



## Meeting Agenda Plat Committee

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Monday, January 13, 2025

6:30 PM

MEETING BEING HELD VIA ZOOM ONLY

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**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

### ZOOM ONLY MEETING

The Planning Commission meeting will not be physically open to the public. The meeting will be held via Zoom. The Planning Commissioners and staff will be attending via Zoom

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-6532](#) December 16, 2024 Plat Committee Meeting

Attachments: [C3. 121624 Plat Minutes](#)

4. Grouped Plats

[KPB-6533](#) E3. Sumpter Subdivision 2024 Replat  
E5. Bridge Creek Coop Subdivision 2024 Replat  
E6. Alpine Meadows No 3 2025 Swanson Replat  
E7. FBO Subdivision Addition  
E8. Moose Range Meadows South Addition 1 Jenkins Replat

Attachments: [C4. Grouped Plats](#)

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

1. [KPB-6534](#) Zumbuhl Subdivision; KPB File 2024-139  
McLane Consult Group / Zumbuhl  
Location: Oehler Road & Airport Heights Street  
Soldotna Area

Attachments: [E1. Zumbuhl Subdivision Packet](#)

2. [KPB-6535](#) Bay Ridge Estates Caron Addition; KPB File 2024-135  
Fineline Surveys / Caron  
Location: Diamond Ridge Road  
Diamond Ridge Area / Kachemak Bay APC  
  
*Attachments:* [E2. Bay Ridge Estates Caron Addn\\_Packet](#)
3. [KPB-6536](#) Sumpter Subdivision 2024 Replat; KPB File 2024-132  
Johnson Surveying / Hubbard  
Location: Gene Autry Avenue & Marilee Street  
Sterling Area  
  
*Attachments:* [E3. Sumpter Sub 2024 Replat\\_Packet](#)
4. [KPB-6537](#) McGahan Ridge Subdivision No. 2; KPB File 2024-134  
Johnson Surveying / McGahan  
Terry Rae Avenue & Leah Street  
Nikiski Area / Nikiski APC  
  
*Attachments:* [E4. McGahan Ridge Sub No. 2\\_Packet](#)
5. [KPB-6538](#) Bridge Creek Coop Subdivision 2024 Replat; KPB File 2024-133  
Seabright Survey & Design / Farmwald, City of Homer  
Location: Arnold Avenue & Mae Street  
Diamond Ridge Area  
  
*Attachments:* [E5. Bridge Creek Coop Sub 2024 Replat\\_Packet](#)
6. [KPB-6539](#) Alpine Meadows No. 3 2025 Swanson Replat; KPB File 2024-138  
Seabright Survey & Design / Swanson  
Location: Alpine Meadows Drive & Iris Meadows Street  
Fritz Creek Area / Kachemak Bay APC  
  
*Attachments:* [E6. Alpine Meadows No. 3 2025 Swanson Replat\\_Packet](#)
7. [KPB-6540](#) FBO Subdivision 2024 Addition; KPB File 2024-137  
Edge Survey & Design / City of Kenai  
Location: North Willow Street  
City of Kenai  
  
*Attachments:* [E7. FBO Sub 2024 Addn\\_Packet](#)

8. [KPB-6541](#) Moose Range Meadows South Addition 1 Jenkins Replat  
KPB File 2024-140  
Edge Survey & Design / Jenkins  
Location: Bayberry Street & Sacaloff Drive  
Funny River Area  
  
*Attachments:* [E8. Moose Range Meadows South Addn 1 Jenkins Replat Packet](#)
9. [KPB-6542](#) Mertz Kenai River Subdivision Lucia Replat; KPB File 2024-141  
Edge Survey & Design / Lucia  
Location: Anna Lane & Bonanza Way  
Sterling Area  
  
*Attachments:* [E9. Mertz Kenai River Sub Lucia 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, January 27, 2025 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.