



# 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)*

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Monday, June 14, 2021

5:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting 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.*

**[KPB-3113](#)**

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

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

1. **[KPB-3241](#)** Fowlers Bench; KPB File 2021-067  
Seabright Surveying / Fowler  
Location: Birch Lane / City of Homer

**Attachments:**

- [1. MAP Vicinity with inset](#)
- [2. MAP aerial](#)
- [3. Plat Prelim KPB 2021-067 Reduced](#)
- [4. Plat Prelim Contours and Wetlands KPB 2021-067](#)
- [5. Staff Report Fowlers Bench 2021-067](#)
- [6. MAP contour](#)
- [7. MAP contour 2](#)
- [8. MAP wetlands](#)
- [9. MAP section line easements](#)
- [10. Easement shared driveway 2015-002185-0 HM](#)
- [11. City of Homer Non-Motorized Transportation and Trails Plan](#)
- [12. Comments John Fowler](#)
- [13. PLAT parent HM 2012-13](#)
- [14. PLAT parent HM 2019-34](#)
- [15. PLAT parent HM 1983-83](#)

2. [KPB-3242](#) Rappe Gallant Subd. Unit 5 No. 2; KPB File 2021-064  
Johnson Surveying / Rappe  
Location Halbouty Road / Nikiski Area

Attachments:

1. [MAP Vicinity with inset](#)
  2. [MAP Aerial](#)
  3. [Plat Prelim KPB 2021-064 Reduced](#)
  4. [Staff Report Rappe Gallant Subd Unit 5 No 2](#)
  5. [MAP Block Length](#)
  6. [MAP contour](#)
  7. [Plat Parent KN 2010-77](#)
  8. [Plat Parent KN 77-202](#)
- [Desk E2 Rappe Permit Amendment](#)

3. [KPB-3243](#) Stewardship Subdivision 2021 Replat: KPB File 2021-073  
McLane Consulting Group / SBC Development Group Inc.  
Location: K-Beach Road, Wazzu Ave. & Yale St.  
Kalifornsky Area

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-073 Reduced](#)
4. [Staff Report Stewardship Sub 2021 Replat 2021-073](#)
5. [MAP section line easement](#)
6. [Plat Parent KN 72-2](#)

4. [KPB-3244](#) Pipers Haven 2021 Replat: KPB File 2021-045  
Geovera LLC / Scott  
Location: Cloyds Road & Sonnichson Ave. / Happy Valley Area

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-074 Reduced](#)
4. [Staff Report Pipers Haven 2021 Replat KPB 2021-075](#)
5. [MAP block length](#)
6. [MAP ecosystem mapping](#)
7. [MAP section line easements](#)
8. [Plat Parent HM 98-80](#)

5. [KPB-3245](#) Baleen Cove Subdivision; KPB File 2021-045  
Segesser Surveys / Vann Revocable Trust  
Location: K-Beach Rd., VIP Dr. & Baleen Ave. / City of Kenai

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial](#)
3. [Plat Prelim KPB 2021-045 Reduced](#)
4. [Staff Report Baleen Cove Subdivision KPB 2021-045](#)
5. [MAP Block Length](#)
6. [Plat parent KN 85-124](#)
7. [KMC 14.22 zoning land use table](#)
8. [Comment Stuart 060121](#)

6. [KPB-3246](#) Bostwick Subdivision; KPB File 2021-068  
Segesser Surveys / Bostwick  
Location: Ninilchik Area

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP aerial](#)
3. [Plat Prelim KPB 2021-068 Reduced](#)
4. [Staff Report Bostwick Sub 2021-068](#)
5. [MAP access](#)
6. [MAP access 2](#)
7. [MAP contour](#)
8. [MAP wetland ecosystem](#)
9. [Comment CIRI Oct 20 2017](#)
10. [Notice of decision Bostwick Subd Oct 23 2017](#)
11. [Plat Parent BLM](#)
12. [PLAT parent HM 2018-44](#)
- [Desk E6 Bostwick Comment-Todd](#)

