



Meeting Agenda Plat Committee

Monday, November 29, 2021

6:00 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

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3725](#) Catkin Subdivision 2021 Replat; KPB File 2021-144

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-144 Reduced](#)
- [4. Staff Report Catkin Sub 2021 Replat KPB 2021-144](#)
- [5. MAP Block](#)
- [6. MAP Contours & SLE](#)
- [7. MAP GIS Wetlands](#)
- [8. Plat Parent HM 2009-50](#)
- [9. Plat Parent HM 2003-65](#)
- [10. Plat Parent HM 90-12](#)

2. [KPB-3743](#) West Hill Subdivision Harness Addition

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-021R1 Reduced](#)
- [4. SR West Hill Sub Harness Addn KPB 2021-021R1](#)
- [5. MAP Contours & Wetlands](#)
- [6. MAP Wetlands](#)
- [7. Plat Parent HM 94-48](#)
- [8. Plat Parent HM 75-11](#)

3. [KPB-3727](#) Seldovia Townsite East Addn. Watson 2021 Replat; KPB File 2021-148

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-148 Reduced](#)
4. [Staff Report Seldovia Townsite East Addn Watson 2021 Replat KPB 2021-14](#)
5. [MAP GIS Wetlands](#)
6. [City Minutes 100621](#)
7. [Plat Parent SL 2007-3](#)
8. [Plat Parent SL 66-28](#)

4. [KPB-3728](#) Duncan Subdivision No. 5; KPB File 2021-142

Attachments:

1. [MAP Vicinity](#)
 2. [MAP Aerial Map](#)
 3. [Plat Prelim KPB 2021-142 Reduced](#)
 4. [Staff Report Duncan Sub No 5 KPB 2021-142](#)
 5. [MAP GIS Wetlands & Contours](#)
 6. [MAP Block Lengths](#)
 7. [Plat KN 2019-75](#)
 8. [Plat KN 2002-28](#)
 9. [Plat KN 91-30](#)
 10. [Plat KN 90-35](#)
 11. [Plat KN 75-65](#)
- [Desk Plat Prelim KPB 2021-142 Revised](#)

5. [KPB-3729](#) Mahan Subdivision Birch Ridge Estates Addition No. 3
KPB File 2021-143

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-143 Reduced](#)
- [4. Staff Report Mahan Sub Birch Ridge Estates Addn No 3 KPB 2021-143](#)
- [5. MAP Contour](#)
- [6. MAP Aerial Map 2](#)
- [7. Aerial Image Padfoot Ave](#)
- [8. Plat Committee Minutes June 26, 2006](#)
- [9. Comment KPB 2021-143 Material Sites](#)
- [10. Plat Parent KN 2007-130](#)
- [11. Plat Parent KN 2006-78](#)
- [12. Plat Parent KN 2004-58](#)

6. [KPB-3730](#) Kustatan Estates TKC Addition; KPB File 2021-140

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-140 Reduced](#)
- [4. Staff Report Kustatan Estates TKC Addn KPB 2021-140](#)
- [5. MAP Aerial Map 2](#)
- [6. Plat Parent KN 85-52](#)
- [7. Plat Parent KN 77-132](#)

7. [KPB-3731](#) Mountain Vista Estates 2022 Replat; KPB File 2021-147

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-147 Reduced](#)
- [4. Staff Report Mountain Vista Estates 2022 Replat KPB 2021-147](#)
- [5. MAP Block Length](#)
- [6. MAP GIS Contour Anadromous Waters & SLE](#)
- [7. MAP GIS Wetlands](#)
- [8. Plat Parent KN 2008-37](#)
- [9. Plat Parent KN 77-15](#)

8. [KPB-3732](#) Skyview Heights Subdivision Spellman Addition; KPB File 2021-146

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-146 Reduced](#)
- [4. Staff Report Skyview Heights Sub Spellman Addn KPB 2021-146](#)
- [5. MAP Contour](#)
- [6. MAP Block](#)
- [7. Resolution 93-16 Lot 2 Block 2](#)
- [8. Plat Parent KN 79-29](#)

9. [KPB-3733](#) Steven Oberts Subdivision No. 1; KPB File 2021-141

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-141 Reduced](#)
- [4. Staff Report Steven Oberts Sub NO 1 KPB 2021-141](#)
- [5. MAP Access & SLE](#)
- [6. MAP Flood Zone Anadromous Waters](#)
- [7. MAP GIS Wetlands](#)
- [8. Plat Parent KN 2002-91](#)
- [9. Plat Parent KN 93-57](#)
- [10. Plat Parent KN 92-40RS](#)

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, December 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 (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.