Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda

Plat Committee

Monday, November 16, 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 – 5 minutes

3) Public testimony on the issue. – 3 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-8093 October 26, 2026 Plat Committee Minutes

Attachments: C3. 102626 Plat Minutes

4. Grouped Plats

KPB-8094 November 16, 2026 Grouped Plats Staff Report

Attachments: C4. 111626 Grouped Plats Staff Report

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. KPB-8095 Bernice Steps; KPB File 2026-079
Hanson Land Solutions / GAS Holdings LLC
Location: Suva Street & Ambrym Avenue
Nikiski Area

Attachments: E1. Bernice Steps_Packet
PHN_Bernice Steps

2. KPB-8096 Cliff Addition to Seward Townsite Walker Replat; KPB File 2025-094R1
AK Lands / Walker, Davis
Location: Vista Avenue, Ravina Avenue, First Avenue, Chamberlin Road & Mill Street
City of Seward

Attachments: E2. Cliff Addn to Seward Townsite Walker Replat_Packet
PHN_Cliff Addn to Seward Townsite Walker Replat

3. KPB-8097 College Estates Subdivision 2026 Addition; KPB File 2026-035
Johnson Surveying / Blumentritt
Location: Scholastic Avenue Knackstedt Street
Kalifornsky Area

Attachments: E3. College Estates Sub 2026 Addn_Packet
PHN_College Estates Sub 2026 Addn

4. KPB-8098 Hauck's View Subdivision No. 3; KPB File 2026-073
Johnson Surveying / Hauck
Location: Cohoe Loop Road & Kiara Street
Cohoe Area

Attachments: E4. Hauck's View Sub No 3_Packet
PHN_Haucks View Sub No 3

5. KPB-8099 Kuchta-Doles Subdivision Calderwood Replat; KPB File 2026-111
Edge Survey & Design / Calderwood, AZ & AK Rentals LLC
Location: Holt Lamplight Road, Milky Way Street & Cove Circle
Nikiski Area

Attachments: E5. Kuchta Doles Sub Calderwood Replat_Packet
PHN_Kuchta Doles Sub Calderwood Replat

6. KPB-8100 Marriott Subdivision Merkes Addition; KPB File 2026-115
McLane Consulting Group / Ande LLC
Location: Water Street & Steadman Street
Sterling Area

Attachments: E6. Marriot Sub Merkes Addn_Packet
E6. Marriot Sub Merkes Addn_Desk Packet
PHN_Marriott Sub Merkes Addn KPB

7. KPB-8101 Moose Range Meadows Phase II Green Replat; KPB File 2026-108
Peninsula Surveying
Green, Hayden & Betty Green Family Exempt Trust
Location: Keystone Drive
Sterling Area

Attachments: E7. Moose Range Meadows Phase II Green Replat_Packet
PHN_Moose Range Meadows Phase II Green Replat

8. KPB-8102 Tortora Acres; KPB File 2026-112
Seabright Survey & Design / Tortora
Location: Bell Avenue, Miller Lane & Alpine Way
City of Homer

Attachments: E8. Tortora Acres_Packet
PHN_Tortora Acres

9. KPB-8112 Foggy Hollow; KPB File 2026-053
Mullikin Surveys / Mumey, Proctor
Location: North Fork Road
Anchor Point Area

Attachments: E9. Foggy Hallow_Packet
PHN_Foggy Hollow

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

KPB-8115 11/12/26 Nikiski APC Meeting Minutes

Attachments: Misc Info_APC Mtg Minutes

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, December 14, 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: 907-714-2200
Phone: toll free within the Borough 1-800-478-4441, extension 2200
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.