for sponsoring the Ordinance.

There being no one else wishing to be heard, the public hearing was closed.

Discussion ensued. The commission requested that administration review buffer regulations related to State-licensed daycare facilities.

VOTE:

YEA: Fikes, Coston, Woodard, Twait, Glendening
NAY: None
ABSENT: Halstead, Greenberg
MOTION PASSED.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. ***Action/Approval** – Requesting an Excused Absence for the June 28, 2023 Regular Meeting - Halstead.

Approved by the consent agenda.

I. REPORTS

1. City Council – Council Member Douthit reported on the actions of the June 21, 2023 City Council meeting.
2. Kenai Peninsula Borough Planning – Commissioner Fikes reported on the actions of the June 26, 2023 Kenai Peninsula Borough Planning Commission Meeting.
3. City Administration – Planning Director Mitchell reported on the following:
 - Updated data on the 2022 Conditional Use Permit (CUP) annual report; notified commission of active CUPs with missing reports.
 - Update on King of the River Food Drive, and ways to donate.
 - Deadline approaching for commissioners to sign up to attend the American Planning Association Conference in Anchorage on September 20, 2023.
 - Attended the joint Kenai-Soldotna Chamber of Commerce luncheon on a fixed-route transportation plan.
 - Attended the open house for the FEMA map update, representing Kenai.

J. ADDITIONAL PUBLIC COMMENT – None.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: July 12, 2023

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Fikes noted she may be absent or participating on Zoom at the July 12, 2023 meeting.

Commissioner Glendening noted that he may be absent for the next meeting as well.

M. PENDING ITEMS – None.

N. ADJOURNMENT

O. INFORMATIONAL ITEMS – None.

There being no further business before the Commission, the meeting was adjourned at 7:45 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of June 28, 2023.

Meghan Thibodeau
Deputy City Clerk

DRAFT



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2023-12**

A RESOLUTION **RECOMMENDING** THAT OBERTS SILVER SALMON SUBDIVISION PRELIMINARY PLAT ATTACHED HERETO BE APPROVED.

PROPERTY ADDRESS: 4805 Silver Salmon Drive

LEGAL DESCRIPTION: Government Lot Ten (10) and that portion of the Northeast one-quarter of the Southeast one-quarter (NE1/4SE1/4) lying West of Silver Salmon Drive, in Section 7, Township 5 north, Range 10 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska.

KPB PARCEL NUMBER: 04937013

WHEREAS, the City of Kenai received the plat from McLane Consulting, Inc. on behalf of the property owners Nathan T. Oberts and Jesse S. Oberts; and,

WHEREAS, the plat meets Kenai Municipal Code (KMC) preliminary plat requirements and development requirements for the Rural Residential (RR) zoning district; and

WHEREAS, the street name is referenced correctly; and,

WHEREAS, the subdivided lots will have access via Silver Salmon Drive, which is not a City-maintained road; and

WHEREAS, City water and sewer lines are not available to the proposed subdivision; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision design standards*, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed subdivision would provide satisfactory and desirable building site, and the on-site water and wastewater system will be subject to the regulatory requirements of Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the proposed lots meet City standards for minimum lot sizes in the subject zoning district.
3. Pursuant to KMC 14.24.020 *General Requirements*, the proposed lots meet City standards for minimum lot width and utility easements. Compliance with the maximum lot

coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That the preliminary plat of Oberts Silver Salmon Subdivision be approved subject to the following condition.

1. Revised Note 2 on the Preliminary Plat to “DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14.20 ZONING CODE REQUIREMENTS”.
2. Place the following note on the plat: “WHEN AN IMPROVEMENT DISTRICT IS FORMED, THE REAL PROPERTY OWNER INVOLVED WILL BE PART OF THE IMPROVEMENT DISTRICT WITHOUT FURTHER ACTION BY THE THEN OWNER OF THE PROPERTY IN QUESTION.”
3. Show and label any areas within the flood zone and floodway with the base flood elevations (BFEs) found on the FEMA Flood Insurance Rate Map (FIRM) Panel 0200122045C, effective on December 6, 1999 on the plat.
4. Place the following note on the plat: “PRIOR TO DEVELOPMENT, CONTACT THE CITY OF KENAI FLOODPLAIN ADMINISTRATOR FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 14.30 OF KENAI MUNICIPAL CODE.”

