



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, January 9, 2023

5:30 PM ZOOM ONLY MEETING - Meeting Not Physically Open
To Public

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-4837](#) December 12, 2022 Plat Committee Meeting Minutes

Attachments: [C3. 12-12-22 Plat Minutes](#)

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

1. [KPB-4838](#) Bay Ridge Estates Lot 22 Caron 2023 Replat; KPB File 2022-175
Seabright Surveying / Caron
Location: Diamond Ridge Road
Diamond Ridge Area
Attachments: [E1. Bay Ridge Estates Lot 22 Caron 2023 Replat Packet](#)
2. [KPB-4839](#) Brown's Acre Estates Addition No. 1; KPB File 2022-170
Peninsula Surveying, LLC
Anchorage Development & Construction, LLC
Location: Lopez Avenue
Sterling Area
Attachments: [E2. Brown's Acre Estates Addn. No. 1 Packet](#)
3. [KPB-4840](#) Fort Raymond Subdivision No. 1 Hemlock Addition; KPB File 2022-177
R&M Consultants, Inc / City of Seward
Location: Hemlock Avenue, Sea Lion Avenue & Seward Highway
City of Seward
Attachments: [E3. Fort Raymond Sub No. 1 Hemlock Addn. Packet](#)

4. [KPB-4841](#) Surreal Subdivision Tract C Replat; KPB file 2022-174
Ability Surveys / Cabbage, Maxon
Location: Diamond Ridge Road, Zoe Street & Elliot Avenue
Diamond Ridge Area

Attachments: [E4. Surreal Sub Tract C Replat Packet](#)
[E4. Surreal Sub Desk Packet](#)
5. [KPB-4842](#) Hank & Mattie Bartos Subdivision; KPB File 2022-180
Edge Survey & Design, LLC / Bureau of Indian Affairs, Minium, Lee
Location: Lois Anne Lane, Jacque Street & Bend Street
Nikiski Area

Attachments: [E6. Hank & Matti Bartos Subdivision Packet](#)
6. [KPB-4843](#) Tatum Denise Subdivision Derks Lake Addition; KPB File
2022-155R1
McLane Consulting Group / Friendshuh
Location: Derks Lake Road & Cinnamon Street
Ridgeway Area

Attachments: [E5. Tatum Denise Sub Derks Lake Addn. Packet](#)
7. [KPB-4844](#) Smith-Stanton Subdivision; KPB File 2022-178
Edge Survey & Design. LLC / Smith
Location: Lower Salamatof Avenue, Amethyst Avenue & Beryl Street
Salamatof Area

Attachments: [E7. Smith-Stanton Subdivision Packet](#)
8. [KPB-4845](#) The Place Subdivision; KPB File 2022-179
Edge Survey & Design, LLC / The Place Motel Bar & Grill, LLC
Location: Sparrow Land & Kenai Spur Highway
Salamatof Area

Attachments: [E8. The Place 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, January 23, 2023 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

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

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 KP.B 2.40.080.