



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Tuesday, May 26, 2026

6:30 PM

Betty J. Glick Assembly Chambers

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**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

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, 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-7729](#) May 11, 2026 Plat Committee Meeting Minutes

Attachments: [C3. 051126 Plat Minutes](#)

4. Grouped Plats

[KPB-7730](#) May 26, 2026 Grouped Plats Staff Report

Attachments: [C4. 052626 Grouped Plats Staff Report](#)

## D. OLD BUSINESS - None

## E. NEW BUSINESS

1. [KPB-7731](#) Willard Island; KPB File 2026-036  
Seabright Survey & Design  
Robert B & Joann B Butt Family Revocable Living Trust  
Location: Caribou Lake  
Fox River Area  
  
*Attachments:* [E1. Willard Island Packet](#)  
[PHN Willard Island](#)
  
2. [KPB-7732](#) Forest Acres & Fort Raymond Subdivision 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:* [E2. Forest Acres & Fort Raymond Sub Seward Gateway Properties Packet](#)  
[E2. Forest Acres & Fort Raymond Gateway Properties Desk Packet](#)  
[PHN Forest Acres & Fort Raymond Seward Gateway Properties](#)
  
3. [KPB-7733](#) Horsepower Hill Subdivision; KPB File 2026-042  
Edge Survey & Design / Morgan  
Location: Browns Lake Rd, Lake Rd & Steele Rd  
Funny River Area  
  
*Attachments:* [E3. Horsepower Hill Subdivision Packet](#)  
[E3. Horsepower Hill Subdivision Desk Packet](#)  
[PHN Horsepower Hill Sub](#)
  
4. [KPB-7734](#) Box Canyon Subdivision Seavey Addition No. 5; KPB File 2026-039  
McLane Consulting Group / Tanner Crab LLC; Seavey; Single Lead  
LLC  
Location: Seavey Ct, Old Exit Glacier Rd, Maximillian Ct &  
Maximillian Rd  
Bear Creek Area  
  
*Attachments:* [E4. Box Canyon Sub Seavey Addn Packet](#)  
[PHN Box Canyon Sub Seavey Addn No 5](#)

## 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 8, 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](mailto: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.