



Meeting Agenda Plat Committee

Monday, December 11, 2023

5:30 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 - None
3. Minutes

[KPB-5671](#) November 13, 20223 Plat Committee Meeting Minutes

Attachments: [C3. 111323 Plat Committee Meeting Minutes](#)

4. Grouped Plats

[KPB-5672](#) E1. Canyon View No. 6 2023 Replat; KPB File 2023-129
E6. Nakada Subdivision 2023 Replat; KPB File 2023-123
E7. Nakada Subdivision Alexson Replat; KPB File 2023-126
E11. Fort Raymond Subd. Replat Number 7; KPB File 2023-107

Attachments: [C4. Grouped Plats](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-5673](#) Canyon View No. 6 2023 Replat; KPB File 2023-129
Mullikin Surveys / Polushkin
Location: Canyon View Road off East End Road
Fox River Area / Kachemak Bay APC
Attachments: [E1. Canyon View No. 6 2023 Replat Packet](#)
2. [KPB-5674](#) Glacial Waters Subdivision Camp Addition; KPB File 2023-125
Peninsula Surveying, LLC / Camp Kenai, LLC
Location: Eaglet Way
Funny River Area / Funny River APC
Attachments: [E2. Glacial Waters Sub Camp Addn Packet](#)
3. [KPB-5675](#) Mooring Estates Subdivision Dunbar Addition; KPB File 2023-128
Edge Survey & Design, LLC / Five D Investments, LLC
Location: Ridgewood Drive
City of Soldotna
Attachments: [E3. Mooring Estates Sub Dunbar Addn Packet-R](#)

4. [KPB-5676](#) Broken Axle No. 2; KPB File 2023-134
McLane Consulting Group / Taeschner
Location: Remote
Halibut Cove Area

Attachments: [E4. Broken Axle No. 2 Packet](#)
5. [KPB-5677](#) Rappe Park Oliva Addition; KPB File 2023-114
McLane Consulting Group / Triple-Knot Land & Livestock LLC,
Oliva
Location: Park Road
Nikiski Area / Nikiski APC

Attachments: [E5. Rappe Park Oliva Addn Packet](#)
6. [KPB-5678](#) Nakada Subdivision 2023 Replat; KPB File 2023-123
Geovera, LLC / Kelley
Location: Heather Street off Diamond Ridge Road
Diamond Ridge Area / Kachemak Bay APC

Attachments: [E6. Nakada Sub 2023 Replat Packet](#)
7. [KPB-5679](#) Nakada Subdivision Alexson Replat; KPB File 2023-126
Geovera, LLC / Alexson
Location: Heather Street off Diamond Ridge Road
Diamond Ridge Area / Kachemak Bay APC

Attachments: [E7. Nakada Sub Alexson Replat Packet](#)
8. [KPB-5680](#) Kinder Subdivision Blake Addition No. 1; KPB File 2023-127
Segesser Surveys / The Homestead, LLC
Location: Cohoe Loop Road
Cohoe Area

Attachments: [E8. Kinder Sub Blake Addn No. 1 Packet](#)
9. [KPB-5681](#) Tulin Birch Lake Subdivision; KPB File 2023-011
Segesser Surveys / Alaska Growth Properties, LLC
Location: Rector Street
Nikiski Area / Nikiski APC

Attachments: [E9. Tulin Birch Lake Sub Packet](#)
[E9. Tulin Subdivision Desk Packet](#)

10. [KPB-5682](#) Fort Raymond Subdivision Replat Number 6; KPB File 2023-109
AK Lands / City of Seward
Location: Sea Lion Avenue
City of Seward

Attachments: [E10. Fort Raymond Sub Replat No. 6 Packet](#)

11. [KPB-5683](#) Fort Raymond Subdivision Replat Number 7; KPB File 2023-107
AK Lands / City of Seward
Location: Dimond Boulevard & Seward Highway
City of Seward

Attachments: [E11. Fort Raymond Sub Replat No. 7 Packet](#)

12. [KPB-5684](#) Woodrow Farms Taylor Addition; KPB File 2023-130
AK Lands / Taylor
Location: Stoney Creek Avenue & Seward Highway
Bear Creek Area

Attachments: [E12. Woodrow Farms Taylor Addn 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 8, 2024 at 7:30 p.m. This will be a Zoom only meeting, the meeting will not be physically open to the public. The planning commission and borough staff will be attending via Zoom.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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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.