



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, May 13, 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**

### **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-5986](#) April 22, 2024 Plat Committee Meeting Minutes

*Attachments:* [C3. 042224 Plat Minutes](#)

4. Grouped Plats

[KPB-5987](#) E1. Diamond View Estates 2024; KPB File 2024-040  
E2. Glacier View Subdivision No. 28; KPB File 2024-041  
E3. Nowag Tract Sigler Addition; KPB File 2024-043  
E4. Moose Range Meadows 2024 Addition; KPB File 2024-045  
E6. Nikiski North Subdivision Dyer Addition; KPB File 2024-034  
E7. Marvel Manor Subdivision Phase 6; KPB File 2024-035  
E8. Detling Homestead No. 3; KPB File 2024-047

*Attachments:* [C4. Grouped Plats](#)

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

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

1. [KPB-5988](#) Diamond View Estates 2024; KPB File 2024-040  
Geovera, LLC / Sookraj  
Location: Diamond Ridge Road & Volcano View Court  
Diamond Ridge Area / Kachemak Bay APC

*Attachments:* [E1. Diamond View Estates 2024 Packet](#)

2. [KPB-5989](#) Glacier View Subdivision No. 28; KPB File 2024-041  
Peninsula Land Surveys / Miller  
Location: Klondike Avenue  
City of Homer

*Attachments:* [E2. Glacier View Sub. No. 28 Packet](#)

3. [KPB-5990](#) Nowag Tract Sigler Addition; KPB File 2024-043  
Peninsula Surveying, LLC / Sigler  
Location: East End Road  
Fritz Creek Area / Kachemak Bay APC

*Attachments:* [E3. Nowag Tracts Sigler Addn Packet](#)

4. [KPB-5991](#) Moose Range Meadows 2024 Addition; KPB File 2024-045  
Edge Survey & Design, LLC / Frawner  
Location: Keystone Drive  
Sterling Area  
  
*Attachments:* [E4. Moose Range Meadows 2024 Addn Packet](#)
5. [KPB-5992](#) Gruber Subdivision Ames Addition; KPB File 2024-046  
Edge Survey & Design, LLC / Ames  
Location: Stubblefield Drive  
Kalifornsky Area  
  
*Attachments:* [E5. Gruber Sub. Ames Addn Packet](#)
6. [KPB-5993](#) Nikiski North Subdivision Dyer Addition; KPB File 2024-034  
Segesser Surveys / Dyer  
Location: Hinson Avenue & Bohlin Street  
Nikiski Area / Nikiski APC  
  
*Attachments:* [E6. Nikiski North Sub. Dyer Addn Packet](#)
7. [KPB-5994](#) Marvel Manor Subdivision Phase 6; KPB File 2024-035  
Segesser Surveys / Stone, Hanson, Moline  
Location: High Point Avenue off Robinson Loop Road  
Sterling Area  
  
*Attachments:* [E7. Marvel Manor Sub Phase 6 Packet](#)
8. [KPB-5995](#) Detling Homestead No. 3; KPB File 2024-047  
Johnson Surveying / Gebhart  
Location: Coho Loop Road, Denise Street, Detling Avenue & Marie Street  
Coho Area  
  
*Attachments:* [E8. Detling Homestead 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 Tuesday, May 28, 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 6:30 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.