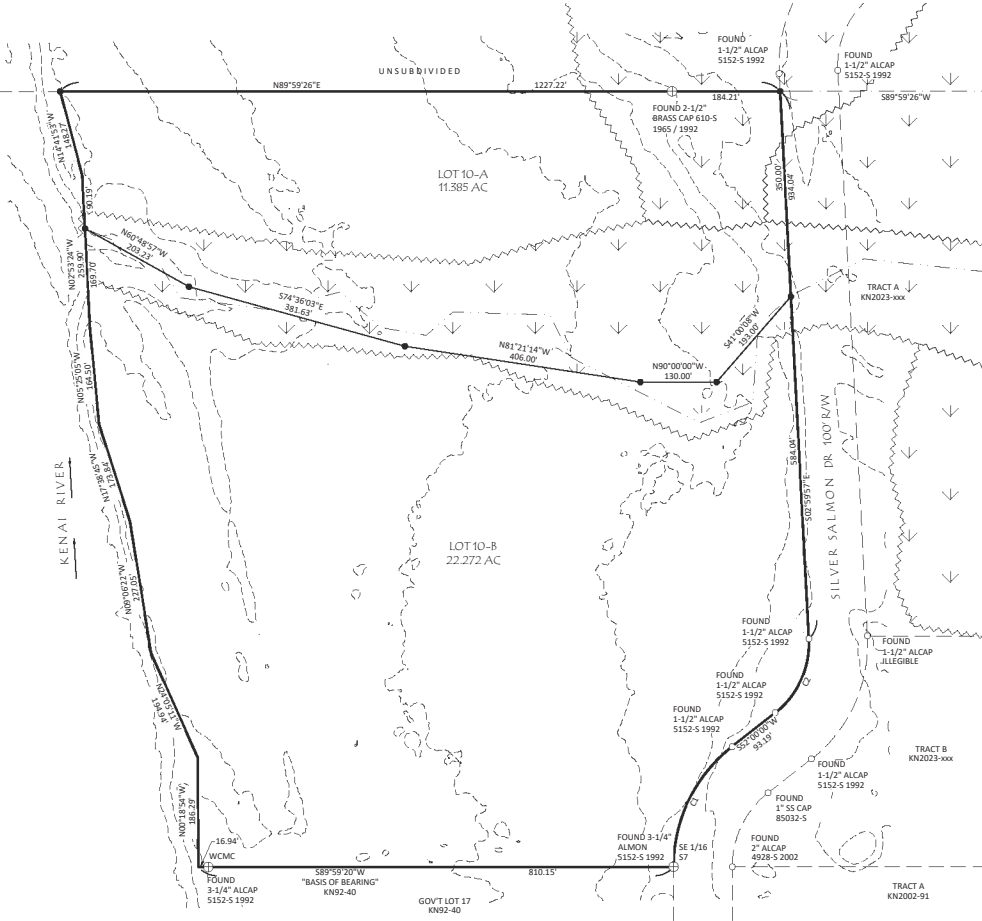
PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 12th day of July, 2023.

JEFF TWAIT, CHAIRPERSON

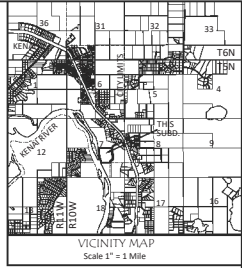
ATTEST:

Meghan Thibodeau, Deputy City Clerk

C1/4 SEC. 7
 N89°59'26"E
 277.64'
 FOUND
 3-1/4" ALCAP
 C2635 1984



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND SECONDARY MONUMENT AS DESCRIBED
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 80032-S
 - AREA SUBJECT TO INUNDATION
 - - - CONTOUR INTERVAL = 4'



CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NATHAN T. OBERTS
 PO BOX 77, KENAI, AK 99611

JESSE S. OBERTS
 PO BOX 77, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: NATHAN T. OBERTS
 ACKNOWLEDGED BEFORE ME THIS
 _____ DAY OF _____, 2023
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
 STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: JESSE S. OBERTS
 ACKNOWLEDGED BEFORE ME THIS
 _____ DAY OF _____, 2023
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
 STATE OF ALASKA