7. [KPB-3247](#) Browns Acres Subdivision 2021; KPB File 2021-072  
Segesser Surveys / Jensen & Sailer  
Location: Lopez Ave., Inner Cir., Foster Ave., Mountain Ash St.  
Sterling Area
- Attachments:*
- [1. MAP Vicinity with inset](#)
  - [2. MAP Aerial Map Zoomed In](#)
  - [3. Plat Prelim KPB 2021-072 Reduced](#)
  - [4. Staff Report Browns Acres Sub 2021 KPB 2021-072](#)
  - [5. MAP contour](#)
  - [6. MAP section lines](#)
  - [7. MAP wetland](#)
  - [8. Plat Parent KN 85-49](#)
  - [9. Plat Parent 83-258](#)
  - [10. Plat Parent KN 2005-118](#)
  - [11. Plat Prelim KPB 2019-117 Forest Hills Lookout Bolder Heights Addn.](#)
8. [KPB-3248](#) Carl F. Ahlstrom Subdivision RPM's Replat No. 2: KPB File 2021-054  
Segesser Surveys / RPM's LLC, PRM LLC & Mellish  
Location: Kenai Spur Hwy. & Wildwood Dr. / City of Kenai
- Attachments:*
- [1. MAP Vicinity with inset](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2021-054 Reduced](#)
  - [4. Staff Report Carl F Ahlstrom Sub RPM's Replat Number 2 KPB 2021-054](#)
  - [5. MAP block length and city utilities](#)
  - [6. Plat Parent KN 2017-66](#)
  - [7. Plat Parent KN 216](#)
9. [KPB-3249](#) Cowan McFarland Subdivision Fritz Replat; KPB File 2021-071  
Segesser Surveys / The Fritz Living Trust  
Location: MFarland Rd. & Owen St. / Funny River Area
- Attachments:*
- [1. MAP Vicinity with inset](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2021-071 Reduced](#)
  - [4. Staff Report Cowan McFarland Sub Fritz Replat 2021-071](#)
  - [5. MAP Wetlands 2](#)
  - [6. Plat Parent KN 1660](#)

10. [KPB-3250](#) Eagles Landing Sub. Brassfield Replat; KPB File 2021-070  
Segesser Surveys / Thomas J & Carol A Brassfield Declaration of Trust  
Location: Acacia St. & Eagles Wing Circle / Sterling Area
- Attachments:* [1. MAP Vicinity with inset](#)  
[2. MAP Aerial Map](#)  
[3. Plat Prelim KPB 2021-070 Reduced](#)  
[4. Staff Report Eagles Landing Subdivision Brassfield Replat KPB 2021-070](#)  
[5. Plat Parent KN 2000-12](#)
11. [KPB-3251](#) FBO Subdivision No. 10; KPB File 2021-037  
Segesser Surveys / City of Kenai  
Location: Floatplane Rd., Main St., Geebe E. Ave., N. Willow St.  
City of Kenai
- Attachments:* [1. MAP Vicinity with inset](#)  
[2. MAP Aerial](#)  
[3. Plat Final Paper 042821 reduced](#)  
[4. MAP wetlands](#)  
[5. Minutes 041221](#)  
[Desk E11 FBO 10 DNR Comment](#)
12. [KPB-3252](#) FBO Subdivision No. 11; KPB File 2021-076  
Segesser Surveys / City of Kenai  
Location: N. Willow St. / City of Kenai
- Attachments:* [2. MAP Aerial Map](#)  
[3. Plat Prelim KPB 2021-076 Reduced](#)  
[4. Staff Report FBO Sub No 11 KPB 2021-076](#)  
[5. MAP block length](#)  
[6. MAP city utilites](#)  
[7. Plat Parent KN 2001-34](#)  
[1. MAP Vicinity with inset](#)

13. [KPB-3253](#) Ross Subdivision Gerke Addition; KPB File 2021-075  
Segesser Surveys / Gerke  
Location: Alexander Rd. & Boondocker St. / Nikiski Area

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-075 Reduced](#)
4. [Staff Report Ross Sub Gerke Addn 2021-075](#)
5. [MAP block length](#)
6. [MAP contour and wetlands](#)
7. [MAP Aerial Map with Pipeline](#)
8. [Plat Parent KN 77-46](#)
9. [Plat Parent KN 1680](#)

14. [KPB-3254](#) TKC Subdivision; KPB File 2021-065  
Segesser Surveys / TKC LLC  
Location: Second Ave. & McKinley St. / City of Kenai

Attachments:

1. [MAP Vicinity with inset](#)
2. [Map Aerial](#)
3. [Plat Prelim KPB 2021-065 Reduced](#)
4. [Staff Report TKC Sub 2021-065](#)
5. [Map Zoning](#)
6. [MAP Utilities](#)
7. [plat parent BLM 1953](#)

## 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

Phone: 907-714-2215

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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 KPB 2.40.080.