



Meeting Agenda Plat Committee

Monday, February 28, 2022

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 907 714 2200

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-3936](#) February 14, 2022 Plat Committee Minutes

Attachments: [Plat Minutes 012422_Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3973](#) Barnett's South Slope Subdivision Evans Addition; KPB File 2022-015

Attachments:

- [1. MAP Vicinity with inset](#)
- [2. MAP Aerial](#)
- [3. Plat Prelim KPB 2022-015 Reduced](#)
- [4. Staff Report Barnetts South Slope Subdivision Evans Addition KPB File 2022](#)
- [5. MAP Block](#)
- [6. MAP Wetlands](#)
- [7. Parent Plat 77-61](#)
- [8. Plat Parent Resoultion PC 92-06](#)
- [9. City of Homer Minutes](#)

2. [KPB-3974](#) Konovalof Lake Subdivision 2022 Addition; KPB File 2022-010

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial](#)
- [3. Plat Prelim KPB 2022-010 Reduced](#)
- [4. staff report Konovalof Lake Subdivision 2022 Addition KPB File 2022-010](#)
- [5. MAP Aerial Zoomed Out](#)
- [6. Plat Parent KN 86-203](#)

3. [KPB-3975](#) Riverview Deluxe Subdivision 2022 Replat; KPB File 2022-012

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial](#)
3. [Plat Prelim KPB 2022-012 Reduced](#)
4. [Staff Report Riverview Deluxe Subdivision 2022 Replat KPB File 2022-012](#)
5. [MAP Block](#)
6. [Plat Parent 86-105](#)
7. [Plat Parent 81-40](#)
8. [Plat Parent K-1433](#)
9. [City of Soldotna Minutes](#)

4. [KPB-3976](#) Golf Acres Subdivision 2022 Replat; KPB File 2022-014

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial](#)
3. [Plat Prelim KPB 2022-014 Reduced](#)
4. [Staff Report Golf Acres Subdivision 2022 Replat KPB File 2022-014](#)
5. [MAP Aerial Zoom Out](#)
6. [MAP Contours](#)
7. [MAP Wetlands](#)
8. [Parent Plat 81-43](#)
9. [City Minutes](#)

5. [KPB-3977](#) Kenaitze Government Lots Replat; KPB File 2022-009

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial](#)
3. [Plat Prelim KPB 2022-009 Reduced](#)
4. [staff report Kenaitze Government Lots Replat 2022-009](#)
5. [MAP Aerial 2](#)
6. [MAP Contours](#)
7. [MAP Wetlands](#)
8. [Parent Plat KN2012034](#)
9. [Plat parent T5N R11W](#)
10. [Plat Parent Waiver Res 2013-08](#)
11. [Resolution City of Kenai](#)

6. [KPB-3978](#) Paces Pleasant Haven Subdivision Addition No. 3; KPB File 2022-013

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial](#)
3. [Plat Prelim KPB 2022-013 Reduced](#)
4. [Staff Report Pace's Pleasant Haven Subdivision Addition No 3 KPB 2022-013](#)
5. [Plat KN 1654](#)
6. [City of Soldotna Minutes](#)
7. [Comment KPB 2022-013 HEA](#)

7. [KPB-3979](#) Toyon Subdivision 2021 Replat; KPB File 2022-011

Attachments:

1. [MAP Main Vicinity land](#)
2. [MAP Aerial](#)
3. [Plat Prelim KPB 2022-011 Reduced](#)
4. [staff report Toyon Subdivision 2021 Replat KPB File 2022-011](#)
5. [MAP Aerial with 5 foot Contours](#)
6. [MAP Aerial 2](#)
7. [Plat Parent K-1592](#)
8. [Parent Plat US Survey 2790 B](#)
9. [Comment KPB 2022-011 HEA](#)

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, March 21, 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

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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 KPB 2.40.080.