



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, July 22, 2024

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 - None
3. Minutes

[KPB-6138](#) June 24, 2024 Plat Committee Meeting Minutes

Attachments: [C3. 062424 Plat Minutes](#)

4. Grouped Plats

[KPB-6187](#) July 22, 2024 Grouped Plats Staff Report

Attachments: [Plat Grouped SR_072224](#)

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

1. [KPB-6188](#) Holland Park 2024 Replat/ KPB File 2024-073
McLane Consulting Group / Smith, Kuemerle, Maile
Location: Kalifornsky Beach Road
Kalifornsky Area

Attachments: [E1. Holland Park 2024 Replat_Packet](#)

2. [KPB-6189](#) Shoreline Heights 2014 Addition Phase 1 Bowlin Replat
 KPB File 2024-063
 Edge Survey & Design / Bowlin
 Location: Bree Avenue & Pey Drive
 City of Kenai

 Attachments: [E2. Shoreline Heights 2014 Addn. Phase 1 Bowlin Replat Packet](#)
3. [KPB-6190](#) Sagerser Subdivision Trinity Center Replat; KPB File 2024-067
 Edge Survey & Design / Trinity Christian Center
 Location: Kenai Spur Highway & Alex Drive
 Ridgeway Area

 Attachments: [E3. Sagerser Subdivision Trinity Center Replat Packet](#)
4. [KPB-6191](#) Burgin Subdivision; KPB File 2024-070
 Edge Survey & Design / Burgin & Ray Trust
 Location: Sterling Highway & Mugzy Avenue
 Ninilchik Area

 Attachments: [E4. Burgin Subdivision Packet](#)
5. [KPB-6192](#) 3 John's Subdivision; KPB File 2024-064
 Johnson Surveying / Great Alaska Fish Comp, Inc.
 Location: Great Land Street
 Sterling Area

 Attachments: [E5. 3 John's Subdivision Packet](#)
6. [KPB-6193](#) Mountain Park 2024; KPB File 2024-065
 Geovera, LLC / McBride & Lilac, LLC
 Location: Highland Drive & Kelley Court
 City of Homer

 Attachments: [E6. Mountain Park 2024 Packet](#)
7. [KPB-6194](#) Sweet Spot Subdivision: KPB File 2024-069
 Geovera, LLC / Shafford
 Location: Hutler Road & East End Road
 Fritz Creek Area / Kachemak Bay APC

 Attachments: [E7. Sweet Spot Subdivision Packet](#)

8. [KPB-6195](#) Trust Land Survey 2024 Emerald Subdivision; KPB File 2024-066
Fixed Height, LLC / Alaska Mental Health Trust Authority
Emerald Street & Fern Street
Salamatof Area / Nikiski APC

Attachments: [E8. Trust Land Survey 2024 Emerald Sub_Packet](#)
9. [KPB-6196](#) Kings's Creek Subdivision Urban Addition No. 2 Kiefer 2024 Replat;
KPB File 2024-071
Seabright Surveying / Charles & Kathleen Kiefer Trust
Location: East End Road & Finn Avenue E
Fritz Creek Area / Kachemak Bay APC

Attachments: [E9. King's Creek Sub Urban Addn. No. 2 Kefer 2024 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, August 12, 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

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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.