



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Paulette Bokenko-Carluccio, – City of Seldovia
Diane Fikes – City of Kenai
Jeremy Brantley – Sterling
Pamela Gillham – Ridgeway
Cindy Ecklund, Alternate – City of Seward (Alternate)
Franco Venuti – City of Homer (Alternate)

Monday, August 9, 2021

5:30 PM

Betty J. Glick Assembly Chambers

Zoom ID 208-425-9541

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-3406](#) July 12, 2021 Plat Committee Meeting Minutes

Attachments: [Plat Minutes 071221 Draft](#)

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

1. [KPB-3407](#) Stanley's Meadow 2021
KPB File 2021-086

Attachments:

- [1. MAP Vicinity with inset](#)
- [2. MAP Aerial Map Zoomed Out](#)
- [3. Plat Prelim KPB 2021-086 Reduced](#)
- [4. Staff Report Stanleys Meadow 2021 KPB 2021-086](#)
- [5. MAP contour and SLE](#)
- [6. MAP ecosystem](#)
- [7. MAP utilities](#)
- [8. Imagery Pictometry Export](#)
- [9. Plat Parent HM 93-60](#)
- [10. Plat Parent HM 91-47](#)
- [11. Plat Parent HM 81-84](#)

2. [KPB-3408](#) Tulin West Highlands Green 2021 Replat
KPB File 2021-104

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-104 Reduced](#)
4. [Staff Report for withdrawl Tulin West Highlands Green 2021 KPB 2021-104](#)
5. [Email requesting withdraw](#)
6. [BIN Tullin Comments Objection](#)
7. [BIN Alaska Growth Properties Comments Objection](#)
8. [Plat Parent HM 2004-32](#)
9. [Plat Parent HM 2002-6](#)
10. [Desk E2 FNBA Objection 080421](#)

3. [KPB-3409](#) Self Subdivision Bilben Replat
KPB File 2021-092

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-092 Reduced](#)
4. [Staff Report Self Sub Bilben Replat kPB 2021-092](#)
5. [MAP contour and SLE](#)
6. [MAP Block Length](#)
7. [Plat Parent KN 72-70](#)
10. [Desk E3 Self Subd Bilben Replat Comment KPB 2021-092 Bilben](#)

4. [KPB-3410](#) Niniichik Airport Heights 2021 Replat
KPB File 202-092

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-103 Reduced](#)
4. [Staff Report Niniichik Airport Heights 2021 Replat KPB 2021-103](#)
5. [MAP Block](#)
6. [MAP CONTOUR](#)
7. [MAP Wetlands](#)
8. [MAP SLE](#)
9. [Minutes PC 061305](#)
10. [Plat Parent HM 2006-11](#)

5. [KPB-3411](#) Fireweed Meadows 2021 Replat
KPB File 2021-095
- Attachments:
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-095 Reduced](#)
 - [4. Fireweed Meadows 2021 Replat KPB 2021-095](#)
 - [5. MAP Block Length](#)
 - [6. Plat Parent HM 2004-71](#)
6. [KPB-3412](#) McReed Subdivision 2021 Replat
KPB File 2021-093
- Attachments:
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-093 reduced](#)
 - [4. Staff Report McReed Sub 2021 Replat kPB 2021-093](#)
 - [5. MAP Contour & Utility](#)
 - [6. MAP Block Length](#)
 - [7. MAP Wetlands](#)
 - [8. Plat Parent KN 93-12](#)
 - [9. Plat Parent KN 81-168](#)
7. [KPB-3413](#) Melickian Subdivision 2021 Addition
KPB File 2021-094
- Attachments:
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-094 Reduced](#)
 - [4. Staff Report Melickian Sub 2021 Addn KPB 2021-094](#)
 - [5. MAP Block Length](#)
 - [6. Plat Parent SW 2014-18](#)
 - [7. Plat Parent SW 2007-11](#)
 - [8. Plat Parent SW US SURVEY 2761](#)

8. [KPB-3414](#) Horse Creek Subd 2021 Addition
KPB File 2021-099
- Attachments:
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-099 Reduced](#)
 - [4. Staff Report Horse Creek Subd 2021 KPB 2021-099](#)
 - [5. MAP Block Length](#)
 - [6. Plat Parent SW 2004-5](#)
 - [7. Plat Parent SW US SURVEY 2761](#)
9. [KPB-3415](#) Hinz Subdivision No. 2
KPB File 2021-102
- Attachments:
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-102 Reduced](#)
 - [4. Staff Report Hinz Sub No 2 KPB 2021-102](#)
 - [5. MAP Contour & SLE](#)
 - [6. MAP Block Length](#)
 - [7. Plat Parent KN 2016-24](#)
 - [8. Plat Parent KN 82-122](#)
- 10 [KPB-3416](#) Mac McGahan Subdivision 2020 Replat
KPB File 2021-096
- Attachments:
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-096 Reduced](#)
 - [4. Staff Report Mac McGahan Sub 2020 Replat KPB 2021-096](#)
 - [5. MAP Block Length](#)
 - [6. Plat Parent KN 2011-55](#)
 - [7. Plat Parent KN 2010-20](#)
 - [8. Plat Parent KN 83-31](#)
 - [9. Plat Parent KN 73-82](#)
 - [10. Plat Parent KN 1468](#)

11. [KPB-3417](#) Bosn Landing Subdivision Marlow Replat
KPB File 2021-101
- Attachments:*
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-101 Reduced](#)
 - [4. Staff Report Bosn Landing Sub Marlow Replat KPB 2021-101](#)
 - [5. MAP utilities](#)
 - [6. MAP GIS Wetlands](#)
 - [7. MAP Flood](#)
 - [8. Plat Parent KN 77-101](#)
12. [KPB-3418](#) Emery Subdivision
KPB File 2021-100
- Attachments:*
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-100 Reduced](#)
 - [4. Staff Report Emery Sub KPB 2021-100](#)
 - [5. MAP Block Length](#)

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, [INSERT DATE], 2021 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.