



Meeting Agenda Plat Committee

Monday, August 10, 2026

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

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-7888](#) 07-20-26 Plat Committee Meeting Minutes

Attachments: [C3. 072026 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7889](#) 08-10-26 Grouped Plats Staff Report

Attachments: [C4. 081026 Grouped Plat Report](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-7890](#) Pioneer Vista Unit No. 6 Young Subdivision; KPB File 2025-135
Mullikin Surveys / Young, Martin-Young
Location: Herndon Drive & Svedlund Street
City of Homer

Attachments: [E1. Pioneer Vista Unit No. 6 Young Addn Packet](#)
[PHN_Pioneer Vistas Unit 6 Young Sub](#)

2. [KPB-7891](#) Whistlebait Estates Addition No. 3; KPB File 2026-023
Vector Surveying / Whistlebait LLC
Location: Jacobsen Avenue, Valley View Road & Desmidt Avenue
Sterling Area

Attachments: [E2. Whistlebait Estates Addn No. 3 Packet](#)
[PHN_Whistlebait Estates Addn No. 3](#)

3. [KPB-7892](#) Buttermilk Meadows & Buena Vista Porter 2026 Replat
 KPB File 2026-046
 Seabright Survey & Design / Porter
 Location: East End Road, Light Hearted Street & Apricity Avenue
 Fritz Creek Area

 Attachments: [E3. Buttermilk Meadows & Buena Vista Porter 2026 Replat Packet](#)
 [E3. Buttermilk Meadows & Buena Vist Porter 2026 Replat Desk Packet](#)
 [PHN Buttermilk Meadows & Buena Vista Porter 2026 Replat](#)
4. [KPB-7893](#) Staple Subdivision; KPB File 2026-076
 Peninsula Surveying / Stapel
 Location: Stikine Street, Thunder Road & Tlingit Avenue
 Anchor Point Area

 Attachments: [E4. Stapel Subdivision Packet](#)
 [E4. Stapel Subdivision Desk Packet](#)
 [PHN Stapel Subdivision](#)
5. [KPB-7894](#) Kasilof River Heights Will Debeest Addition; KPB File 2026-080
 Edge Survey & Design / Francalangia
 Location: Abram Avenue & Sims Street
 Cohoe Area

 Attachments: [E5. Kasilof River Heights Will Debeest Addn Packet](#)
 [PHN Kasilof River Heights Will Debeest Addn](#)
6. [KPB-7895](#) Moose Hill Subdivision Trust Land Survey; KPB File 2026-084
 R&M Consultants / AK Mental Health Trust Authority
 Location: Charlies Way
 Nikiski Area

 Attachments: [E6. Moose Hill Subdivision TLS Packet](#)
 [PHN Moose Hill Subdivision](#)
7. [KPB-7896](#) 3 Mile Stariski Subdivision; KPB File 2026-085
 McLane Consulting Group / Dibble Creek Rock Limited
 Location: Sterling Highway, C H Miller Street & Fuhr Street
 Anchor Point Area

 Attachments: [E7. 3 Mile Stariski Subdivision Packet](#)
 [E7. 3 Mile Stariski Sub Desk Packet](#)
 [PHN 3 Mile Stariski Sub](#)

8. [KPB-7897](#) Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond Street, Gemstone Street & Dempsey Woods Way
Nikiski Area

Attachments: [E8. Garnet Sub 2026 Addn Packet](#)
[E8. Garnet Subdivision 2026 Addn Desk Packet](#)
[PHN Garnet Sub 2026 Addn](#)

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, August 24, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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e-mail address: planning@kpb.us

website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-commission-overview>

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.