



## Meeting Agenda Plat Committee

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Monday, January 10, 2022

5:30 PM

ZOOM ONLY

Zoom Meeting ID: 907 714 2200

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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-3853](#) Barabara Heights Subdivision Griffith Addition; KPB File 2021-156

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-156 Reduced](#)
4. [Staff Report Barabara Heights Sub Griffith Addn KPB 2021-156](#)
5. [Plat Parent SL 79-6](#)

2. [KPB-3854](#) Madson Subdivision Tract A & Tract B; KPB File 2021-164

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-164 Reduced](#)
4. [Staff Report Madson Subdivision Tract A and B KPB 2021-164](#)
5. [MAP Contour](#)
6. [MAP Land Mgmt Status](#)
7. [MAP Section Line Esmt](#)
8. [MAP Wetlands](#)
9. [Submittal MAP Contours Wetlands](#)
10. [Utility Esmt Request Chugach Electric Assoc](#)
11. [Plat Parent ROW MAP Seward Hwy MP 25.5 - 36 Trail River to Sterling WY](#)
12. [Plat Parent sectional survey plat](#)
13. [Plat Parent sectional survey plat detail](#)
14. [Plat Parent US Survey No 2528](#)
15. [Plat Parent US Survey No 2528 april 23 1945](#)
- [Plat E2 Addendum Staff Report Madson Subdivision Tract A and B KPB 2021-1](#)
- [Plat E2 comments from surveyor for Madson Subdivision Tract A and B KPB 20](#)

3. [KPB-3855](#) Moose Range Meadows Pennys Place; KPB File 2021-167
- Attachments:
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2021-167 Reduced](#)
  - [4. Staff Report Moose Range Meaadows Pennys Plact KPB 2021-167](#)
  - [5. MAP Aerial Map 2](#)
  - [6. Plat Parent KN 85-40](#)
  - [7. Plat Parent KN 84-93](#)
4. [KPB-3856](#) Playle Estates; KPB File 2021-159
- Attachments:
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2021-159 Reduced](#)
  - [4. Staff Report Playle Estates KPB 2021-159](#)
  - [5. MAP Aerial 2021](#)
  - [6. MAP Aerial Map 2](#)
  - [7. MAP Contour](#)
  - [8. MAP Section Line Esmt](#)
  - [9. Aerial Imagery](#)
  - [10. Asbuilt](#)
  - [11. Plat Parent KN 2021-31](#)
  - [12. Plat Parent KN 84-274](#)
  - [13. Plat Parent Sectional Survey](#)
  - [14. Sectional Map Enlarged](#)
- [Plat E4 - Request for Postponement](#)
5. [KPB-3857](#) Fourth of July Creek Subdivision Seward Marine Industrial Center Fire Dept. Replat; KPB File 2021-080
- Attachments:
- [1. MAP Vicinity](#)
  - [2. MAP Aerial](#)
  - [3. Plat Final Paper 111521](#)
  - [4. Staff Report Exception Fourth of July Creek Subdivision Fire Department Re](#)
  - [5. Exception Request Added 121721](#)
  - [6. Minutes 062821](#)
  - [7. Parent Plats](#)

6. [KPB-3858](#) Kachemak Wilderness & Rolling Meadows Replat; KPB 2021-165
- Attachments:*
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2021-165 Reduced](#)
  - [4. Staff Report Kachemak Wilderness and Rolling Meadows Replat 2021-165](#)
  - [5. MAP Block Length & Section Line Esmt](#)
  - [6. MAP Contour](#)
  - [7. MAP Wetland](#)
  - [8. Plat Parent HM 2011-14](#)
  - [9. Plat Parent HM 2002-89](#)
  - [10. Plat Parent HM 77-40](#)
  - [Plat E6 - Minutes KACHEMAK BAY APC \(Unapproved\)](#)
7. [KPB-3859](#) Voznesenka Lot 11 Replat; KPB File 2021-166
- Attachments:*
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2021-166 Reduced](#)
  - [4. Staff Report Voznesenka Lot 11 Replat KPB 2021-166](#)
  - [5. MAP Aerial 2021](#)
  - [6. MAP Contours](#)
  - [7. Plat Parent HM 85-31](#)
  - [8. Plat Parent HM USS 3354](#)
8. [KPB-3860](#) Hiridge Subdivision Amended Thompson Addition; KPB File 2021-163
- Attachments:*
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map](#)
  - [3. Plat Prelim KPB 2021-163 Reduced](#)
  - [4. Staff Report Hiridge Sub Amended Thompson Addn KPB 2021-163](#)
  - [5. Map Block](#)
  - [6. Plat Parent KN 76-132](#)
  - [7. Plat Parent KN 2011-89](#)
  - [8. Plat Parent KN 84-306](#)

9. [KPB-3861](#) Homewood Subdivision Grote Replat; KPB File 2021-162

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-162 Reduced](#)
- [4. Staff Report Homewood Sub Grote Replat KPB 2021-162](#)
- [5. MAP Block](#)
- [6. Plat Parent KN 2009-62](#)
- [7. Plat Parent KN 2008-204](#)
- [8. Plat Parent KN 2006-131](#)
- [9. Plat Parent KN 87-28](#)
- [10. Plat Parent KN 77-81](#)

10. [KPB-3862](#) The Stordahle Subdivision; KPB File 2021-161

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-161 Reduced](#)
- [4. Staff Report The Stordahle Subdivision KPB 2021-161](#)
- [5. MAP Area](#)
- [6. MAP Block Lengths](#)
- [7. MAP Contour](#)
- [8. MAP Lease Area](#)
- [9. Lease Proposed Tower](#)
- [10. Plat Parent DOT ROW Map](#)
- [11. Plat Parent KN 85-77](#)
- [12. Deed KN BK83 PG161](#)
- [13. Plat Parent Section Survey](#)
- [14. Comment Holt 010222](#)
- [Plat E10 - Comment Miller 010722](#)

## 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, January 24, 2022 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

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

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 KP.B 2.40.080.