



Meeting Agenda Plat Committee

Monday, February 26, 2024

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-5804](#) February 12, 2024 Plat Committee Minutes

Attachments: [C3. 021224 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-5787](#) E2. Kasilof Alaska Subdivision 2023 Replat; KPB File 2023-147
E3. Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124
E4. Willard's Legacy; KPB File 2024-011
E5. 5 D Subdivision; KPB File 2024-012
E9. Shamrock Subdivision No. 3; KPB File 2024-015
E10. City Park Subdivision Replat 2023; KPB File 2023-145
E11. Strawberry Hill Estates 2023 Addition; KPB File 2024-016
E12. Jake Estates ROW Replat; KPB File 2023-115

Attachments: [C4. Grouped Plats](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-5805](#) Three Ponds Subdivision; KPB File 2024-006
Fixed Height LLC / Warner
Location: MP 103 Sterling Highway
Kalifornsky Area

Attachments: [E1. Three Ponds Sub Packet](#)

2. [KPB-5806](#) Kasilof Alaska Subdivision 2023 Replat; KPB File 2023-147
Johnson Surveying / Hallstead, Coyle
Location: Old Setnetter Drive off Kalifornsky Beach Road
Kalifornsky Area

Attachments: [E2. Kasilof Alsaka Subdivision 2023 Replat Packet](#)

3. [KPB-5807](#) Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124
Johnson Surveying / Wilson
Location: Garrison Ridge Road & Wild Salmon Way off Oil Well Road
Ninilchik Area

Attachments: [E3. Ninilchik River Estates Wilson 2023 Addition Packet](#)

4. [KPB-5808](#) Willard's Legacy; KPB File 2024-011
Seabright Surveying / Jones, Cissney
Remote Location
Fox River Area

Attachments: [E4. Willard's Legacy Packet](#)

5. [KPB-5809](#) 5 D Subdivision; KPB File 2024-012
Edge Survey & Design LLC / Dunbar
Location: Birch Street & First Avenue
City of Kenai

Attachments: [E5. 5 D Subdivision Packet](#)

6. [KPB-5810](#) River Quest Phase 3, KPB File 2024-013
Edge Survey & Design LLC / Nash
Location: Porter Road, Brooklyn Avenue & Caden Circle
Kalifornsky Area

Attachments: [E6. River Quest Phase 3 Packet](#)
[E6. River Quest Phase 3 Desk Packet](#)

7. [KPB-5812](#) Cottonwood Subdivision Jose Replat; KPB File 2024-003
Edge Survey & Design LLC / Jose
Location: Miracle Avenue & Tundra Rose Circle
Soldotna Area

Attachments: [E7. Cottonwood Subdivision Jose Replat Packet](#)

8. [KPB-5813](#) Bear Cove Airpark Addition; KPB File 2024-014
McLane Consulting Group / Kersten
Location: Pomeroy Road
Remote Area

Attachments: [E8. Bear Cove Airpark Addition Packet](#)
[E8. Bear Cove Airpark Addn Desk Packet](#)

9. [KPB-5814](#) Shamrock Subdivision No. 3; KPB File 2024-015
McLane Consulting Group / Heite
Location: Effie Street
Nikiski Area / Nikiski APC

Attachments: [E9. Shamrock Subdivision No 3 Packet](#)
10. [KPB-5816](#) City Park Subdivision 2023 Replat; KPB File 2023-145
McLane Consulting Group
Evenson, Boys & Girls Club of the Kenai Peninsula
Location: S. Spruce Street
City of Kenai

Attachments: [E10. City Park Subdivision 2023 Replat Packet](#)
11. [KPB-5817](#) Strawberry Hill Estates 2023 Addition; KPB File 2024-016
McLane Consulting Group / Bunts
Location: Wortham Avenue & Devray Street
City of Kenai

Attachments: [E11. Strawberry Hill Estates 2023 Addition Packet](#)
12. [KPB-5818](#) Jake Estates ROW Replat; KPB 2023-115
McLane Consulting Group / Asimakopoulos
Location: Paulk Avenue
Kalifornsky Area

Attachments: [E12. Jake Estates ROW Replat 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, March 25, 2024 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.