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
 3. THE FRONT 10 FEET ADDING DEDICATED RIGHTS-OF-WAY IS A UTILITY EASEMENT.
 4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT HEREBY GRANTED.
 5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 6. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOT C-3. THE RECORD MEANDER LINE SHOWN IS FOR SURVEY COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040

Plat #

Rec'd Date _____

Date _____ 20

Title _____



WASTEWATER DISPOSAL
 THESE LOTS ARE AT LEAST 2000,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

OBERTS SILVER SALMON SUBDIVISION
 SUBDIVISION OF GOVT LOT 10 AND THAT PORTION OF THE NE1/4 OF SE1/4 LYING WEST OF SILVER SALMON DRIVE, SECTION 7, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN
 NATHAN T. OBERTS, OWNER PO BOX 77 KENAI, AK 99611
 JESSE S. OBERTS, OWNER PO BOX 77 KENAI, AK 99611
 33.658 AC. M.A. SITUATED IN SECTION 7, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2023.

AUTHORIZED OFFICIAL _____ DATE _____

 ENGINEERING - TESTING & SURVEYING P.O. BOX 468 SOLETSKIA, AK 99589 VOICE: (907) 283-4218 FAX: (907) 283-5245 WWW.MCLANEENGINEERING.COM	KPB File No.	2023-xxx
	Project No.	231010

SCALE: 1" = 100' DATE: MAY 2023 BOOK NO.: 23-05 DRAWN BY: JAH



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Linda Mitchell, Planning Director *LM*
DATE: July 7, 2023
SUBJECT: Resolution No. PZ2023-12 – Preliminary Plat – Oberts Silver Salmon Subdivision

Request The applicant is proposing a preliminary plat to subdivide one (1) lot into two (2) lots.

Staff Recommendation Adopt Resolution No. PZ2023-12 recommending approval for a Preliminary Plat – Oberts Silver Salmon Subdivision to subdivide a parcel described by metes and bounds into two (2) lots.

Applicant: McLane Consulting, Inc.
Attn: James Hall
PO Box 468
Soldotna, AK 99669

Property Owners: Nathan T. Oberts and Jesse S. Oberts

Legal Description: Government Lot Ten (10) and that portion of the Northeast one-quarter of the Southeast one-quarter (NE1/4SE1/4) lying West of Silver Salmon Drive, in Section 7, Township 5 north, Range 10 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska.

Property Address: 4805 Silver Salmon Drive

KPB Parcel No.: 04937013

Lot Size (acreage): 33.658

Zoning: Rural Residential (RR)

Current Use: Vacant

Proposed Use: Undetermined

Land Use Plan: Low Density Residential (LDR)

SUMMARY

The proposed preliminary plat will subdivide an approximately 33.66-acre parcel described by metes and bounds into two (2) lots with the proposed Lot 10-A to be approximately 11.38 acres and proposed Lot 10-B to be approximately 22.27 acres. The subject parcel is a treed vacant lot. Surrounding properties are primarily vacant, except to the south is the Pillars Boat Launch. At this time, there is no proposed use.

Kenai Municipal Code Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed subdivision meets the preliminary plat requirements and development requirements for the Rural Residential (RR) zoning district. The subdivided lots will have access via Silver Salmon Drive, which is not a City-maintained road. City water and sewer lines are not available to the proposed subdivision. The proposed subdivision will be subject to the requirements of the Alaska Department of Environmental Conservation (ADEC) for on-site water and wastewater systems. An installation agreement is not required.

Staff finds that the proposed preliminary plat meets the following Title 14 of Kenai Municipal Code (KMC) sections.

1. Pursuant to KMC 14.10.070 *Subdivision design standards*, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed subdivision would provide satisfactory and desirable building site, and the on-site water and wastewater system will be subject to the regulatory requirements of ADEC.
2. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the proposed lots meet City standards for minimum lot sizes in the subject zoning district.
3. Pursuant to KMC 14.24.020 *General Requirements*, the proposed lots meet City standards for minimum lot width and utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Oberts Silver Salmon Subdivision meets the general standards of Kenai Municipal Code, Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table*, and hereby recommends that the Planning and Zoning Commission recommends approval of Resolution No. PZ2023-12 to Kenai Peninsula Borough, subject to the following conditions.

