



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, March 16, 2026

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

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

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

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 - None
3. Minutes

[KPB-7500](#) 02-26-26 Plat Committee Meeting Minutes

Attachments: [C3. 022326 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7499](#) 03-16-26 Grouped Plats Staff Report

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

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-7501](#) Fourth of July Creek Subdivision Seward Marine Industrial Center Spring Creek Park Replat; KPB File 2025-029
AK Lands / City of Seward
Location: Off Nash Road & Sorrel Road
City of Seward

Attachments: [E1. Fourth of July Creek Sub Seward Marine Industrial Center Spring Creek Pa](#)
[PHN_Fourth of July Creek Sub Seward Marine Industrial Center Spring Creek F](#)

2. [KPB-7502](#) Green Acres Hill Addition; KPB File 2026-019
Edge Survey & Design / Hill
Location: Feuding Lane, Alamo Avenue & Odgers Avenue
Sterling Area

Attachments: [E2. Green Acres Hill Addn Packet](#)
[PHN_Green Acres Hill Addition](#)

3. [KPB-7503](#) North Fork Acres 2026 Carrico Gibson Replat; 2025-182
Seabright Survey & Design / Carrico, Gibson
Location: North Fork Rd, Rickard St, Handcart Rd & Pioneer Rd
Anchor Point Area
- Attachments:* [E3. North Fork Acres 2026 Carrico Gibson Replat_Packet](#)
[PHN_North Fork Acres 2026 Carrico Gibson Replat](#)
4. [KPB-7504](#) Fritz Creek Acres Subdivision No. 2 2026 Replat (POSTPONED)
KPB File 2026-015
Seabright Survey & Design / Crandall
Location: East End Rd, Alatheia St, Spyglass St & Scott Ave
Fritz Creek Area
- Attachments:* [E4. Fritz Creek Acres Sub No. 2 2026 Replat_Packet](#)
[PHN Fritz Creek Acres Sub No 2 2026 Replat](#)
5. [KPB-7505](#) Mid River Estates Subdivision 2026 Addition; KPB File 2026-014
McLane Consulting Group / Malkowski
Location: Sara Street
Funny River Area / Funny River APC
- Attachments:* [E5. Mid River Estates Sub 2026 Addn_Packet](#)
[PHN Mid River Estates Sub 2026 Addn](#)
6. [KPB-7506](#) Raw Birch 2025 Replat; KPB File 2026-011
McLane Consulting Group / Raw Birch, LLC
Location: East End Road
City of Homer
- Attachments:* [E6. Raw Birch 2025 Replat_Packet](#)
[PHN Raw Birch 2025 Replat](#)
7. [KPB-7507](#) Poolside Estates 2026 Addition; KPB File 2026-016
McLane Consulting Group / Poolside Estates LLC
Location: Cherilyn Avenue & Poolside Avenue
Nikiski Area / Nikiski APC
- Attachments:* [E7. Poolside Estates 2026 Addn_Packet](#)
[PHN_Poolside Estates 2026 Addition](#)

8. [KPB-7508](#) Veal Subdivision 2026 Addition; KPB File 2026-009
McLane Consulting Group / Veal
Location: Miller Loop Road, Autumn Road & Robert Walker Avenue
Nikiski Area / Nikiski APC

Attachments: [E8. Veal Sub 2026 Addn Packet](#)

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, April 13, 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

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.