



**Meeting Agenda
Plat Committee**

Monday, July 14, 2025

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

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

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

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-7042](#) June 23, 2024 Plat Committee Meeting Minutes

4. Grouped Plats

[KPB-7043](#) July 14, 2025 Grouped Plats Staff Report

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

1. [KPB-7044](#) Soldotna Junction Subdivision Addition No. 24; KPB File 2024-136
McLane Consulting Group
Poppin Family Revocable Community Property & Jack C. Farnsworth
Residuary Trust
Location: N. Soldotna Ave., Foothill Rd., Devin Dr., MP 94 Sterling
Hwy., Cohoe St.
City of Soldotna

Attachments: [PHN_Soldotna Junction Sub Addn No 24](#)

2. [KPB-7045](#) Ward Estates; KPB File 2025-090
Peninsula Surveying / Ward
Location: On Wells Way, Lilac Lane & Kenai Spur Highway
City of Kenai

Attachments: [PHN Ward Estates](#)

3. [KPB-7046](#) Kenai Meadows Addition No. 2; KPB File 2025-091
 Segesser Surveys
 City of Kenai, Kenai Peninsula Housing Initiatives Inc.
 Location: Fifth Street & Nightingale Street of Redoubt. Avenue
 City of Kenai

 Attachments: [PHN_Kenai Meadows Addition No. 2](#)
4. [KPB-7047](#) Bull Hollow Subdivision Zimmerman Addition; KPB File 2025-088
 Edge Survey & Design / Zimmerman
 Location: MP 79 Sterling Highway
 Sterling Area

 Attachments: [PHN_Bull Hollow Sub Zimmerman Addn](#)
5. [KPB-7048](#) Cliff Addition to Seward Townsite Walker Replat; KPB File 2025-094
 AK Lands / Walker, Davis
 Location: Vista Avenue, Ravina Avenue & Mill Street
 City of Seward

 Attachments: [PHN_Cliff Addn Seward Townsite Walker Replat](#)
6. [KPB-7049](#) Original Seward Townsite Nilsson Replat; KPB File 2025-095
 Lang & Associates / Nilsson
 Location: First Avenue near A Street
 City of Seward

 Attachments: [PHN_Original Seward Townsite Nilsson Replat](#)
7. [KPB-7050](#) AA Mattox Subdivision 1958 Addition A Portion of Lot 15 Replat
 KPB File 2025-092
 Seabright Survey & Design / Arnold
 Location: Pennock Street of East End Road
 City of Homer

 Attachments: [PHN_A A Mattox Sub 1958 Addn Portion of Lot 15 Replat](#)
8. [KPB-7051](#) Rosewood Subdivision Farmgirl Addition; KPB File 2025-093
 Seabright Survey & Design / Rainwater, Hendon
 Location: Kilak Court off Glacier View Road N.
 Fritz Creek Area

 Attachments: [PHN_Rosewood Sub Farmgirl 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 11, 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 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

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.