1. Revised Note 2 on the Preliminary Plat to “DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14.20 ZONING CODE REQUIREMENTS”.
2. Place the following note on the plat: “WHEN AN IMPROVEMENT DISTRICT IS FORMED, THE REAL PROPERTY OWNER INVOLVED WILL BE PART OF THE IMPROVEMENT DISTRICT WITHOUT FURTHER ACTION BY THE THEN OWNER OF

THE PROPERTY IN QUESTION.”

3. Show and label any areas within the flood zone and floodway with the base flood elevations (BFEs) found on the FEMA Flood Insurance Rate Map (FIRM) Panel 0200122045C, effective on December 6, 1999 on the plat.
4. Place the following note on the plat: “PRIOR TO DEVELOPMENT, CONTACT THE CITY OF KENAI FLOODPLAIN ADMINISTRATOR FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 14.30 OF KENAI MUNICIPAL CODE.”

ATTACHMENTS

Aerial Map

Application with Certificate of Plat

Preliminary Plat, Oberts Silver Salmon Subdivision



PRELIMINARY PLAT
Resolution No. PZ2023-12
4805 Silver Salmon Drive
KPB Parcel ID: 04937013



Date Printed: 7/7/2023

Map for Reference Only
NOT A LEGAL DOCUMENT



0 250 500 1,000 Feet



Preliminary Plat Submittal Form

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

APPLICANT (SURVEYOR)

Name:	McLane Consulting						
Mailing Address:	PO BOX 468	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	907-283-4218						
Email:	JHALL@MCLANECG.COM						

PROPERTY OWNER

Name:	Nathan Oberts & Jesse Oberts						
Mailing Address:	PO BOX 77	City:	KENAI	State:	AK	Zip Code:	99611
Phone Number(s):							
Email:							

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04937013						
Current City Zoning:	RR						
Use:	<input type="checkbox"/> Residential		<input type="checkbox"/> Recreational		<input type="checkbox"/> Commercial		
	<input checked="" type="checkbox"/> Other: Conservation / Future Development						
Water:	<input checked="" type="checkbox"/> On Site		<input type="checkbox"/> City		<input type="checkbox"/> Community		
Sewer:	<input checked="" type="checkbox"/> On Site		<input type="checkbox"/> City		<input type="checkbox"/> Community		

PLAT INFORMATION

Preliminary Plat Name:	Oberts Silver Salmon Subdivision						
Revised Preliminary Plat Name:							
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No				
Street Name (if vacating ROW):							

Exceptions Required and Requested:

Comments:

REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) 24" x 36" Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats
---	--	---

SIGNATURE

Signature:				Date:	
Print Name:			Title/Business:		



Planning Department

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

PRELIMINARY PLAT SUBMITTAL FORM

- PRELIMINARY PLAT** **REVISED PRELIMINARY PLAT** (no fee required) **PHASED PRELIMINARY PLAT**
- PRELIMINARY PLAT FOR PRIVATE STREETS/GATED SUBDIVISION** – all requirements of chapter 20, excluding 20.20.210 and 20.50 apply and must be met.

SUBDIVISION PLAT NAME: must be a unique name, contact staff for assistance if needed.

Oberls Silver Salmon Subdivision

PROPERTY INFORMATION:

Legal description: Gov't Lot 10 & Portion of NE1/4SE1/4 Section 7, T5N, R10W, SM AK

Section: 7	Township: 5N	Range: 10W, SM AK
------------	--------------	-------------------

General area description Silver Salmon Drive and Kenai Spur Hwy

City (if applicable): Kenai	Total Acreage: 33.658
-----------------------------	-----------------------

SURVEYOR

Company: McLane Consulting, Inc.	Contact Person: James Hall
Mailing Address: PO BOX 466	City, State, Zip Soldotna, AK 99669
Phone: 907-283-4218	e-mail: jhall@mlanecg.com

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER: on site City community WATER: on site City community

SUBMITTAL REQUIREMENTS

~~A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.~~

- 1 – full size paper copy
- 3 – reduced sized drawing (11 x 17)
- Preliminary plat **NON-REFUNDABLE** submittal fee \$400
- City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- Certificate to plat for ALL parcels included in the subdivision
- Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ALL requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

EXCEPTIONS REQUESTED TO PLATTING CODE: Complete the EXCEPTION REQUEST APPLICATION and attach to the preliminary plat submittal.

APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

OWNER(s)

Name (printed): Nathan Oberls	Signature: <i>[Signature]</i>
Phone: 907-252-2946	e-mail: Ntoberts@yahoo.com

Name (printed): Jesse S Oberls	Signature: <i>[Signature]</i>
Phone: 907-252-5800	e-mail: JSSoberls@yahoo.com

Name (printed):	Signature:
Phone:	e-mail:

Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Unit B
Soldotna, AK 99669
Tel: (907) 260-8031 Fax: (907) 260-8036

CERTIFICATE TO PLAT

McLane Consulting, Inc.
PO Box 468
Soldotna, AK 99669
Attention: James Hall

File Number: 23103
Premium: \$250.00
Tax:

Gentlemen:

This is a certificate as of May 10, 2023 at 8:00 A.M. for a plat out of the following property:

Government Lot Ten (10) and that portion of the Northeast one-quarter of the Southeast one-quarter (NE1/4SE1/4) lying West of Silver Salmon Drive, in Section 7, Township 5 North, Range 10 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

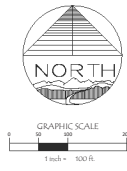
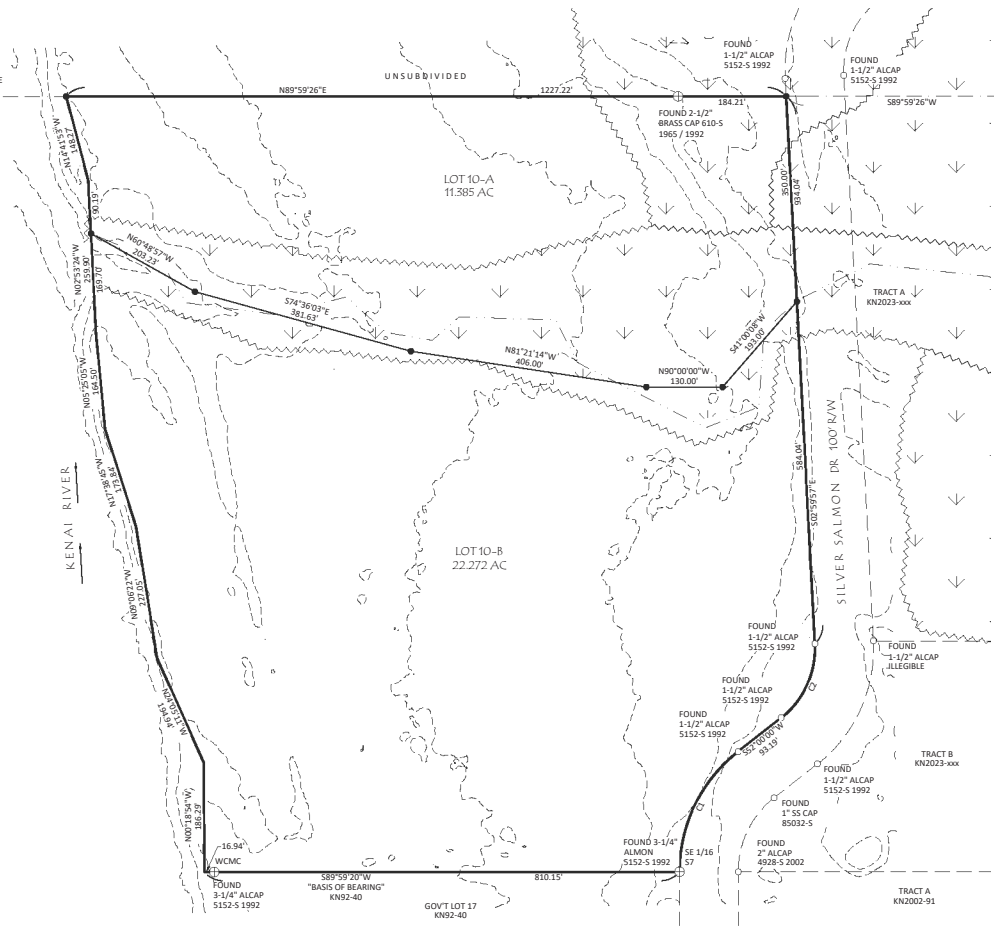
Nathan T. Oberts, an unmarried man and Jesse S. Oberts, an unmarried man
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **RESERVATIONS AND EXCEPTIONS** as contained in Mineral Patent from the United States of America to the State of Alaska
Recorded: September 27, 1982
Volume/Page: 194/781

