

**SELDOVIA  
PLANNING COMMISSION**

*Wednesday*  
**July 19, 2017**



REGULAR MEETING  
**7:00pm**  
MULTI-PURPOSE ROOM

**AGENDA FOR THE SELDOVIA PLANNING COMMISSION  
REGULAR MEETING  
MULTI-PURPOSE ROOM**

**Wednesday  
July 19, 2017  
7:00PM**

SENSE BATES CARLUCCIO STONE CAMPBELL
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- A. Call to order;
- B. Roll Call;
- C. Approval of the Agenda;
- D. Approval of Minutes from May 3, 2017;
- E. Public Comments Regarding Items Not on the Agenda;
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;

1. Frank Raby Subdivision Barnard Replat

- A. Presentation by Staff or Commission
- B. Public Presentation or Hearing
- C. Commission Discussion
- D. Action/Disposition

2. Petition to Vacate East Addition right-of-way

- A. Presentation by Staff or Commission
- B. Public Presentation or Hearing
- C. Commission Discussion
- D. Action/Disposition

H. Commission Business:

1. Cedar St. Extension Update

I. Staff Reports:

- 1. Currently there are six building permits completed and signed for 2017.

J. Informational Items Not Requiring Action:

K. Comments of the Public:

L. Comments of the Commission:

M. Next Meeting: Regular scheduled meeting, August 8, 2017

N. Adjournment:

**\*If you require special assistance to attend the meeting,  
Please, notify the City Office 24 hours in advance of the meeting and arrangements will be made.**

Seldovia  
Planning Commission  
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Pages 1-3	Minutes of the Regular Meeting, July 19, 2017
Pages 4-5	Frank Raby Subdivision Barnard Replat
Pages 6-7	Petition to Vacate East Addition right-of-way

NOTES:

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**MINUTES FOR THE SELDOVIA PLANNING COMMISSION**  
**REGULAR MEETING**  
**MULTI-PURPOSE ROOM**  
**Wednesday**  
**May 3, 2017**  
**7:00PM**

BATES CARLUCCIO STONE CAMPBELL SENENIG
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- A. Call to order; MEETING CALLED TO ORDER AT 7:09PM BY CHAIR CAMPBELL
- B. Roll Call; All present
- C. Approval of the Agenda; CARLUCCIO/STONE MOVED TO APPROVE THE AGENDA

CARLUCCIO/BATES MOVED TO AMEND THE AGENDA BY ADDING ITEM G1. REQUEST FOR COMMENT ON KPB PRILIMINARY PLAT PROPOSAL FILE #2017-004 RUSSIAN ORTHODOX CHURCH  
NO OBJECTION/ MOTION CARRIED

CARLUCCIO/BATES MOVED TO APPROVE THE AGENDA AS AMENED  
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from April 5, 2017; CARLUCCIO/BATES MOVED TO APPROVE THE MINUTES OF APRIL 5, 2017.  
NO OBJECTION/ MOTION CARRIED
- E. Public Comments Regarding Items Not on the Agenda;  
PERLEY MORRISON- Spoke to the Commission on his exception for his horses.
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;

1. Request For Comment on KPB Priliminary Plat Proposal File #2017-004 Russian Orthodox Church

A. Presentation by Staff or Commission

CLERK/STANISH- Presented the proposal in the packet for further comment if the Commission feels it is necessary.

B. Public Presentation or Hearing

ZANE HENNING- Asked the clerk when this first came to the Commission.

C. Commission Discussion

CARLUCCIO- Discussed the maintainance of English Dr. and the responsibility of the land owners to extend sewer and water across the private property to the new lots. Those comments were submitted in Dec. when the preliminary plat first came to the Commission.

D. Action/Disposition

CONSENSIS OF THE COMMISSION WAS TO MAKE NO FURTHER COMMENT ON KPB PLAT #2017-004

H. Commission Business:

1. Cedar St. Extension Update

CLERK/STANISH- Discussed the Cedar St. issue, the survey estimate, and the costs involved which

M. Next Meeting: Regular scheduled meeting, June 7, 2017

CAMPBELL- Next meeting is just after the Coming Home and a very busy time. Let's change the July meeting to July 19<sup>th</sup>.

N. Adjournment:

CARLUCCIO/STONE MOVED TO ADJOURN AT 8:15 PM  
NO OBJECTION/ MOTION CARRIED

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of May 3, 2017.

