KENAI PENINSULA Borough

Plat Committee

September 14, 2026 – 6:30 PM

Action Agenda

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2029

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2029

Dawson Slaughter
South Peninsula District
Term Expires 2028

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*****) are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

***1. Agenda**

***2. Excused Absences -** None

***3. Minutes**
a. August 24, 2026 Plat Committee Meeting Minutes

***4. Grouped Plats**
E1. View Land Subd Endsley Addition; KPB 2026-032R1
E3. Hostetter 2026 Replat; KPB 2026-090
E4. Tucker Smith Subd Add No. 3; KPB 2026-091
E9. Lofty Estates Unit 9 2026 Replat; KPB 2026-099

Motion to approve the consent & regular agendas passed by unanimous vote (4-Yes)

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. **View Land Subdivision Endsley Addition; KPB File 2026-032R1**
   Vector Surveying LLC Magnitude & Direction
   Gregory C & Dona H Endsley Revocable Trust
   Location: Wilbur Avenue & Suellen Street
   Sterling Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes)

2. **Outlook Subdivision North Fork Micro AG Addition; KPB File 2026-062**
   Peninsula Surveying / Inglis
   Location: Big Davis St., Alex Shadell St., Tillygirl Ave., Louis Huber Ave. & North Fork Rd.
   Anchor Point Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes)

Motion to grant the exception request to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (4-Yes)

3. **Hostetter 2026 Replat; KPB File 2026-090**
   McLane Consulting Group / Bauer, Archuleta
   Location: Sterling Highway & Fleetwood Avenue
   Ninilchik Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes)

4. **Tucker Smith Subdivision Addition No. 3; KPB File 2026-091**
   McLane Consulting Group / Norris
   Location: Corkey Moore Street & Enterprise Avenue
   Funny River Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes)

5. **Soldotna Junction Subdivision Addition No. 24; KPB File 2024-136**
   McLane Consulting Group
   Poppin Family Revocable Community Property Trust / Jack C. Farnsworth Residuary Trust
   Location: N. Soldotna Ave., Foothill Rd., Devin Dr., MP 94 Sterling Hwy., Cohoe St.
   City of Soldotna

Motion to grant the exception request to KPB 20.30.020 – Reserved Strip Prohibition, passed by unanimous vote (4-Yes)

6. **Robertson Subdivision Tract 2 Newby 2026 Replat; KPB File 2025-138**
   Seabright Survey & Design / Newby Revocable Trust
   Location: Shelton Avenue E., Durst Street & Brookie Road
   Diamond Ridge Area

Motion to grant the exception request to KPB 20.30.190(A) – Lot Dimensions, passed by unanimous vote (4-Yes)

7. **Mountain Brook Heights Hopkins 2026 Replat; KPB File 2026-038**
   Seabright Survey & Design / Hopkins, Hedgecoth
   Location: Mountain Brook Road & Rocky Street
   Seldovia Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes)

Motion to grant the exception request to KPB 20.30.100(B) – Cul-de-sacs, passed by unanimous vote (4-Yes)

Motion to grant the exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements, passed by unanimous vote (4-Yes)

8. **Watson Ridge Simpson Heights; KPB File 2026-095**
   Seabright Survey & Desing / Simpson
   Location: East Hill Road
   City of Homer

Motion to grant preliminary approval passed by unanimous vote (4-Yes)

9. **Lofty Estates Unit 9 2026 Replat; KPB File 2026-099**
   Seabright Survey & Design / Schwiesow
   Location: Diamond Ridge Road
   Diamond Ridge Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes)

F. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held ***Monday September 28, 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.**

CONTACT INFORMATION
KENAI PENINSULA BOROUGH PLANNING DEPARTMENT
Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215
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website: http://www.kpb.us/planning-dept/planning-home

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.