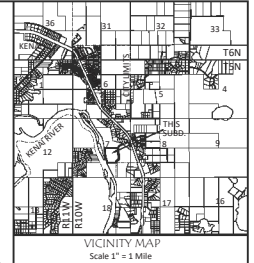
FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
4. **RIGHTS OF THE PUBLIC** and or governmental agencies in and to that portion of said premises lying below the mean high water mark of Kenai River and creek and any questions of right of access to the water in the event said lands do not in fact abut the water.
5. **ANY PROHIBITION OR LIMITATION** on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
6. **RIGHTS OF THE PUBLIC** and or government agencies to any portion of the land included within the boundaries of Silver Salmon Drive and any other roads.
7. **JUDGMENT** for the amount herein stated and for any other amounts due under the conditions therein:
Creditor: Denali Alaskan Federal Credit Union
Debtor: Jesse S. Oberts
Amount: \$7,380.56
Dated: June 30, 2015
Recorded: July 28, 2015

C1/4 SEC. 7
 N89°59'26"E
 277.64'
 FOUND
 3-1/4" ALCAP
 C2635 1984



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND SECONDARY MONUMENT AS DESCRIBED
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 80032-S
 - AREA SUBJECT TO INUNDATION
 - - - CONTOUR INTERVAL = 4'



CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NATHAN T. OBERTS
 PO BOX 77, KENAI, AK 99611

JESSE S. OBERTS
 PO BOX 77, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: NATHAN T. OBERTS
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: JESSE S. OBERTS
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
 3. THE FRONT 10 FEET ADDITIONAL DEDICATED RIGHTS-OF-WAY IS A UTILITY EASEMENT.
 4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT HEREBY GRANTED.
 5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 6. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOT C-3. THE RECORD MEANDER LINE SHOWN IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040

Plat #

Rec'd Date _____

Date _____ 20

Title _____



WASTEWATER DISPOSAL
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

OBERTS SILVER SALMON SUBDIVISION
 SUBDIVISION OF GOVT LOT 10 AND THAT PORTION OF THE NE1/4 OF SE1/4 LYING WEST OF SILVER SALMON DRIVE, SECTION 7, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN
 NATHAN T. OBERTS, OWNER PO BOX 77 KENAI, AK 99611
 JESSE S. OBERTS, OWNER PO BOX 77 KENAI, AK 99611
 33.658 AC. M/L SITUATED IN SECTION 7, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2023.

AUTHORIZED OFFICIAL _____ DATE _____

 ENGINEERING - TESTING & SURVEYING P.O. BOX 468 SOLETSKIA, AK 99589 VOICE: (907) 283-4218 FAX: (907) 283-5245 WWW.MCLANEENGINEERING.COM	KPB File No.	2023-xxx
	Project No.	231010

SCALE: 1" = 100' DATE: MAY 2023 BOOK NO.: 23-05 DRAWN BY: JAH



Kenai City Council - Regular Meeting

July 05, 2023 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 3****

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a council member so requests, in which case the item will be removed from the consent agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. SCHEDULED ADMINISTRATIVE REPORTS

C. SCHEDULED PUBLIC COMMENTS (*Public comments limited to ten (10) minutes per speaker*)

1. Kenai Peninsula Economic Development District Quarterly Update, Tim Dillon, Executive Director.
2. Cook Inlet Regional Citizens Advisory Council (CIRCAC), Three-Year Recertification, John Williams, Vice President of CIRCAC.

