KENAI PENINSULA Borough

Plat Committee

July 20, 2026 – 6:30 PM

Motion 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 2026

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 2026

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

***1. Agenda**

***2. Excused Absences -** None

***3. Minutes**

a. June 22, 2026 Plat Committee Meeting Minutes

***4. Grouped Plats**

E1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
E3. Van Ryzin Subdivision 2026 Addition
E5. Grayling Subdivision
E6. Webber Subdivision Bluff Park Schneider 2026 Addition
E7. Hangover Hollow

Motion to approve the consent & regular agendas passed by unanimous vote (5-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)*

Platting Staff Contact: Platting Manager Vince Piagentini

1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
   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

   Motion to grant preliminary approval passed by unanimous vote (5-Yes)

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

   Motion to grant preliminary approval postponed until brought back by staff (5-Yes)

   Motion to grant the exception to KPB 20.30.030 – Proposed Street Layout Requirements, passed by unanimous vote (5-Yes)

   Motion to grant the exception to KPB 20.30.100 – Cul-de-sacs for Gemstone Street, passed by unanimous vote (5-Yes)

   Motion to grant the exception to KPB 20.30.100 – Cul-de-sacs for Dempsey Woods Way postponed until brought back by staff (5-Yes)

   Motion to grant the exception to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes)

3. 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

   Motion to grant preliminary approval passed by unanimous vote (5-Yes)

4. 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

   Motion to grant preliminary approval passed by unanimous vote (5-Yes)

   Motion to grant the exception to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes)

5. Grayling Subdivision; KPB File 2026-068
   Seabright Survey & Design / Kusnetsov
   Location: grayling Lane, Linda Lane & East End Road
   Fox River Area

   Motion to grant preliminary approval passed by unanimous vote (5-Yes)

6. Webber Subdivision Bluff Park Schneider 2026 Addition
   KPB File 2026-067
   Seabright Survey & Design / Schneider, Jason
   Location: Hidden Way
   City of Homer

   Motion to grant preliminary approval passed by unanimous vote (5-Yes)

7. Hangover Hollow; KPB File 2026-053
   Mullikin Surveys / Mumey, Proctor
   Location: North Fork Road
   Anchor Point Area

   Motion to grant preliminary approval passed by unanimous vote (5-Yes)

8. Newell Park East Wilson Replat; KPB File 2026-061
   Mullikin Surveys / Wilson
   Location: Newell Court
   Fritz Creek Area

   Motion to grant preliminary approval passed by unanimous vote (5-Yes)

   Motion to grant the exception to KPB 20.30.190(B) – Lot Dimensions, passed by unanimous vote (5-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 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.**

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.