



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, September 9, 2024

6:30 PM

Betty J. Glick Assembly Chambers

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**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-6294](#) August 26, 2024 Plat Committee Meeting

Attachments: [C3. 082624 Plat Minutes](#)

4. Grouped Plats

[KPB-6293](#) Grouped Plats Staff Report  
E1. Ageya Homestead 2024 Replat; KPB 2024-088  
E2. Eker Estates No. 3 Tract A-1 2024 Replat; KPB File 2024-089  
E4. Iliamna Meadows 2024 Addition; KPB File 2024-087  
E6. Sleepy Hollow Subdivision 2024 Addition; KPB File 2024-085

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

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

1. [KPB-6295](#) Ageya Homestead 2024 Replat; KPB File 2024-088  
Seabright Surveying  
Dee-Dolese Community Property Trust, SW Florida Home Decoeur Retirement LLC  
Location: Arnold Avenue, Mae Street & Donald Avenue  
Diamond Ridge Area / Kachemak Bay APC

Attachments: [E1. Ageya Homestead 2024 Replat Packet](#)

2. [KPB-6296](#) Eker Estates No. 3 Tract A-1 2024 Replat; KPB File 2024-089  
Seabright Surveying / Weichhand, Van Sandt  
Location: Skyline Drive, Scenic Place & Cottonwood Lane  
City of Homer  
  
*Attachments:* [E2. Eker Estates No. 3 Tract A-1 2024 Replat Packet](#)
3. [KPB-6297](#) Frank Raby 1971 Addition Tract M 2024 Replat; KPB File 2024-090  
Seabright Surveying / Rhyneer  
Location: Posh Community Drive  
Seldovia Area  
  
*Attachments:* [E3. Frank Raby 1971 Addn. Tract M 2024 Replat Packet](#)
4. [KPB-6298](#) Ilimna Meadows 2024 Addition; KPB File 2024-087  
Johnson Surveying / Book  
Location: Bonnard Circle & Katrina Boulevard  
Ninilchik Area  
  
*Attachments:* [E4. Ilimna Meadows 2024 Addn Packet](#)
5. [KPB-6299](#) Libenthal Subdivision 2024 Addition; KPB File 2024-086  
Johnson Surveying / Needs, Muller, Crowder  
Location: Reid Street  
Ninilchik Area  
  
*Attachments:* [E5. Libenthal Sub 2024 Addn Packet](#)
6. [KPB-6300](#) Sleepy Hollow Subdivision 2024 Addition; KPB File 2024-085  
Johnson Surveying / Villa  
Location: Alma Avenue & Van Dyke Street  
Sterling Area  
  
*Attachments:* [E6. Sleepy Hollow 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, September 23, 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.