



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, October 14, 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
3. Minutes

[KPB-6355](#) September 23, 2024 Plat Committee Minutes

Attachments: [C3. 092324 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-6356](#) Grouped Plats Staff Report

E1. Crane-France Subdivision; KPB File 2024-099

E2. Fireweed Meadows 2024; KPB File 2024-092

E3. Shepherd Subdivision; KPB File 2024-098

E4. Forest Hills Lookout Subdivision Watson Addition No. 2; KPB File 2024-101

E5. Grouse Creek Subdivision 2024 Addition; KPB File 2022-022R2

E7. Valhalla Heights 2024 Addition; KPB File 2024-093

E8. Atkinson Subdivision Savely Addition; KPB File 2024-095

Attachments: [C4. Grouped Plats Staff Report](#)

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

1. [KPB-6357](#) Crane-France Subdivision; KPB File 2024-099
Peninsula Surveying / Crane
Location: Forest Lane
Sterling Area

Attachments: [E1. Crane-France Subdivision Packet](#)

2. [KPB-6358](#) Fireweed Meadow 2024; KPB File 2024-092
Geovera, LLC / ENM LLC, Home Grown Construction LLC
Location: Milo Fritz Ave., Birch St., School Ave., Golf Dr., HMS
Resolution Rd. & Chip Shot Ct.
Anchor Point Area / Anchor Point APC

Attachments: [E2. Fireweed Meadow 2024 Packet](#)
3. [KPB-6359](#) Shepherd Subdivision; KPB File 2024-098
Segesser Surveys / Shepherd
Location: Tolum Road
Cohoe Area

Attachments: [E3. Shepherd Subdivision Packet](#)
4. [KPB-6360](#) Forest Hills Lookout Subdivision Watson Addition No. 2
KPB File 2024-101
Johnson Surveying / Eicher
Location: Diamond Willow Lane
Sterling Area

Attachments: [E4. Forest Hills Lookout Sub Watson Add No 2 Packet](#)
5. [KPB-6361](#) Grouse Creek Subdivision 2024 Addition; KPB File 2022-022R2
Johnson Surveying / Marshall & Esther Ronne Living Trust
Location: Punkin Avenue & Seward Highway
Bear Creek Area

Attachments: [E5. Grouse Creek Sub 2024 Addn Packet](#)
6. [KPB-6362](#) Woodrow Farms No. 2 2024 Replat; KPB File 2024-091R1
Johnson Surveying / Dick, Larson
Location: Stoney Creek Avenue
Bear Creek Area

Attachments: [E6. Woodrow Farms No. 2 2024 Replat Packet](#)
7. [KPB-6363](#) Valhalla Heights 2024 Addition; KPB File 2024-093
Fineline Surveys / Wisniewski
Location: Togiak Street & Fern Street
City of Kenai

Attachments: [E7. Valhalla Heights 2024 Addn Packet](#)

8. [KPB-6364](#) Atkinson Subdivision Savely Addition; KPB File 2024-095
Fineline Surveys / Savely
Location: Crooked Creek Road
Cohoe Area

Attachments: [E8. Atkinson Subdivision Savely Addn_Packet](#)

9. [KPB-6365](#) Thomas Court Subdivision; KPB File 2023-078R1
Fineline Surveys / Christopher, Chambers
Location: East Hill Road
City of Homer

Attachments: [E9. Thomas Court Subdivision 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, October 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 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.