



Meeting Agenda Plat Committee

Monday, August 23, 2021

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 205 425 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-3443](#) August 9, 2021 Plat Committee Meeting Minutes

Attachments: [Plat Minutes 080921 Draft](#)

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

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3444](#) Falls Creek Estates Unit 5; KPB File 2021-110

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-110 Reduced](#)
4. [Staff Report Falls Creek Estates Unit 5 KPB 2021-110](#)
5. [Plat Prelim Contours KPB 2021-110](#)
6. [MAP Contour](#)
7. [MAP Block](#)
8. [MAP Wetlands](#)
9. [Plat Parent HM 2012-56](#)
10. [Plat Parent HM 96-53](#)
11. [Plat Parent HM 83-100](#)
12. [Plat Parent HM 77-22](#)
13. [Plat Parent USS 4720](#)
14. [Plat Parent BLM](#)

[Desk E1 Falls Creek Estates Gustin Comment](#)

2. [KPB-3445](#) Mackey Lakes Subdivision Douglas Replat; KPB File 2021-109

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-109 Reduced](#)
4. [Staff Report Mackey Lakes Sub Douglas Replat KPB 2021-109](#)
5. [MAP Wetlands](#)
6. [Plat Parent KN 74-92](#)
7. [Plat Parent KN 1759](#)

3. [KPB-3446](#) Bluesky Subdivision 2021 Addition; KPB File 2021-107

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-107 Reduced](#)
4. [Staff Report Bluesky Sub 2021 Addn KPB 2021-107](#)
6. [MAP Block](#)
5. [MAP Contour & SLE](#)
7. [MAP National Wetlands](#)
8. [MAP Wetlands Assessment](#)
9. [Plat Parent HM 2011-01](#)
10. [Plat Parent HM 96-63](#)
11. [Plat Parent HM 81-88](#)
12. [Plat Parent HM 77-72](#)

4. [KPB-3447](#) Green Forest Subdivision Carew Addition; KPB File 2021-106

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-106](#)
4. [Staff Report Green Forest Sub Carew Addn KPB 2021-106](#)
5. [MAP Contour](#)
6. [MAP Wetland Inventory](#)
7. [MAP Wetlands Assessment](#)
8. [Plat Parent KN 1984-309](#)
9. [Plat Parent KN 2013-11](#)
10. [Comment KPB 2021-106 Stearns](#)

5. [KPB-3448](#) Ninilchik River Estates Subdivision Addn. 1 McLean Addn.
KPB File 2021-108

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-108](#)
4. [Staff Report Ninilchik River Estates Sub Addn 1 Mclean Addn KPB 2021-108](#)
5. [MAP Contour](#)
6. [MAP Wetlands](#)
7. [Plat Parent HM 91-71](#)
8. [Plat Parent HM 86-12](#)

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 13, 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 KP.B 2.40.080.