



Meeting Agenda Plat Committee

Monday, July 20, 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

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-7843](#) June 22, 2026 Plat Committee Meeting Minutes

Attachments: [C3. 062226 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7844](#) July 20, 2026 Grouped Plats Staff Report

Attachments: [C4. 072026 Grouped Plats Staff Report](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7845](#) Forest Acres & Fort Raymond Sub Seward Gateway Properties
KPB File 2025-178R1
AK Lands / City of Seward, Maurer, Williams
Location: Laurel Street, Juniper Street, Hemlock Avenue, Seward Hwy, Dieckgraeff Road
City of Seward
Attachments: [E1. Forest Acres & Fort Raymond Sub Seward Gateway Properties Packet PHN Forest Acres...](#)

2. [KPB-7846](#) Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond Street, Gemstone Street & Dempsey Woods Way
Nikiski Area / Nikiski APC
- Attachments: [E2. Garnet Sub 2026 Addn Packet](#)
 [PHN_Garnet Sub 2026 Addn](#)
3. [KPB-7847](#) Van Ryzin Subdivision 2026 Addition; KPB File 2026-065
McLane Consulting Group / Van Ryzin
Location: Foraker Court, Naff Street, Coursen Street N & Van Ryzin
Avenue
Sterling Area
- Attachments: [E3. Van Ryzin Sub 2026 Addn Packet](#)
 [PHN_Van Ryzin Sub 2026 Addn](#)
4. [KPB-7848](#) Kenai LNG Subdivision; KPB File 2026-071
McLane Consulting Group
Kenai LNG LLC; Kenai Pipe Line Company LLC
Location: Rig Tenders Dock Road & Salamatof Road
Nikiski Area / Nikiski APC
- Attachments: [E4. Kenai LNG Sub Packet](#)
 [E4. Kenai LNG Subdivision Desk Packet](#)
 [PHN_Kenai LNG Sub](#)
5. [KPB-7849](#) Grayling Subdivision; KPB File 2026-068
Seabright Survey & Design / Kusnetsov
Location: grayling Lane, Linda Lane & East End Road
Fox River Area
- Attachments: [E5. Grayling Subdivision Packet](#)
 [PHN_Grayling Sub](#)
6. [KPB-7850](#) Webber Subdivision Bluff Park Schneider 2026 Addition
KPB File 2026-067
Seabright Survey & Design / Schneider, Jason
Location: Hidden Way
City of Homer
- Attachments: [E6. Webber Sub Bluff Park Schneider 2026 Addn Packet](#)
 [PHN_Webber Sub Bluff Park Schneider 2026 Addn](#)

7. [KPB-7851](#) Hangover Hollow; KPB File 2026-053
 Mullikin Surveys / Mumey, Proctor
 Location: North Fork Road
 Anchor Point Area
- Attachments: [E7. Hangover Hollow Packet](#)
 [PHN_Handover Hollow](#)
8. [KPB-7852](#) Newell Park East Wilson Replat; KPB File 2026-061
 Mullikin Surveys / Wilson
 Location: Newell Court
 Fritz Creek Area
- Attachments: [E8. Newell Park East Wilson Replat Packet](#)
 [PHN_Newell Park East Wilson Replat](#)

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, August 10, 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
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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.