



## Meeting Agenda Plat Committee

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Monday, February 14, 2022

6:00 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**

### **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

#### **D. OLD BUSINESS**

#### **E. NEW BUSINESS**

1. [KPB-3742](#) Lost Lake Subdivision 2022 Addition; KPB File 2022-003

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2022-003 Reduced](#)
4. [Staff Report Lost Lake Sub 2022 Addn KPB 2022-003](#)
5. [MAP Contour Map](#)
6. [MAP Section Line Easement](#)
7. [MAP Aerial Map 1996](#)
8. [KPB Planning Commission minutes 051319](#)
9. [ADL 20232731](#)
10. [Plat Lost Lake Sub Addn No 6 KPB 2019-040](#)
11. [Plat Parent SW SW 2003-13](#)
12. [Plat Parent SW 98-14](#)
13. [Plat Parent SW 96-20](#)

2. [KPB-3848](#) Poachers Cove PDM 2022 Replat; KPB File 2022-002

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2022-002 Reduced](#)
4. [Staff Report Poachers Cove McCarl Replat KPB 2022-002](#)
5. [MAP Aerial Map 2](#)
6. [MAP Flood Zone & Anadromous Waters](#)
7. [MAP Wetlands](#)
8. [Flood Map FEMA](#)
9. [Plat Parent KN 87-69](#)
10. [Plat Parent KN 1374](#)

3. [KPB-3847](#) Spruce Knoll; KPB File 2022-005
- Attachments:
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2022-005 Reduced](#)
  - [4. Staff Report Spruce Knoll KPB 2022-005](#)
  - [5. MAP Aerial Map 2021](#)
  - [6. MAP Block Length](#)
  - [7. MAP Utility](#)
  - [8. Plat Parent HM 2001-43](#)
  - [9. Plat Parent HM 1995-19](#)
4. [KPB-3840](#) Woody Acres 2022 Replat; 2022-006
- Attachments:
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2022-006 Reduced](#)
  - [4. Staff Report Sub Plat Woody Acres 2022 Replat](#)
  - [5. MAP Aerial Map 2021](#)
  - [6. MAP Block](#)
  - [7. Map Contours](#)
  - [8. MAP Wetlands](#)
  - [9. Plat Parent 82-11](#)
  - [10. Plat Parent 80-86](#)
  - [11. Plat Parent 79-38](#)
5. [KPB-3839](#) Arrowhead Estates 2022 Replat; KPB File 2022-001
- Attachments:
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2022-001 Reduced](#)
  - [4. Staff Report Arrowhead Estates 2022 Replat KPB 2022-001](#)
  - [5. MAP Contour](#)
  - [6. MAP Section Line Easements](#)
  - [7. MAP Wetlands](#)
  - [8. Plat Parent KN 2010-47](#)
  - [9. Plat Parent KN 2002-79](#)
  - [10. Plat Parent KN 2000-7](#)
  - [11. Plat Parent Waiver Res 97-24](#)

6. [KPB-3837](#) Beluga Bay Estates Barnett Replat; KPB File 2021-154
- Attachments:
1. [MAP Vicinity](#)
  2. [MAP Aerial Map](#)
  3. [Plat Prelim KPB 2022-008 Reduced](#)
  4. [Staff Report Beluga Bay Estates Barnett Replat KPB 2022-008](#)
  5. [MAP Aerial Map 2021](#)
  6. [MAP Block](#)
  7. [MAP Contours](#)
  8. [MAP Wetlands](#)
  9. [Parent Plat KN 77-155](#)
7. [KPB-3836](#) Murray Subdivision 2022 Replat; KPB File 2021-154
- Attachments:
1. [MAP Vicinity](#)
  2. [MAP Aerial Map](#)
  3. [Plat Prelim KPB 2021-154 Reduced](#)
  4. [Staff Report Murray Subdivision 2022 Replat KPB 2021-154](#)
  5. [MAP Aerial Map 2021](#)
  6. [Plat Parent KN 2017-59](#)
  7. [Plat Parent KN 2013-124](#)
  8. [Plat Parent KN 2007-85](#)
  9. [Plat Parent KN 88-38](#)
  10. [Plat Parent KN 86-246](#)
8. [KPB-3835](#) Timber Hills Subdivision 2022 Replat; KPB File 2022-007
- Attachments:
1. [MAP Vicinity](#)
  2. [MAP Aerial Map](#)
  3. [Plat Prelim KPB 2022-007 Reduced](#)
  4. [Staff Report Timber Hills Subdivision 2022 Replat KPB 2022-007](#)
  5. [MAP Aerial Map 2021](#)
  6. [MAP Block Length](#)
  7. [MAP Contour](#)
  8. [Plat Parent 1977-114](#)

## 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 28, 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 KP.B 2.40.080.