



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, July 12, 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-3113](#) June 28, 2021 Plat Committee Meeting Minutes

Attachments: [Plat Minutes 062821](#)

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

1. [KPB-3306](#) Tide View Height #2; KPB File 2021-088
 1. MAP Vicinity with inset
 2. MAP Aerial Map
 3. Plat Prelim KPB 2021-088 Reduced
 4. Staff Report Tide View Heights NO 2 KPB 2021-088
 5. MAP wetlands and streams
 6. MAP section line easements
 7. Plat Parent KN 93-85
 8. Plat Parent KN 93-86
 9. Plat Parent KN 84-45
 10. Plat Parent KN 72-49
 11. Plat Parent TWP 5 N RNG 11W SEC 1
 - 12.DNR Comment
 - E1 Desk Packet Plat

2. [KPB-3305](#) Kenai Landing Subdivision 2021 Addition; KPB File 2021-089
- Attachments:*
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-089 Reduced](#)
 - [4. Staff Report Kenai Landing Sub 2021 Addn KPB 2021-089](#)
 - [5. MAP Aerial Map Zoomed Out](#)
 - [6. MAP ecosystems](#)
 - [7. MAP section line easements](#)
 - [8. City Resolution and Staff Report](#)
 - [9. Plat Parent KN 2018-1](#)
 - [10. Plat Parent KN 2015-29](#)
 - [11. Plat Parent KN 2013-57](#)
 - [12. Plat Parent KN 2005-29](#)
 - [13. Plat Parent KN 84-109](#)
 - [14. Plat Parent KN 1358](#)
- [E.2 Desk Comment Plat](#)
3. [KPB-3332](#) Birchwood Subdivision Sherman Addition No. 2; KPB File 2021-090
- Attachments:*
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-090 Reduced](#)
 - [4. Staff Report Birchwood Sub Sherman Addn No 2 KPB 2021-090](#)
 - [5. MAP Block Length](#)
 - [6. MAP contour data](#)
 - [7. Plat Parent KN 2010-87](#)
- [E3 Desk Packet Plat](#)
4. [KPB-3333](#) Bay View Subdivision 2018; KPB File 2021-087
- Attachments:*
- [1. MAP Vicinity with inset](#)
 - [2. MAP aerial imagery](#)
 - [3. Plat Prelim KPB 2021-087 Reduced](#)
 - [4. Staff Report Bay View Sub 2018 KPB 2021-087](#)
 - [5. MAP contour data](#)
 - [6. MAP utility data](#)
 - [7. Plat Parent HM 839](#)

5. [KPB-3334](#) Spruce Woods Subdivision 1975 Addition, Tract 1 Replat
KPB File 2021-091

Attachments:

- [1. MAP Vicinity with inset](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-091 Reduced](#)
- [4. Staff Report Spruce Woods Sub 1975 Addn Tract 1 Replat 2021-091](#)
- [5. MAP Block Length](#)
- [6. MAP contour data](#)
- [7. MAP wetlands](#)
- [8. Plat Parent HM 2016-7](#)
- [9. Plat Parent HM 75-12](#)
- [E5 Desk Packet Plat](#)

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.