

Kenai Peninsula Borough Plat Committee

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

**JUNE 8, 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 26, 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. Sterling Heights Subdivision Kincaid Replat; KPB File 2026-045
- E5. Moose Run Estates 2026 Addition; KPB File 2026-050

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 May 28, 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

**F. ITEM #1 - PRELIMINARY PLAT
L. CREARY SUBDIVISION LAUVER ADDITION**

KPB File No.	2026-047
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Lani & Kevin Lauver
Surveyor:	Jason Young / Edge Survey and Design
General Location:	Echo Lake Road

Parent Parcel No.:	131-270-41
Legal Description:	T 04N R 11W SEC 14 SEWARD MERIDIAN KN 2010079 L CREARY SUBDIVISION JONES REPLAT TRACT 3A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.240(A) – Building Setback KPB 20.40.040(A) – Conventional Onsite Soil Absorption Systems

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 Venuti to grant preliminary approval to G.L. Creary Subdivision Lauver Addition 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 20.30.240(A) – Building Setbacks, citing findings 3, 4, 6 & 9 in support of standard one, findings 1, 2, 6 & 9 in support of standard two and findings 3 – 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 Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.40.040(A) – Conventional Onsite Soil Absorption Systems, citing findings 1-4 in support of standard one, findings 3 & 6 in support of standard two and findings 6 & 8 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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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 #2 - PRELIMINARY PLAT
CHRISTIANS CORNERS KINSLEY REPLAT**

KPB File No.	2026-051
Plat Committee Meeting:	Kune 8, 2026
Applicant / Owner:	David Kinsley
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Skyline Drive & East Hill Road / City of Homer
Parent Parcel No.:	169-200-13
Legal Description:	T 5S R 15W SEC 9 SEWARD MERIDIAN HM 0770056 CHRISTIANS CORNERS SUB 1977 ADDN LOT 6 BLK 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.40 – Wastewater Review

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 Christians Corners Kinsley Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Venuti moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.40 – Wastewater Review, citing findings 1 – 3 in support of standards one, two and three.

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

EXCEPTION REQUEST 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 #3 - PRELIMINARY PLAT
STERLING HEIGHTS SUBDIVISION KINCAID 2026 REPLAT**

KPB File No.	2026-045
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Carl & Tammy Kincaid
Surveyor:	Jason L. Schollenberg / Peninsula Surveying
General Location:	Sterling Area
Parent Parcel No.:	063-451-19, 063-451-20 & 063-451-33
Legal Description:	T 5N R 9W SEC 11 SEWARD MERIDIAN KN 0000935 STERLING HEIGHTS SUB LOTS 5 AND 6 BLK 7 T 5N R 9W SEC 11 SEWARD MERIDIAN KN 0920020 STERLING HEIGHTS SUB KINCAID ADDN LOT 7A BLK 7
Assessing Use:	Vacant, Vacant & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
JEFF FOSTER PROPERTY 2026 ADDITIN**

KPB File No.	2026-048
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Kathryn Foster
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Sterling off of Forest
Parent Parcel No.:	058-040-88
Legal Description:	T 5N R 10W SEC 25 SEWARD MERIDIAN KN NW1/4 SE1/4 EXCL JEFF FOSTER PROPERTY TRACTS A & B & C
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jon Sauerbrey: Neighboring landowner had questions regarding access.
- John Edmundson: Neighboring landowner had questions regarding access.
- Jacob Nagel: Mr. Nagel's property was not within the public noticing area. He felt he should have received notice.

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

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Jeff Foster Property 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1 – 3 in support of standard one, findings 1-4 in support of standard two and findings 2 & 5 in support of standard three.

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

EXCEPTION REQUEST 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 #5 - PRELIMINARY PLAT
MOOSE RUN ESTATES 2026 ADDITION**

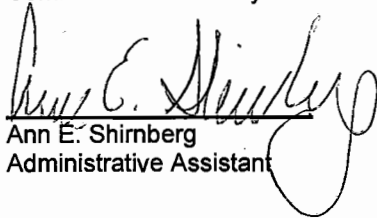
KPB File No.	2026-050
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Terry L. Russ AKA Terry Russ Deborah Russ AKA Debbie L. Russ
Surveyor:	Andrew McLane / McLane Consulting Group
General Location:	Rut Avenue & Hunter Avenue / Nikiski Area
Parent Parcel No.:	013-690-32
Legal Description:	T 07N R 11W SEC 18 Seward Meridian KN 2017062 MOOSE RUN ESTATES 2017 ADDN TRACT B-3
Assessing Use:	Residential Dwelling

Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:07 P.M.



Ann E. Shirnberg
Administrative Assistant