\_\_\_\_\_  
Lisa Stanish, City Clerk

Approved by Commission \_\_\_\_\_



Kenai Peninsula Borough Planning Department  
144 North Binkley Street  
Soldotna, AK 99669

Plat Submittal Form

Survey Firm Name & Address:

Integrity Surveys Inc Phone 283-9047

8/20 Set Net Dr.

Kenai, AK 99611 Email integritysurveys@alaska.net

- Checkboxes for Preliminary Plat, Revised Preliminary Plat, Minor Revisions, Major Revisions, Preliminary Design, Subdivision Plat Phase.

- Checkboxes for Submittal of 2 full size plats, Plat Submittal Fee in the Amount of \$200, Final Plat - Preliminary Approval Granted, Plat Recording Fee in the Amount of.

Abbreviated Plat Yes No (If yes, use the Abbreviated Plat Submittal Form)

Plat Name Frank Raby Subdivision Barnard Replat

General Location: Seldovia - Anderson Way

- USE: Residential, Recreational, Commercial, Agricultural, Other.

City minutes attached (Plat location is in city limits or Bndge Creek Watershed District)

CURRENT ZONING WHERE APPLICABLE:

SEWER: On site, City, Community WATER: On site, City, Community

EXCEPTIONS REQUIRED AND REQUESTED:

- Numbered list for exceptions (1-4).

Comments: (Attach an additional sheet if needed)

Original Signature(s) of Owner(s) of a Majority of Land within the Subdivision

Craig J. Barnard Pnnt Name

Signature (Handwritten signature)

Pnnt Name

Signature

Pnnt Name

Signature

Pnnt Name

Signature

Please Note If you are signing as a representative or official of a corporation and own less than 50% of said corporation (or you are not listed as a registered agent in the State of Alaska corporation database) a corporate resolution or signed document from the Board of Directors clearly stating your authorization to sign for the corporation must be attached

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Kenai Peninsula Borough Planning Department  
 141 North Bentley  
 Soldotna, Alaska 99669-7599  
 Toll free within the Borough 1-800-478-4441, extension 2200  
 (907) 714-2200

**Petition to Vacate Public Right-of-Way/Easement/Platted Public Area**  
**Public Hearing Required**

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

- \$500 non-refundable fee to help offset costs of advertising public hearing
- City Advisory Planning Commission. Copy of minutes at which the item was acted on, along with a copy of City Staff Report
- Name of public right of way proposed to be vacated is dedicated by the plat of East Addition Subdivision, filed as Plat No. \_\_\_\_\_ in Seldovia Recording District
- Are there associated utility easements to be vacated?  Yes  No
- Are easements in use by any utility company? If so, which company, \_\_\_\_\_
- Easement for public road or right of way as set out in (specify type of document) \_\_\_\_\_ as recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the \_\_\_\_\_ Recording District. (Copy of recorded document must be submitted with petition)
- Submit three copies of plat or map showing area proposed to be vacated. Must not exceed 11x17 inches in size. In the case of public right of way, the submittal must include a sketch showing which parcels the vacated area will be attached to. Proposed alternative dedication is to be shown and labeled on the sketch.
  - Has right-of-way been fully or partially constructed?  Yes  No
  - Is right-of-way used by vehicles / pedestrians / other?  Yes  No
  - Is alternative right of way being provided?  Yes  No

The petitioner must provide reasonable justification for the vacation. Reason for vacating:

Majority of road is not constructed; constructed portion is currently used as a private driveway. All adjacent lots have existing access. House expansion plans cannot move forward without vacation due to house currently encroaching on right of way.

The petition must be signed (written signature) by owners of the majority of land fronting the right of way, easement, or platted public area proposed to be vacated. Each petitioner must include address and legal description of his/her property.

Submitted By: Name Keith Swick Signature as  Petitioner  Representative  
 Address PO Box 42  
Seldovia, AK 99663  
(397 Rocky) Lot 3 and 4B  
 Phone 907-319-1073 / 907-334-7400

Petitioner:  
 Signature \_\_\_\_\_  
 Name HUGH SMITH  
 Address 240 HARBOR VIEW  
SELDOVIA AK 99663

Signature Alfred J. Weglinski  
 Name ALFRED J. WEGLINSKI  
 Address 135 (CRISSY LN) FRANK RABBIT  
41220 LN

Owner of Lot 49 Mountain View  
 Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_

Owner of Lot 66  
 Signature \_\_\_\_\_  
 Name GREENFIELD SUBS, INC. PRESIDENT  
 Address PO Box 6823  
GREENFIELD, GA 30589

Owner of 439 Rocky St

Owner of 110 Augustana