



Meeting Agenda Plat Committee

Monday, September 13, 2021

5:30 PM

Betty J. Glick Assembly Chambers

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.*

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

[KPB-3509](#) August 23, 2021 Plat Committee Meeting Minutes

Attachments: [Plat Minutes 082321_Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3510](#) Pipers Haven Unit 3 2021 Replat; KPB File 2021-115

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map 2](#)
- [3. Plat Prelim KPB 2021-115 Reduced](#)
- [4. Staff Report Pipers Haven Unit 3 2021 Replat KPB 2021-115](#)
- [5. MAP Aerial Map 3](#)
- [6. MAP Block Lengths](#)
- [7. MAP Contours](#)
- [8. MAP Wetlands](#)
- [9. Plat Parent HM 98-9](#)

2. [KPB-3511](#) Bondar Subdivision 2021 Replat; KPB File 2021-114

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-114 Reduced](#)
- [4. Staff Report Bodnar Sub 2021 Replat KPB 2021-114](#)
- [5. Plat Parent KN 85-125](#)
- [6. Plat Parent KN 1328](#)

3. [KPB-3512](#) Cohoe Estates Subdivision 2021 Addition; KPB File 2021-117
- Attachments:
- [1. MAP Vicinity](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-117 Reduced](#)
 - [4. Staff Report Cohoe Estates Subd 2021 Addn KPB 2021-117](#)
 - [5. MAP aerial 2](#)
 - [6. MAP Aerial 2021](#)
 - [7. MAP Block Length](#)
 - [8. MAP Contour](#)
 - [9. Plat Parent KN 1646](#)
4. [KPB-3513](#) Kasilof Alaska Subdivision 2021 Addition; KPB File 2021-113
- Attachments:
- [1. MAP Vicinity](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-113 Reduced](#)
 - [4. Staff Report Kasilof Alaska Sub 2021 Addn KPB 2021-113](#)
 - [5. MAP Wetlands](#)
 - [6. Plat Parent KN 83-166](#)
5. [KPB-3514](#) Kuchta Estates Hansen Addition; KPB File 2021-119
- Attachments:
- [1. MAP Vicinity](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-119 Reduced](#)
 - [4. Staff Report Kuchta Estates Hansen Addn KPB 2021-119](#)
 - [5. Plat Parent KN 77-189](#)
 - [6. Plat Parent KN 77-33](#)
6. [KPB-3515](#) Townsite of Kenai Kenaitze Courthouse Replat; KPB File 2021-118
- Attachments:
- [1. MAP Vicinity](#)
 - [2. MAP Aerial Map](#)
 - [3. Plat Prelim KPB 2021-118 Reduced](#)
 - [4. Staff Report Townsite of Kenai Kenaitze Courthouse Replat 2021-118](#)
 - [5. Plat Parent KN 2021-18](#)
 - [6. Plat Parent KN 2012-11](#)
 - [7. Plat Parent USS 2970 A & B](#)

7. [KPB-3516](#) Collins Tustumena Subdivision; KPB File 2021-116
- Attachments:
- [3. Plat Prelim KPB 2021-116 Reduced](#)
 - [4. Staff Report Collins Tustumena Subd KPB 2021-116](#)
 - [5. MAP Aerial 2](#)
 - [6. MAP SLE](#)
 - [7. Plat Parent GLO & Status Plat](#)
 - [1. MAP Vicinity](#)
 - [2. MAP Aerial Map](#)
8. [KPB-3517](#) East Cohoe Subdivision Hedger Replat; KPB File 2021-120
- Attachments:
- [1. MAP Vicinity](#)
 - [2. MAP Aerial](#)
 - [3. Plat Prelim KPB 2021-120 Reduced](#)
 - [4. Staff Report East Cohoe Sub Hedger Replat KPB 2021-120](#)
 - [5. MAP Wetlands & SLE](#)
 - [6. Plat Parent KN 84-238](#)
9. [KPB-3518](#) Kalifornsky Meadows 2021 Addition; KPB File 2021-051
- Attachments:
- [1. MAP Vicinity](#)
 - [2. MAP Aerial](#)
 - [3. Plat Prelim KPB 2021-051 NEW Reduced](#)
 - [4. Staff Report Kalifornsky Meadows 2021 Addn KPB 2021-051](#)
 - [5. MAP SLE](#)
 - [6. MAP Common Interest Community](#)
 - [7. MAP Aerial 2021](#)
 - [7. MAP Wetlands](#)
 - [8. MAP National Wetlands](#)
 - [9. Plat for CIC KN 2017-45](#)
 - [10. Plat for CIC KN 2014-05](#)
 - [11. Plat for CIC KN 2009-03](#)

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 27, 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.