



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Tuesday, May 27, 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-6901](#) May 12, 2025 Plat Committee Meeting Minutes

4. Grouped Plats

[KPB-6900](#) May 27, 2025 Grouped Plats Staff Report

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

1. [KPB-6889](#) Nikiski Village Subdivision Kennedy Addition No. 2; KPB File 2025-060
Segesser Surveys
Wanda J. Kennedy & Wenda J. Kennedy Living Trust
Location: Nikiski Avenue off Kenai Spur Highway
Nikiski Area / Nikiski APC

Attachments: [PHN_Nikiski Village Sub Kenedy Addn No. 2](#)

2. [KPB-6890](#) Mansfield 1999 Subdivision Lot 2-A Replat; KPB File 2025-057
Seabright Surveying / Alpe
Location: Mansfield Drive off East End Road
Fritz Creek Area

Attachments: [PHN Mansfield 1999 Sub Lot 2-A Replat](#)

3. [KPB-6891](#) Peaceful Acres Jackson's Garden No. 2; KPB File 2025-064
Johnson Surveying / Jackson
Location: John's Road off MP 103 Sterling Highway
Kalifornsky Area

Attachments: [PHN Peaceful Acres Jackson's Garden No. 2](#)

4. [KPB-6895](#) St. Theresa Subdivision Merkes Addition; KPB File 2025-003
Johnson Surveying / Ande, LLC
Location: Steadman Street & Hall Road
Sterling Area

Attachments: [PHN_St. Theresa Sub Merkes Addn](#)
5. [KPB-6896](#) River Acres Subdivision Blu Addition; KPB File 2025-067
Edge Survey & Design / Jaymes
Location: Nearest Road – Cabin Lake Road off Johnson Lake Road
Cohoe Area

Attachments: [PHN_River Acres Sub Blu Addn](#)
6. [KPB-6897](#) Whitcomb Subdivision Addition Number 7; KPB File 2025-068
Edge Survey & Design / Donchi, Scribner
Location: James Street off Funny River Road
Funny River Area / Funny River APC

Attachments: [PHN_Whitcomb Sub Addn Number 7](#)
7. [KPB-6898](#) The Renaissance Phase Two 2025 Replat; KPB File 2025-070
McLane Consulting Group / Salamatof Native Association Inc.
Location: South of the Junction Between Holt Lamplight Road &
Escape Route
Nikiski Area / Nikiski APC

Attachments: [PHN_The Renaissance Phase Two 2025 Replat](#)
8. [KPB-6899](#) Millers Crossing Subdivision Phase 2; KPB File 2025-071
McLane Consulting Group / Hall Builders, LLC
Location: Miller Loop Road & Morel Avenue
Nikiski Area / Nikiski APC

Attachments: [PHN_Millers Crossing Sub Phase 2](#)

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, June 9, 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: <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 KP.B 2.40.080.