



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, May 11, 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

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

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 - None
3. Minutes

[KPB-7677](#) April 27, 2026 Plat Committee Meeting Minutes

Attachments: [C3. 042726 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7678](#) E2. View Land Subdivision Endsley Addition; KPB File 2026-032
E4. Anderson 1973 Subdivision Brunner 2026 Replat; KPB File 2025-181
E5. Bonner Subdivision 2026 Replat; KPB File 2026-037

Attachments: [C4. 051126 Grouped Plats Staff Report](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7679](#) South Bend Bluff 2026 Addition; KPB File 2026-013
Edge Survey & Design / Wood, Best Realty
Location; Ciechanski Road & Augusta National Road
Kalifornsky Area

Attachments: [E1. South Bend Bluff 2026 Addn Packet](#)
[PHN South Bend Bluff 2026 Addition](#)
2. [KPB-7680](#) View Land Sub Endsley Addn; KPB File 2026-032 (Consent Agenda)
Vector Surveying LLC Magnitude & Direction / Endsley Revocable
Trusts
Location: Wilbur Avenue, SuEllen Street & Canoe Avenue E.
Sterling Area

Attachments: [E2. Viewland Sub Endsley Addn Packet](#)
[PHN View Land Sub Endsley Addn](#)
3. [KPB-7681](#) Forest Acres & Fort Raymond Sub Seward Gateway Properties
(Postponed)
KPB File 2025-178R1
AK Lands / City of Seward, Maurer, Williams
Location: Laurel St, Juniper St, Hemlock Ave, Seward Hwy &
Dieckgraeff Rd
City of Seward

Attachments: [E3. Forest Acres & Fort Raymond Sub Seward Gateway Properties](#)
[PHN Forest Acres & Fort Raymond Seward Gateway Properties](#)
4. [KPB-7682](#) Anderson 1973 Subdivision Brunner 2026 Replat; KPB File 2025-181
(Consent Agenda)
Seabright Survey & Design / Brunner
Location: Rainbow Court off Kachemak Way
City of Homer

Attachments: [E4. Anderson 1973 Sub Brunner 2026 Replat Packet](#)
[PHN Anderson 1973 Sub Brunner 2026 Replat](#)
5. [KPB-7683](#) Bonner Subdivision 2026 Replat; KPB File 2026-037 (Consent
Agenda)
Seabright Survey & Design / Aurand, Jirsa
Location: Suchaview Road
Fritz Creek Area

Attachments: [E5. Bonner Sub 2026 Replat Packet](#)
[PHN Bonner Subdivision 2026 Replat](#)

6. [KPB-7684](#) Rex W Eagle Homestead 2026 Replat; KPB File 2026-029
McLane Consulting Group / Atkins
Location: Golden Eagle Avenue
Ridgeway Area
- Attachments: [E6. Rex W Eagle Homestead 2026 Replat Packet](#)
[PHN Rex W Eagle Homestead 2026 Replat](#)
7. [KPB-7685](#) Questa Woods Estates No. 9; KPB File 2026-033
McLane Consulting Group / Branson, Elhard
Location: Bruno Road, Teakwood Lane & Southgate Court
Bear Creek Area
- Attachments: [E7. Questa Woods Estates No 9 Packet](#)
[PHN Questa Woods Estates No. 9](#)
8. [KPB-7686](#) Crane France Subdivision Addition No. 1; KPB File 2025-145
McLane Consulting Group / France
Location: Forest Lane off Sterling Highway
Sterling Area
- Attachments: [E8. Crane - France Subdivision Addition No 1 Packet](#)
[PHN Crane France Subd Addn No 1](#)

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 Tuesday May 26, 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

Phone: 907-714-2215

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

e-mail address: planning@kpb.us

website: <https://www.kpb.us/departments/planning/planning-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.