



Meeting Agenda Plat Committee

Monday, November 13, 2023

5:30 PM

Betty J. Glick Assembly Chambers

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-5617](#) October 9, 2023 Plat Committee Meeting Minutes

Attachments: [C3. 100923 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-5618](#) November 13, 2023 Grouped Plats Staff Report

Attachments: [C4. Grouped Plats](#)

D. OLD BUSINESS - NONE

E. NEW BUSINESS

1. [KPB-5619](#) Anchor View Estates 2023 Addition; KPB File 2023-116
Fineline Surveys, Inc. / Kimbrell, Beller
Location: Shorebird Lane off the Sterling Highway
Anchor Point Area / Anchor Point APC

Attachments: [E1. Anchor View Estate 2023 Addn. Packet](#)
2. [KPB-5620](#) Baron Wood Subdivision 2023 Replat; KPB File 2023-105
Johnson Surveying / Hardcastle
Location: Childs Avenue off Bridge Access Road
City of Kenai

Attachments: [E2. Baron Wood Sub 2023 Replat Packet](#)
3. [KPB-5621](#) Marysville 2023; KPB File 2023-106
Geovera, LLC / Emmitt & Mary Trimble Joint Revocable Trust
Location: Birch Street
Anchor Point Area / Anchor Point APC

Attachments: [E3. Marysville 2023 Packet](#)
4. [KPB-5622](#) Seward Original Townsite Verhey Replat; KPB File 2023-108
AK Lands / Verhey
Location Second Avenue
City of Seward

Attachments: [E4. Seward Original Townsite Verhey Replat Packet](#)

5. [KPB-5623](#) Townsite of Kasilof Pree Replat; KPB File 2023-117
Edge Survey & Design, LLC / Kenai Peninsula Borough, Pree
Location: Heine Berger Lane off Kalifornsky Beach Road
Kasilof Area

 Attachments: [E5. Townsite of Kasilof Pree Replat_Packet](#)
6. [KPB-5624](#) Two Moose Creek Reserve Golden Eagle Airpark Unit
KPB File 2023-113
Seabright Surveying / East Road Services, Inc.
Location: Benson Road off Sterling Highway
Anchor Point Area / Anchor Point APC

 Attachments: [E6. Two Moose Creek Reserve Gold Eagle Airpark Unit 1_Packet](#)
7. [KPB-5625](#) Waterfront Tracts Resubdivision; KPB File 2023-104
Stantec Consulting Services, Inc. / City of Seward
Location: Railway Avenue & Lowell Point Road
City of Seward

 Attachments: [E7. Waterfront Tracts Resubdivision_Packet](#)
8. [KPB-5626](#) Bings Landing Subdivision Gregory Addition; KPB File 2023-110
McLane Consulting Group
Keys, Collins, Christine S & Bradley J Goetz Trust Agreement,
Roberts
Location: Sterling Highway, Jalapeno Street, Bings Landing Road
Sterling Area

 Attachments: [E8. Bings Landing Sub Gregory Addn_Packet](#)
 [E8. Bings Land Sub Gregory Addn_Desk Packet](#)
9. [KPB-5627](#) Evenson Subdivision 2023 Replat; KPB File 2023-119
McLane Consulting Group / Carroll
Location: Cobbler Lane Off Kalifornsky Beach Road
Kasilof Area

 Attachments: [E9. Evenson Subdivision 2023 Replat_Packet](#)
10. [KPB-5628](#) South Bend Bluff Estates 2023 Replat; KPB File 2023-112
McLane Consulting Group / Cunningham, Presley, Roberts
Location: Winridge Avenue
Kalifornsky Area / Kalifornsky APC

 Attachments: [E10. South Bend Bluff Estates 2023 Replat_Packet](#)

11. [KPB-5629](#) Tuttle Subdivision 2023 Replat; KPB File 2023-120
McLane Consulting Group / Rozak, Pond
Location: Moraine Vista Street off the Sterling Highway
Kasilof Area

Attachments: [E11. Tuttle Sub 2023 Replat Packet](#)
12. [KPB-5630](#) Hall-Ewing Subdivision; KPB File 2023-103
Segesser Surveys / Hall, Ewing
Location: New Orleans Avenue
Nikiski Area / Nikiski APC

Attachments: [E12. Hall-Ewing Subdivision](#)
13. [KPB-5631](#) Peaceful Acres Redwine Addition; KPB File 2023-122
Segesser Surveys / Redwine
Location: Cardwell Road
Kalifornsky Area / Kalifornsky APC

Attachments: [E13. Peaceful Acres Redwine Addn Packet](#)
14. [KPB-5632](#) Shoreline Heights 2023 Addition; KPB File 2023-121
Segesser Surveys / Lowe
Location: Pey Drive
City of Kenai

Attachments: [E14. Shoreline Heights 2023 Addn Packet](#)
15. [KPB-5633](#) St. Luke Lutheran Church Replat; KPB File 2023-118
Segesser Surveys / St. Luke Lutheran Church of the Unaltered
Augsburg Confession
Location: Kenai Spur Highway
Salamatof Area / Nikiski APC

Attachments: [E15. St. Luke Luthern Church Replat Packet](#)
[E15. St. Luke Luther Church Replat](#)

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 11, 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

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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.