



Meeting Agenda Plat Committee

Monday, April 22, 2024

6:30 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
3. Minutes

[KPB-5928](#) April 8, 2024 Plat Committee Meeting Minutes

Attachments: [C3. 040824 Plat Meeting Minutes](#)

4. Grouped Plats

[KPB-5929](#) 4/22/24 Grouped Plats
E1 Caroline Woods; KPB File 2024-030
E3. Fernwood Subdivision 2024; KPB File 2024-033
E4. RNK Subdivision; KPB File 2024-032

Attachments: [C4. Grouped Plats](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-5930](#) Caroline Woods; KPB File 2024-030
Mullikin Surveys / Williamson
Location: East End Road & Shiloh Avenue
Fritz Creek Area / Kachemak Bay APC
Attachments: [E1. Caroline Woods Packet](#)
2. [KPB-5931](#) Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124R1
Johnson Surveying / Diane Wilson Family Trust
Location: Garrison Ridge Road & Wild Salmon Way
Ninilchik Area
Attachments: [E2. Ninilchik River Estates Wilson 2023 Addn Packet](#)
3. [KPB-5932](#) Fernwood Subdivision 2024; KPB File 2024-033
Geovera, LLC / Duncan
Location: Fernwood Drive
Fritz Creek Area / Kachemak Bay APC
Attachments: [E3. Fernwood Subdivision 2024 Packet](#)

4. [KPB-5933](#) RNK Subdivision; KPB File 2024-032
Geovera, LLC / Barnard
Location: Kachemak Drive
City of Homer

Attachments: [E4. RNK Subdivision Packet](#)
5. [KPB-5934](#) Birch Forest No. 3; KPB File 2022-151R1
Edge Survey & Design
Poppin Family Revocable Community Property Trust
Location: Erlwein Road, Erlwein Circle, Smith Road & Shishmaref Drive
Sterling Area

Attachments: [E5. Birch Forest No. 3 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, May 13, 2022 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.