KENAI PENINSULA Borough

Plat Committee

September 28, 2026 – 7:00 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

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 Plat Committee public hearings is as follows:

1) Staff will present a report on the item.
2) The Chair will ask for the 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 Plat Committee may follow with questions. A person may only testify once on an issue unless questioned by the Plat Committee.
5) Staff may respond to any testimony given and the Committee 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 Committee deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person must begin by stating his or her name and mailing 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. If participating via Zoom the testifier will need to use the Zoom "raise hand" feature or press *9 by phone to speak.

A. CALL TO ORDER

B. ROLL CALL

PLAT COMMITTEE MEMBERS:

- Pamela Gillham, Kalifornsky/Kasilof District
- Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
- Franco Venuti, City of Homer
- Paul Whitney, City of Soldotna

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. September 14, 2026 Plat Committee Meeting Minutes

***4. Grouped Plats** - None

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. **Garnet Subdivision 2026 Addition; KPB File 2026-070**
   Johnson Surveying / Hawker
   Location: Diamond Street, Gemstone Street & Dempsey Woods Way
   Nikiski Area

Motion to grant the exception request to KPB 20.40 – Wastewater Disposal for proposed Lot 1, passed by unanimous vote (4-Yes)

2. **Stapel Subdivision; KPB File 2026-076**
   Peninsula Surveying / Stapel
   Location: Stikine Street, Thunder Road & Tlingit Avenue
   Anchor Point Area

Motion to grant the exception request to KPB 20.30.240 – Building Setbacks on proposed Lot 2, 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 October 12, 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
e-mail address: planning@kpb.us
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.