



**Meeting Agenda  
Plat Committee**

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**Monday, January 5, 2026**

**6:30 PM**

**Betty J. Glick Assembly Chambers**

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**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 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
3. Minutes
4. Grouped Plats

[KPB-7384](#)      01-05-26 Grouped Plats Staff Report

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

Staff Member Responsible: Platting Manager Vince Piagentini

1.      [KPB-7377](#)      Marathon Addition to Seward Townsite City Replat; POSTPONED  
                         KPB File 2025-107  
                         AK Lands / City of Seward, Finch  
                         Location: Lowell Court off Lowell Canyon  
                         City of Seward  
  
                 Attachments:      [PHN Marathon Addn to Seward Townsite City Replat](#)
2.      [KPB-7378](#)      Sapphire Subdivision Trust Land Survey 2025-10; KPB File 2025-179  
                         Fixed Height, LLC / AK Mental Health Trust Authority  
                         Location: Smoky Quartz Avenue off Emerald Street  
                         Nikiski Area / Nikiski APC  
  
                 Attachments:      [PHN Sapphire Sub Trust Land Survey](#)

3. [KPB-7379](#) Trident Meadows; KPB File 2025-180  
Peninsula Surveying, LLC / Trident Investment Properties, LLC  
Location: MP 125 Sterling Highway  
Ninilchik Area  
  
Attachments: [PHN Trident Meadows](#)
4. [KPB-7380](#) Patson Road ROW Dedication; KPB File 2025-171  
McLane Consulting Group / River Resources, LLC  
Location: Patson Road, Funny river Road, Kenai River Avenue  
Funny River Area / Funny River APC  
  
Attachments: [PHN Patson Road ROW Dedication](#)
5. [KPB-7381](#) Wirth Hemphill Subdivision 2025 Addition; KPB File 2025-164  
Johnson Surveying / Kasilof RV Park, LLC  
Location: Crooked Creed Road  
Cohoe Area  
  
Attachments: [PHN Wirth Hemphil Sub 2025 Addn](#)
6. [KPB-7382](#) W R Benson 2025 Replat; KPB File 2025-165  
Johnson Surveying / Aurora Novel Ventures, LLC  
Location: Main Street & Sterling Highway  
City of Homer  
  
Attachments: [PHN WR Benson 2025 Replat](#)
7. [KPB-7383](#) Stephens Subdivision Whitcomb 2025 Replat; KPB File 2025-143  
Johnson Surveying ; Whitcomb  
Location: Alexander Road off Island Lake Road  
Nikiski Area / Nikiski APC  
  
Attachments: [PHN Stephen's Sub Whitcomb 2025 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, January 26, 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**

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e-mail address: [planning@kpb.us](mailto: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.