



Meeting Agenda Plat Committee

Monday, October 11, 2021

6:30 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
- a. [KPB-3596](#) September 27, 2021 Plat Committee Meeting Minutes
Attachments: [Plat Minutes 092721 Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3597](#) Alaskan Wildwood Phase 2
KPB File 2021-127
Attachments: [1. MAP Vicinity](#)
[2. MAP Aerial Map Zoomed In](#)
[3. Plat Prelim KPB 2021-127 Reduced](#)
[4. Staff Report Alaskan Wildwood Phase 2 KPB 2021-127](#)
[5. MAP Aerial 3](#)
[6. MAP Aerial Map Zoomed Out](#)
[7. MAP Contour](#)
[8. MAP Section Line Easement](#)
[9. MAP Wetlands](#)
[10. Plat Parent HM 2000-48](#)
[11. Plat Parent HM 2000-31](#)
2. [KPB-3598](#) ASLS No. 2017-23 Tract A B C D & E
KPB File 2021-133
Attachments: [1. MAP Vicinity](#)
[2. MAP Aerial](#)
[3. Plat Prelim KPB 2021-133 Reduced](#)
[4. Staff Report ASLS 2017-23 Tracts A-E 2021-133](#)
[5. Plat Parent SW2001-10](#)
[6. Plat parent SW 1998-03](#)

3. [KPB-3599](#) Captain Cook Heights 2021 Addition
 KPB File 2021-135
- Attachments: [1. MAP Vicinity](#)
 [2. MAP Aerial](#)
 [3. Plat Prelim KPB 2021-135 Reduced](#)
 [4. Staff Report Captain Cook Heights KPB 2021-135](#)
 [5. MAP Block](#)
 [6. Plat Parent KN 79-85](#)
4. [KPB-3600](#) James Waddell Homestead 2021 Replat
 KPB File 2021-136
- Attachments: [1. MAP Vicinity](#)
 [2. MAP Aerial](#)
 [3. Plat Prelim KPB 2021-136 Reduced](#)
 [4. Staff Report James Waddell Homestead 2021 Replat KPB 2021-136](#)
 [5. MAP Aerial 2021](#)
 [6. MAP Wetlands](#)
 [7. Plat Parent HM 2020-6](#)
 [8. Plat Parent HM 2018-3](#)
5. [KPB-3601](#) Bunnells Subdivision Haigh 2021 Replat
 KPB 2021-134
- Attachments: [1. MAP Vicinity](#)
 [2. MAP Aerial](#)
 [3. Plat Prelim KPB 2021-134 Reduced](#)
 [4. MAP Contour Map](#)
 [4. Staff Report Bunnells Sub Haigh 2021 Replat KPB 2021-134](#)
 [5. MAP Block](#)
 [6. Plat HM 2006-57](#)
 [7. Plat Parent HM 1997-27](#)
 [8. Plat Parent HM 1944-49](#)

6. [KPB-3602](#) Mansfield Subdivision Wolter 2021 Replat
KPB File 2021-121

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial](#)
- [3. Plat Prelim KPB 2021-121 Reduced](#)
- [4. Staff Report Mansfield Sub Wolter 2021 Replat KPB 2021-121](#)
- [5. MAP Contours & SLE](#)
- [6. MAP GIS Wetlands](#)
- [7. Plat Parent KN 2007-90](#)
- [8. Plat Parent KN 78-94](#)

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, October, 25, 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.