



## Meeting Agenda Plat Committee

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Monday, March 25, 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 - None
3. Minutes

[KPB-5865](#) 02-26-24 Plat Committee Meeting Minutes

*Attachments:* [C3. 02-26-24 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-5866](#) Grouped Plats Staff Report  
E5. Kenai Townsite Oilers 2024 Addition; KPB File 2024-004  
E6. Galetti Subdivision; KPB File 2024-026  
E7. Airport Subdivision 2023 Replat; KPB File 2024-008  
E8. Alexander Wilson Homestead 2024 Addition; KPB File 2024-023  
E9. Cottonwood Acres Subdivision 2024 Addition; KPB File 2024-024

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

#### **D. OLD BUSINESS - None**

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

1. [KPB-5867](#) Surreal Subdivision 2023; KPB File 2023-137  
Geovera, LLC / Daugharty, Greer, Cronland  
Location: Elliot Court & Nearly Level Road  
Diamond Ridge Area / Kachemak Bay APC  
*Attachments:* [E1. Surreal Subdivision 2023 Packet](#)
2. [KPB-5868](#) Anglers Crest Subdivision 2024 Addition; KPB File 2024-019  
Johnson Surveying / Encelewski  
Location: Shavila Road, Matriona Drive & Kimeluk Street  
Happy Valley Area  
*Attachments:* [E2. Anglers Crest Sub 2024 Addn\\_Packet](#)  
[E2. Anglers Crest Sub 2024 Addn\\_Desk Packet](#)
3. [KPB-5869](#) Mount Alice Estates; KPB File 2024-025  
Lang & Associates Inc. / Resurrection Bay Investments, LLC  
Location: Nash Road  
City of Seward  
*Attachments:* [E3. Mount Alice Estates Packet](#)

4. [KPB-5871](#) Birch Forest No. 3; KPB File 2022-151R1  
Edge Survey & Design  
Poppin Family Revocable Community Property Trust  
Location: Erlwein Road, Erlwein Circle, Smith Road & Shishmaref Drive  
Sterling Area  
  
*Attachments:* [E4. Birch Forest No. 3](#)
5. [KPB-5870](#) Kenai Townsite Oiler's 2024 Addition; KPB File 2024-004  
Edge Survey & Design, LLC / Peninsula Oilers Baseball Club Inc.  
Location: Cook Avenue & Riverview Drive  
City of Kenai  
  
*Attachments:* [E5. Kenai Townsite Oiler's 2024 Addn Packet](#)
6. [KPB-5872](#) Galetti Subdivision; KPB File 2024-026  
Edge Survey & Design, LLC / Galetti  
Location: A Private Road  
Sterling Area  
  
*Attachments:* [E6. Galetti Subdivision Packet](#)
7. [KPB-5873](#) Airport Subdivision 2023 Replat; KPB File 2024-008  
McLane Consulting Group / Kenai Peninsula Borough  
Location: Warehouse Drive & Wilson Lane  
City of Soldotna  
  
*Attachments:* [E7. Airport Sub 2023 Replat Packet](#)
8. [KPB-5874](#) Alexander Wilson Homestead 2024 Addition; KPB File 2024-023  
McLane Consulting Group / Johnston  
Location: Isaak Road off Sterling Highway  
Kalifornsky Area  
  
*Attachments:* [E8. Alexander Wilson Homestead 2024 Addn Packet](#)
9. [KPB-5875](#) Cottonwood Acres Subdivision 2024 Addition; KPB File 2024-024  
McLane Consulting Group / LCF Holding, LLC  
Miracle Avenue & Dana Bayes Street North  
Kalifornsky Area  
  
*Attachments:* [E9. Cottonwood Acres Sub. 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, April 8, 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 KP.B 2.40.080.