



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, February 10, 2025

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

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

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-6578](#) January 27, 2025 Plat Committee Meeting Minutes

Attachments: [C3. 012725 Plat Committee Minutes](#)

4. Grouped Plats

- E1. Barber Heights; KPB File 2023-013R1
- E2. Sterling Vista Subdivision Roster Replat; KPB File 2025-005
- E3. Whiskey Gulch Beach Subdivision; KPB File 2025-007

[KPB-6573](#) Grouped Plats Staff Report

Attachments: [C4. Grouped Plats](#)

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

1. [KPB-6574](#) Barber Heights; KPB File 2023-013R1
Peninsula Surveying / Savage, Barber
Location: King Salmon Drive & Strawberry Road
City of Kenai
Staff Person: Vince Piagentini

Attachments: [E1. Barber Heights Packet](#)
[Notice Public Barber Heights](#)

2. [KPB-6575](#) Sterling Vista Subdivision Roster Replat; KPB File 2025-005
Vector Surveying LLC Magnitude & Direction / Roster
Location: Cottontree Lane & Bunny Court
Sterling Area
Staff Person: Vince Piagentini
- Attachments:* [E2. Sterling Vista Sub Roster Replat Packet](#)
[Notice Public Sterling Vista Sub Roster Replat](#)
3. [KPB-6576](#) Whiskey Gulch Beach Subdivision; KPB File 2025-007
Edge Survey & Design / Thomas
Location: Near MP 152 of Sterling Highway
Anchor Point Area / Anchor Point APC
Staff Person: Vince Piagentini
- Attachments:* [E3. Whiskey Gulch Beach Sub Packet](#)
[Notice Public Whiskey Gulch Beach Sub](#)
4. [KPB-6577](#) Bayview Subdivision Lighthouse Village Replat - POSTPONED
KPB File 2024-131
Seabright Surveying / Doyon Limited, Doyon Tourism Inc.
Location: Homer Spit Road & B Street
City of Homer
Staff Person: Vince Piagentini
- Attachments:* [E4. Bayview Sub Lighthouse Village Replat](#)
[Notice Public Bayview Sub Lighthous Village Replat](#)

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, February 24, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

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.