



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, December 16, 2024

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

ZOOM MEETING DETAILS

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-6492](#) November 18, 2024 Plat Committee Minutes

Attachments: [C3. 11-18-24 Plat Minutes](#)

4. Grouped Plats

[KPB-6493](#) 12/16/24 Grouped Plats

Attachments: [C4. Grouped Plats](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-6494](#) Clan Maxwell Estates Lyon Addition; KPB File 2024-122
AK Lands / Lyon
Location: Maximilian Drive & Big Bear Street
Bear Creek Area

Attachments: [E1. Clan Maxwell Estates Lyon Addn_Packet](#)
[E1. Clan Maxwell Estats Lyon Addn_Desk Packet](#)

2. [KPB-6495](#) Kingswood Estates 2025 Addition; 2024-124
McLane Consulting Group / Keohane
Location: Kalifornsky Beach Rd., Karluk St. & Equestrian Ave.
Kalifornsky Area

Attachments: [E2. Kingswood Estates 2025 Addn_Packet](#)

3. [KPB-6496](#) Stone Step Estates; KPB File 2024-125
Mullikin Surveys, LLC / Gail L. Fisher Revocable Trust & Salvucci
Location: Sun Step Circle & Lenox Street
Fritz Creek Area / Kachemak APC

Attachments: [E3. Stone Step Estates Packet](#)
4. [KPB-6497](#) Hubbard's View Subdivision 2024; KPB File 2024-129
Peninsula Surveying, LLC / Hubbard
Location: Hubbard Lane of East End Road
Fritz Creek Area / Kachemak APC

Attachments: [E4. Hubbard's View Subdivision 2024 Packet](#)
5. [KPB-6498](#) Bayview Subdivision Lighthouse Village Replat; KPB File 2024-131
(Postponed)
Seabright Surveying / Doyon Limited, Doyon Tourism Inc.
Location; Homer Spit & B Street
City of Homer

Attachments: [E5. Bayview Sub Lighthouse Village Replat Packet](#)
6. [KPB-6499](#) Dawn Estates Whittenberg Addition; KPB File 2024-120R1
Edge Survey & Design / Whittenberg
Location: Edgington Road & Ryan Lane
Sterling Area

Attachments: [E6. Dawn Estates Whittenberg Addn Packet](#)
7. [KPB-6500](#) Kyzer Subdivision; KPB File 2024-130
Edge Survey & Design / Carlson
Location: Kalifornsky Beach Road & Minke Drive
Kalifornsky Area

Attachments: [E7. Kyzer Subdivision Packet](#)
8. [KPB-6501](#) Apache Acres Part Nine; KPB File 2024-123
Johnson Surveying / Stevens
Location: Apache Avenue & Sara Street
Funny River Area / Funny River APC

Attachments: [E8. Apache Acres Part Nine Packet](#)

9. [KPB-6502](#) Rumley Collie Subdivision Nine; KPB File 2024-126
Johnson Surveying / Fraiman, Seaton
Location: East End Road & Collie Street
City of Homer

Attachments: [E9. Rumley Collie Subdivision Nine 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, January 13, 2025, at 6:30 PM. This meeting will be held via Zoom only. The Planning Commission and staff will be attending via Zoom.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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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.