D. UNSCHEDULED PUBLIC COMMENTS (*Public comments limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION. Ordinance No. 3360-2023** - Accepting and Appropriating a Grant Received through Maddie's Fund to the Kenai Animal Shelter for the Care of Animals. (Administration)
2. **ENACTED WITHOUT OBJECTION. Ordinance No. 3361-2023** - Accepting and Appropriating Fiscal Year 2023 Funds from the 2022 Community Assistance Program, Passed through the State of Alaska, Department of Commerce, Community, and Economic Development for National Floodplain Insurance Program Training. (Administration)
3. **ENACTED WITHOUT OBJECTION. Ordinance No. 3362-2023** - Increasing Estimated Revenues and Appropriations in the Airport Special Revenue and Airport Improvements Capital Project Funds to Provide Supplemental Funding for the Kenai Municipal Airport's Sand Storage Facility Project and Authorizing a Contract Amendment for Professional Services. (Administration)
4. **ENACTED AS AMENDED WITHOUT OBJECTION. Ordinance No. 3363-2023** - Amending Kenai Municipal Code Sections 14.20.330 - Standards for Commercial Marijuana

Establishments, and 14.22.010 - Land Use Table, to Establish a Minimum Standard for Public Notification for Commercial Marijuana Establishments and Prohibit Limited Marijuana Cultivation Facilities in Residential Zoning Districts. (Douthit and Baisden)

F. MINUTES

1. *Regular Meeting of June 21, 2023. (City Clerk)
2. *Special Meeting of June 21, 2023 (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020. (Administration)
3. ***Action/Approval** - Special Use Permit to Kenai Chamber of Commerce and Visitor Center for the Use and Operation of the Moosemeat John Cabin. (Administration)
4. ***Action/Approval** - Non-Objection to the Renewal of an Outdoor Recreation Lodge Liquor License for The Cannery Lodge, LLC, DBA The Cannery Lodge – License No. 5369 (City Clerk)
5. ***Action/Approval** - Non-Objection to the Renewal of a Package Store Liquor License for Three Bears Alaska, Inc, DBA Three Bears – License No. 4118 (City Clerk)
6. **Discussion/Action** - Radio Advertising. (Douthit)

I. COMMISSION / COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

1. City Manager
2. City Attorney
3. City Clerk

L. ADDITIONAL PUBLIC COMMENTS

1. Citizens Comments (*Public comments limited to five (5) minutes per speaker*)
2. Council Comments

M. EXECUTIVE SESSION

1. Review and Discussion of the City Manager's Evaluation Which May be a Subject that Tends to Prejudice the Reputation and Character of the City Manager. *[AS 44.62.310(C)(2)]*.

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

1. Mayoral Letter of Support for CIRCAC's Recertification.

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk's Office at 907-283-8231.

Join Zoom Meeting

<https://us02web.zoom.us/j/88146644808>

Meeting ID: 881 4664 4808 **Passcode:** 555087

OR

Dial In: (253) 215-8782 or (301) 715-8592

Meeting ID: 881 4664 4808 **Passcode:** 555087



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Jeremy Brantley, Chair – District 5 Sterling/Funny River
Blair Martin, Vice Chair – District 2 Kenai
Pamela Gillham – District 1 Kalifornsky
Virginia Morgan, Parliamentarian – District 6 East Peninsula
John Hooper – District 3 Nikiski
Michael Horton – District 4 Soldotna
VACANT – District 7 Central
David Stutzer – District 8 Homer
Dawson Slaughter – District 9 South Peninsula
Diane Fikes – City of Kenai
Franco Venuti – City of Homer
Charlene Tautfest – City of Soldotna
Troy Staggs – City of Seward
VACANT – City of Seldovia

Monday, July 17, 2023

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for 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 that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and 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.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

1. Time Extension Request
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval

[KPB-5353](#)

- a. Corea Bend Subdivision 2022 Addition; KPB File 2022-131
- b. Jesse Lee Heights Great Bear Addition; KPB File 2023-008
- c. Moose Range Meadow Frawner Addition; KPB File 2022-104
- d. New Homestead Subdivision; KPB File 2023-007
- e. Pace's Pleasant Haven 2022 Replat; KPB File 2022-168
- f. Petaluma Acres Koonz Addition; KPB File 2022-173
- g. Soldotna Creek Hills Subdivision Martin Addition; KPB File 2020-103
- h. Wahl Subdivision; KPB File 2022-092R1

