



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, January 8, 2024

6:30 PM

ZOOM ONLY MEETING - MEETING NOT
PHYSICALLY OPEN TO THE PUBLIC

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
3. Minutes

[KPB-5715](#) December 11, 2023 Plat Committee Minutes

Attachments: [C3. 121123 Plat Meeting Minutes](#)

4. Grouped Plats

[KPB-5725](#) January 8, 2024 Grouped Plats Staff Report

Attachments: [Plat Grouped SR_010824](#)

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

1. [KPB-5716](#) Moose Run Estates Williams Addition; KPB File 2023-144
Edge Survey & Design, LLC / Williams
Location: Wapiti Road & Rut Avenue
Nikiski Area / Nikiski APC

Attachments: [E1. Moose Run Estates Williams Addn Packet](#)

2. [KPB-5717](#) C & C Bear Subdivision 2023 Replat; KPB File 2023-133
McLane Consult Group / Boling
Location: On C&C Bear Street
Funny River Area / Funny River APC

Attachments: [E2. C&C Bear Sub 2023 Replat Packet](#)

3. [KPB-5718](#) Marysville No. 5 Ellison 2024 Replat; KPB File 2023-143
Seabright Surveying / Ellison
Location: School Avenue & Marysville Street
Anchor Point Area / Anchor Point APC

Attachments: [E3. Marysville No. 5 Ellison 2024 Replat Packet](#)
4. [KPB-5719](#) Skyline Heights Estates Kachemak Landing Airpark; KPB File 2023-142
Seabright Surveying / Kachemak Landing, LLC
Location: Near Sterling Highway & Aviation Way
Diamond Ridge Area / Kachemak Bay APC

Attachments: [E4. Skyline Heights Estates Kachemak Landing Airpark Packet](#)
[E4. Skyline Heights Estates Kachemak Landing Airpark Desk Packet](#)
5. [KPB-5720](#) Hall-Ewing Subdivision; KPB File 2023-103R1
Segesser Surveys / Ewing, Hall
Location: Wanda Drive off Kenai Spur Highway
Nikiski Area / Nikiski APC

Attachments: [E5. Hall-Ewing Subdivision Packet](#)
6. [KPB-5721](#) Gatten Subdivision 2024 Replat; KPB File 2023-136
Segesser Surveys / Hill, Croom
Location: Patty Avenue
Sterling Area

Attachments: [E6. Gatten Subdivision 2024 Replat Packet](#)
7. [KPB-5722](#) Eagle Ridge Estates Part 3 2023 Replat; KPB File 2023-138
Johnson Surveying / Haman
Location: Wildberry Court
Kalifornsky Area

Attachments: [E7. Eagle Ridge Estates Part 3 2023 Replat Packet](#)
8. [KPB-5723](#) Galliher Subdivision #3; KPB File 2023-140
Johnson Surveying / Bundy
Location: Card Street & Lepus Avenue
Sterling Area

Attachments: [E8. Galliher Subdivision #3 Packet](#)

9. [KPB-5724](#) Quartz Creek Subdivision Outfitters Way Replat; KPB 2022-060R1
Segesser Surveys / KPB, Three Bears Alaska Inc.
Location: Persistent Way & Sterling Highway
Cooper Landing Area / Cooper Landing APC

Attachments: [E9. Quartz Creek Sub Outfitters Way Replat Packet](#)
[E9. Quartz Creek Sub Outfitters Way Replat Desk 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, [INSERT DATE], 2021 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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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.