



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

---

Monday, October 28, 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.

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-6399](#)      October 14, 2024 Plat Committee Minutes

Attachments:      [C3. 10-14-24 Plat Committee Meeting Minutes](#)

4. Grouped Plats

[KPB-6400](#)      10-14-24 Grouped Plats Staff Report

Attachments:      [C4. Grouped Plats Staff Report](#)

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

1.      [KPB-6401](#)      Whistlebait Estates Addition No. 2; KPB File 2024-100  
Vector Surveying LLC Magnitude & Direction / Rubbert, Whistlebait LLC  
Location: Valley View Road, Desmidt Avenue & Jacobsen Avenue  
Sterling Area

Attachments:      [E1. Whistlebait Estates No. 2 Addn Packet](#)

2.      [KPB-6402](#)      Butler-Church Subdivision; KPB File 2024-105  
Johnson Surveying / Galley Living Trust  
Location: Funny River Road, Lake Road & Enterprise Avenue  
Funny River Area / Funny River APC

Attachments:      [E2. Butler-Church Sub Packet](#)

3. [KPB-6403](#) KPB Robert Avenue West ROW Acquisition Plat; KPB File 2024-104  
McLane Consulting Group / Zimmerman, O'Connell  
Location: Robert Avenue West, Rabbit Run Road, Ashely Avenue &  
Solitude Street  
Funny River Area / Funny River APC  
*Attachments:* [E3. KPB Robert Ave W ROW Acquisition Plat Packet](#)
4. [KPB-6404](#) Mattox Subdivision Corbin 2024 Replat; KPB File 2024-106  
Seabright Surveying / 4178 Mattox LLC  
Location: East End Road, Mattox Road & Mallard Way  
City of Homer  
*Attachments:* [E4. Mattox Subdivision Corbin 2024 Replat Packet](#)
5. [KPB-6405](#) Bayview Gardens Subdivision Addition 1 Jennings 2024 Replat  
KPB File 2024-109  
Seabright Surveying / Jennings Community Property Trust  
Location: East Hill Road, Larkspur Court & South Larkspur Circle  
City of Homer  
*Attachments:* [E5. Bayview Gardens Subd Add 1 Jennings 2024 Replat Packet](#)
6. [KPB-6406](#) Scholz-Rediske Subdivision; KPB File : 2024-107  
Seabright Surveying / Scholz, Rediske  
Location: Ohlson Mountain Road & John Lee Avenue  
Diamond Ridge Area / Kachemak Bay APC  
*Attachments:* [E6. Scholz-Rediske Subdivision Packet](#)
7. [KPB-6407](#) Dunham Subdivision Two Hands 2024 Replat; KPB File 2024-108  
Seabright Surveying / Hand  
Location: McLay Road & Dunham Avenue  
Kachemak City  
*Attachments:* [E7. Dunham Subdivision Two Hands 2024 Replat Packet.pdf](#)

## 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, November 18, 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 5:30 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](mailto: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 KP.B 2.40.080.