



## Meeting Agenda Plat Committee

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Monday, February 12, 2024

6:30 PM

Betty J. Glick Assembly Chambers

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**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**

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-5776](#) January 22, 2024 Plat Committee Meeting Minutes

Attachments: [C3. 012224 Plat Minutes](#)

4. Grouped Plats

[KPB-5787](#) February 12, 2024 Grouped Plats  
E2. Soldotna Creek the Point Addition; KPB File 2024-007  
E3. Wellness Tract 2023 Replat; KPB File 2024-009  
E5. Fair Ridge Subdivision Part 7; KPB File 2024-005

Attachments: [Plat Grouped SR 021224](#)

**D. OLD BUSINESS**

**E. NEW BUSINESS**

1. [KPB-5777](#) US Survey 3564; KPB File 2023-141  
McLane Consulting Group / Zimmerman  
Location: Kalifornsky Beach Road  
Kasilof Area

Attachments: [E1. US Survey 3564 Packet](#)  
[E1. USS 3564 Desk Packet](#)

2. [KPB-5778](#) Soldotna Creek The Pointe Addition; KPB File 2024-007  
McLane Consulting Group / Hutchings  
Location: Sterling Highway & Forty Seventh Street  
City of Soldotna

Attachments: [E2. Soldotna Creek The Pointe Addn Packet](#)

3. [KPB-5779](#) Wellness Tract 2023 Replat; KPB File 2024-009  
Johnson Surveying / Knackstedt, Johnson  
Location: Yewell Road & Wellness Avenue  
Kalifornsky Area

Attachments: [E3. Wellness Tract 2023 Replat Packet](#)

4. [KPB-5780](#) Hauck's View Subdivision #2; KPB File 2024-010  
Johnson Surveying / Hauck  
Location: Cohoe Loop Road  
Cohoe Area

Attachments: [E4. Hauck's View Subd #2 Packet](#)

5. [KPB-5781](#) Fair Ridge Subdivision Part 7; KPB File 2024-005  
Johnson Surveying / Fair  
Location: Forbidden Court & Van Dyke Street  
Sterling Area

Attachments: [E5. Fair Ridge Sub. Part 7 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, February 26, 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.