



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, February 24, 2025

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-6606](#) February 10, 2025 Plat Committee Meeting Minutes

4. Grouped Plats

[KPB-6607](#) Grouped Plats Staff Report
E3. Kasilof River Heights Subdivision Rudisill Replat; KPB File 2025-011
E4. Kenai Horse Trails Subdivision; KPB File 2025-012
E6. The Lake At Kenai 2025 Addition; KPB File 2025-010

Attachments: [C4. Grouped Plats Staff Report](#)

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

1. [KPB-6608](#) Beaver Loop Acres No. 3 Subdivision; KPB File 2025-013
Peninsula Surveying / City of Kenai
Location: West Cone Avenue & Gravel Street
City of Kenai

Attachments: [E1. Beaver Loop Acres No. 3 Sub Packet](#)
[E1. Beaver Loop Acres No. 3 Sub Desk Packet](#)
[PHN Beaver Loop Acres No. 3 Sub](#)

2. [KPB-6609](#) Peninsula Commercial Ventures Estates; KPB File 2025-014
Peninsula Surveying / Peninsula Commercial Ventures, LLC
Location: Big Eddy Rd, Kobuk St., Spruce Ave. E., Enzler Place &
Cutty Sark Lane
Ridgeway Area

Attachments: [E2. Peninsula Commercial Ventures Estates Packet](#)
[E2. Peninsula Commercial Ventures Estates Desk Packet](#)
[PHN Peninsula Commercial Ventures Estates](#)
3. [KPB-6610](#) Kasilof River Heights Subdivision Rudisill Replat; KPB File 2025-011
Edge Survey & Design / Rudisill
Location: Willow Street
Cohoe Area

Attachments: [E3. Kasilof River Heights Sub Rudisill Replat Packet](#)
[PHN Kasilof River Heights Sub Rudisill Replat](#)
4. [KPB-6611](#) Kenai Horse Trails Subdivision; KPB File 2025-012
Edge Survey & Design / Udelhoven Rentals, LLC
Location: Yukon Road & Scaup Street
Kasilof Area

Attachments: [E4. Kenai Horse Trails Sub Packet](#)
[PHN Kenai Horse Trails Sub](#)
5. [KPB-6614](#) POSTPONED
Soldotna Junction Subdivision Addition No. 24; KPB File 2024-136
McLane Consulting Group
Jack C. Farnsworth Residuary Trust, Poppin Family Revocable
Community Property Trust, Farnsworth
Location: N. Soldotna Ave., Foothill Rd., Devin Dr., MP 94 Sterling
Hwy. Cohoe St.
City of Soldotna

Attachments: [E5. Soldotna Junction Sub Addn No. 24 Packet](#)
[PHN Soldotna Junction Sub. Addn #24](#)
6. [KPB-6612](#) The Lake at Kenai 2025 Addition; 2025-010
McLane Consulting Group / Angler Enterprises, Inc.
Location: Beaver Loop Rd. & Angler Drive
City of Kenai

Attachments: [E6. The Lake at Kenai 2025 Addn Packet](#)
[PHN The Lake At Kenai 2025 Addn](#)

7. [KPB-6613](#) Bayview Subdivision Lighthouse Village Replat; KPB File 2024-131
Seabright Surveying / Doyon Limited, Doyon Tourism Inc.
Location: Homer Spit Road & B Street
City of Homer

Attachments: [E7. Bayview Sub Lighthouse Village Replat Packet](#)
[PHN_Bayview Sub Lighthouse Village Replat](#)

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 24, 2025 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

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

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.