Attachments: [C3. Admin Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-5354](#)

- a. Lake Salamatof Crescent Nelson Replat; KPB File 2022-114

Attachments: [C4. Final Approvals](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

[KPB-5355](#) June 26, 2023 Planning Commission Meeting Minutes

Attachments: [C7. 062623 PC Meeting Minutes](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-5356](#) Building Setback Encroachment Permit – KPB File 2023-062
PC Resolution 2023-18
Peninsula Surveying / James
Location: Tract D-1, Quartz Creek Subdivision James Addition, Plat SW 2005-14
Cooper Landing Area
Attachments: [E1. BSEP Quartz Creek Sub James Addn Packet](#)
2. [KPB-5357](#) Building Setback Encroachment Permit – KPB File 2023-063
PC Resolution 2023-19
Peninsula Surveying / Eicher
Location: Lot 3A, Block 1, Doser Subdivision Eicher 2020 Replat, Plat KN 2021-61
Sterling Area
Attachments: [E2. BSEP Doser Sub Eicher 2020 Replat Packet](#)
3. [KPB-5358](#) Building Setback Encroachment Permit – KPB File 2023-066
PC Resolution 2023-17
Peninsula Surveying / Robinson
Location: Tract A1, Heaven's View Subdivision 2019 Addition ROW Vacation, Plat KN 2019-22
Sterling Area
Attachments: [E3. BSEP Heaven's View Sub 2019 Addn Packet.pdf](#)
4. [KPB-5359](#) Conditional Land Use Permit Modification – Materials Extraction
Applicant: Tutka, LLC; Land Owner: State of Alaska
Location: T04N, R01W, SEC 24, S.M., SW Govt Lot 13
Crown Point Area
Attachments: [E4. CLUP Modification - Tutka L Packet](#)

F. PLAT COMMITTEE REPORT**G. OTHER****H. PUBLIC COMMENT/PRESENTATION**

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS**J. COMMISSIONER COMMENTS****K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NO ACTION REQUIRED****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, August 14, 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 7:30 p.m.

CONTACT INFORMATION**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.



Meeting Agenda Plat Committee

Monday, July 17, 2023

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for 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 that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and 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.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-5346](#) June 26, 2023 Plat Committee Meeting Minutes

Attachments: [C3. 062623 Plat Committee Minutes](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-5347](#) Seal Rock Roost 2023; KPB File 2023-059
Ability Surveys / Koth
Location: East End Road
City of Homer

Attachments: [E1. Seal Rock Roost 2023 Packet](#)
2. [KPB-5348](#) Pease Subdivision Meadowmere Replat; KPB File 2023-064
Mullikin Surveys / Dean
Location: Waterman Road
Fritz Creek Area / Kachemak Bay APC

Attachments: [E2. Pease Subdivision Meadowmere Replat Packet](#)
3. [KPB-5349](#) Reutov Subdivision; KPB File 2023-065
Segesser Surveys / Reutov
Location: Lawton Drive
City of Kenai

Attachments: [E3. Reutov Subdivision Packet](#)
4. [KPB-5350](#) Waldron-Engle Subdivision; KPB File 2022-147
Johnson Surveying / Waldron, Cooper-Waldron
Location: MP 127 Sterling Highway
Ninilchik Area

Attachments: [E4. Waldron-Engle Subdivision Packet](#)

5. [KPB-5351](#) Graham-Miller Subdivision #3; KPB File 2023-067
Johnson Surveying / Linda L. Graham Trust
Location: Fifth Street
Hope Area / Hope-Sunrise APC
Attachments: [E5. Graham-Miller Subdivision #3 Packet](#)
6. [KPB-5352](#) Stewart Subdivision 2023 Addition; KPB File 2023-031R1
Johnson Surveying / Zimmerman
Location: Avalon Street & Salmon Creek Road
Bear Creek Area
Attachments: [E6. Stewart Subdivision 2023 Addition Packet](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, August 14, 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 7:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.