

C. CONSENT AGENDA

***3. 02-23-26 Plat Committee Meeting Minutes**

Kenai Peninsula Borough Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

FEBRUARY 23, 2026
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Franco Venuti, City of Homer
Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Britney Hoffert, LMD Technician
Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Minutes

- a. February 9, 2026 Plat Committee Meeting Minutes

*4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- E3. Little Jim Subdivision No. Three
- E4. Great Land Estates No. 2 2026 Addition

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Morgan to approve the agenda, the minutes from the February 9, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS**ITEM #1- PRELIMINARY PLAT
VEAL SUBDIVISION 2026 ADDITION**

KPB File No.	2026-009
Plat Committee Meeting:	February 23, 2026
Applicant / Owner:	Tim S. & Naomi L. Veal
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Autumn Road, Robert Walker Avenue, and Miller Loop Road, Nikiski
Parent Parcel No.:	015-150-14 & 015-150-15
Legal Description:	015-150-14: T 7N R 12W SEC 25 SM KN THAT PORTION OF THE SW1/4 LYING WEST OF MILLER LOOP RD 015-150-15: T 7N R 12W SEC 26 SM KN E1/2 SE1/4
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030 Proposed Street Layout KPB 20.30.170 Blocks Length Requirements KPB 20.30.190 (A) 3:1 Lot Dimensions

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Tim Veal, Petitioner: Mr. Veal stated he did not agree with the staff recommendation to dedicate 45 feet instead for Autumn Road. He only wants to do the standard 30 foot dedication.
- Tim Veal Sr.: Mr. Veal Sr. supported his son's position of only dedicating 30 feet for Autumn Road.
- Nick Connor : Spoke in support of the applicant.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to postpone action on this item to the March 16, 2026 Plat Committee meeting.

**ITEM #2 - PRELIMINARY PLAT
DEJAX SUBDIVISION 2026 ADDITION**

KPB File No.	2026-007
Plat Committee Meeting:	February 23, 2026
Applicant / Owner:	Amy & Cliff Dejax
Surveyor:	Jason Young / Edge Survey & Design
General Location:	Jay Avenue & Sweetheart Circle / Funny River Area
Parent Parcel No.:	066-420-75 & 066-420-76
Legal Description:	066-420-75: T 5N R 09W SEC 35 SM KN 2010024 DEJAX SUB TRACT A 066-420-75: T 05N R 09W SEC 35 SM KN NW1/4 EXCLUDING DEJAX SUB
Assessing Use:	Residential & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements KPB 20.30.030 – Proposed Street Layout Requirements

	KPB 20.60.200(E) – Survey Monumentation
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Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jason Young, Edge Survey & Design: Mr. Young was the surveyor for on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Dejax Subdivision 2026 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.170 – Block Length Requirements and KPB 20.30.030(A) – Proposed Street Layout Requirement, citing findings 1-6 in support of standard one, findings 1-3 & 6 in support of standard two and findings 2, 3, 5 & 8 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.60.200(E) – Survey Monumentation, citing findings 1, 2 & 4 in support of standards one & two and findings 3 & 4 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #3- PRELIMINARY PLAT
LITTLE JIM SUBDIVISION NO. THREE**

KPB File No.	2026-010
Plat Committee Meeting:	February 23, 2026
Applicant / Owner:	Spelman Evans Downer
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Little Jim Circle, Near MMP 49.5 Sterling Highway / Cooper Landing Area
Parent Parcel No.:	119-040-23 & 119-040-24
Legal Description:	T 5N R 3W SEC 30 & 31 SM SW 0860012 LITTLE JIM SUB NO 2 LOTS 6-B-2 & 6-B-3
Assessing Use:	119-040-23: Residential Dwelling 119-040-24: Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under The Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
GREAT LAND ESTATES NO. 2 2026 ADDITION**

KPB File No.	2026-012
Plat Committee Meeting:	February 23, 2026
Applicant / Owner:	Tai W. Rise of Orem
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Klondike Avenue E & Great Land Street / Sterling
Parent Parcel No.:	063-530-12 & 063-530-13
Legal Description:	T 5N R 9W SEC 12 SM KN 0760172 GREAT LAND ESTATES SUB NO 2 LOTS 1 & 2, BLOCK 1
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under The Consent Agenda*

G. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting at 7:16 P.M.

Ann E. Shirnberg
Administrative Assistant