

Kenai Peninsula Borough Plat Committee

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

**MAY 26, 2026
6:30 PM
APPROVED MINUTES**

A. CALL TO ORDER

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

B. ROLL CALL

Plat Committee Members/Alternates

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
Elizabeth Wilder, Land Management Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Minutes

- a. May 11, 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:

- E1. Willard Island; KPB File 2026-036

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 Venuti to approve the agenda, the minutes from the May 11, 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 - 4	Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
WILLARD ISLAND**

KPB File No.	2026-036
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	Robert B. & Joann B. Butt Family Revocable Living Trust
Surveyor:	Katherine A. Kirsis, Seabright Survey & Design
General Location:	Caribou Lake / Fox River Area

Parent Parcel No.:	185-200-05
Legal Description:	T 3S R 10W SEC 20 Seward Meridian HM 0004724 US SURVEY 4724 LOT 1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved under consent agenda*

**ITEM #2 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	<ul style="list-style-type: none"> • City of Seward • Robert W. Williams of Las Vegas, Nevada • Travis E. Maurer of Gig Harbor, Washington
Surveyor:	Stacy Wessel, AK Lands, Land Surveying LLC
General Location:	Seward South of Resurrection River City of Seward

Parent Parcel No.:	145-021-33, 145-021-40, 145-021-42 & 145-026-01
Legal Description:	<p>145-021-33: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.</p> <p>145-021-40: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1</p> <p>145-021-42: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B</p> <p>145-026-01: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13</p>
Assessing Use:	145-021-33, 145-021-40 & 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite
Exception Request	None Requested

Staff report given by Platting Manager Vince Piagentini. Applicant requested that this plat be postponed. Public notice had been sent out and it was recommended that public comment be opened. No action is being required by the committee

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #3 - PRELIMINARY PLAT
HORSEPOWER HILL SUBDIVISION**

KPB File No.	2026-042
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	Michael Morgan
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Funny River – Brown's Lake

Parent Parcel No.:	066-430-33
Legal Description:	T 5N R 8W SEC 31 SEWARD MERIDIAN KN - PW E1/2 NW1/4 NE1/4 & NE1/4 NE1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements KPB 20.30.030 – Proposed Street Layout

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 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 Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Horsepower Hill Subdivision based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST : Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.170 – Block Length Requirements & KPB 20.30.030 – Proposed Street Layout, citing findings 1, 2 & 6 in support of standard one, findings 2, 4 & 5 in support of standard two and findings 1, 4 & 8 in support of standard three.

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

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 4	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 AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #4 - PRELIMINARY PLAT
BOX CANYON SUBDIVISION SEAVEY ADDITION NO 5**

KPB File No.	2026-039
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	Tanner Crab, LLC Daniel & Janine Seavey Single Lead LLC
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Seavey Court, Old Exit Glacier Road, Maximilian Court, Maximilian Road Bear Creek Area

Parent Parcel No.:	144-010-77, 144-230-44, 144-230-48, 144-230-40, 144-010-71 & 144-010-70
Legal Description:	T 01N R 01W SEC 22 SEWARD MERIDIAN SW 2021008 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION NO. 5 LOT 13 AND SW 2009023 BOX CANYON SUB SEAVEY ADDN NO 2 LOT 10B AND SW 2010014 BOX CANYON SUB SEAVEY ADDN NO 3 LOT 7 AND SW 2008024 BOX CANYON SUB SEAVEY ADDN LOT 2B AND SW 2015006 BOX CANYON SUB SEAVEY ADDN NO 4 LOTS 2A1 & 1
Assessing Use:	Vacant, Residential, Commercial & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190(A), 20.40.040, 20.30.100(A)

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Box Canyon Subdivision Seavey Addition No. 5 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190(A) – Lot Dimensions 3:1 for Lot 2B-1, citing findings 2, 3, 5 & 6 in support of standard one, findings 1 – 3 in support of standard two and findings 5 & 7 in support of standard three.

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

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.40.040 – Convention Onsite Soil Absorption Systems, citing findings 1 & 2 in support of standard one, findings 1, 2 & 5 in support of standard two and findings 1, 2 & 4 in support of standard three.

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

EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST C: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.10 – Cul-de-sacs for Maximilian Court, citing findings 1 – 3 in support of standard one, findings 1, 2 & 6 in support of standard two and findings 1 & 5 in support of standard three.

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

EXCEPTION REQUEST C PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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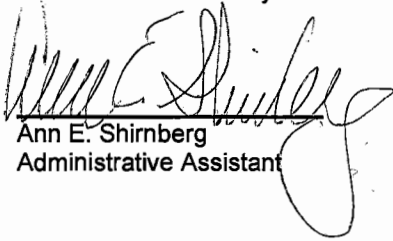
Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:54 P.M.



Ann E. Shirnberg
Administrative Assistant