



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, November 18, 2024

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

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 - None
3. Minutes

[KPB-6451](#) October 28, 2024 Plat Committee Meeting

Attachments: [C3. 102824 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-6452](#) E4. Clyde King Subdivision 2024 Addition; KPB File 2024-115
E6. Highlands Subdivision Evans Replat; KPB File 2024-119
E7. Dawn jEstates Whittenberg Addition; KPB File 2024-120
E8. Sea Watch Estates 2024 Addition; KPB File 2024-121

Attachments: [C4. Grouped Plats](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-6453](#) Nikiski North Subdivision Dyer Addition; KPB File 2024-034
Segesser Surveys / Dyer
Location: Hinson Avenue & Bohlin Street
Nikiski Area / Nikiski APC

Attachments: [E1. Nikiski North Sub Dyer Addn. Packet](#)

2. [KPB-6454](#) Trust Land Survey 2024-01 Lonesome Lake Sub. 2024 Addn.; KPB
File 2024-117
R & M Consultants, Inc. / Alaska Mental Health Trust Authority
Location: Shaw Airstrip Avenue & Upper Lake Drive
Cohoe Area

Attachments: [E2. Trust Land Survey 2024-01. Packet](#)

3. [KPB-6455](#) Sutton Subdivision; KPB File 2024-114
Peninsula Surveying, LLC / Sutton, Freeman
Location: Sport Lake Road, Northern Lights Boulevard & Rafie Street
Soldotna Area

Attachments: [E3. Sutton Subdivision Packet](#)
4. [KPB-6456](#) Clyde King Subdivision 2024 Addition; KPB File 2024-115
Johnson Surveying / Kenai Seward Properties. LLC
Location: Nash Road & Johnson Avenue
Bear Creek Area

Attachments: [E4. Clyde King Sub 2024 Addn Packet](#)
5. [KPB-6457](#) Kenai River Bridge Subdivision 2024 Replat; KPB File 2024-118
Johnson Surveying / Ruiz, Greene
Location: Patrick Drive & Eastway Drive
Kalifornsky Area

Attachments: [E5. Kenai River Bridge Sub 2024 Replat Packet](#)
6. [KPB-6458](#) Highlands Subdivision Evans Replat; KPB File 2024-119
Edge Survey & Design, LLC / Evans
Location: Silver Salmon Drive & Martin Court
City of Kenai

Attachments: [E6. Highlands Sub Evans Replat Packet](#)
7. [KPB-6459](#) Dawn Estates Whittenberg Addition; KPB File 2024-120
Edge Survey & Design, LLC / Whittenberg
Location: Edgington Road & Ryan Lane
Sterling Area

Attachments: [E7. Dawn Estates Whittenberg Addn Packet](#)
[E7. Dawn Estates Whittenber Addn Desk Packet](#)
8. [KPB-6460](#) Sea Watch Estates 2024 Addition; KPB File 2024-121
Edge Survey & Design, LLC / Sanders & Hillstrand
Location: K-Beach Road Near MP 11
Kalifornsky Area

Attachments: [E8. Sea Watch Estates 2024 Addn 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, [December 16, 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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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.