

C. CONSENT AGENDA

- *3. Minutes**
 - a. March 16, 2026 Plat Committee Meeting Minutes**

Kenai Peninsula Borough Plat Committee

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

**MARCH 16, 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 23, 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:
 - E2. Green Acres Hill Addition
 - E3. North Fork Acres 2026 Carrico Gibson Replat
 - E6. Raw Birch 2025 Replat

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 Epperheimer to approve the agenda, the minutes from the February 23, 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
FOURTH OF JULY CREEK SUBDIVISION SEWARD MARINE
INDUSTRIAL CENTER SPRING CREEK REPLAT**

KPB File No.	2025-029
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	City of Seward
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	City of Seward - East Side of Resurrection Bay / City of Seward
Parent Parcel No.:	145-340-40
Legal Description:	T 1S R 1E SEC 13 & 18 SEWARD MERIDIAN SW 0970027 FOURTH OF JULY CREEK SUB SEWARD MARINE INDUSTRIAL CENTER THAT PTN OF BLK 10 EXCLUDING LOTS 1 & 2
Assessing Use:	Commercial
Zoning:	Industrial
Water / Wastewater	City
Exception Request	20.30.030(A) – Proposed Street Layout Requirements 20.30.210 – Lots Access to Street 20.30.170 – Block Length Requirements

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 Epperheimer moved, seconded by Commissioner Morgan to grant preliminary approval to Fourth of July Creek Subdivision Seward Marine Industrial Center Spring Creek Replat 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 Morgan to grant the exception to KPB 20.30.030(A) - Proposed Street Layout Requirements and KPB 20.30.210 - Lots Access to Street, citing findings 1 & 2 in support of standard one, findings 3 & 4 in support of standard two and findings 5-7 & 9 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 Morgan to grant the exception to KPB 20.30.170 - Block Length Requirements, citing findings 1 & 2 in support of standards one, findings 3 & 4 in support of standard two and findings 5 & 6 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 AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
GREEN ACRES HILL ADDITION**

KPB File No.	2026-019
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Stephen M. Hill
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Alamo Avenue & Odgers Avenue off Feuding Lane / Sterling Area

Parent Parcel No.:	065-500-58
Legal Description:	T 5N R 8W SEC 23 SEWARD MERIDIAN KN 0970079 GREEN ACRES GANGLOFF REPLAT TRACT A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER THE CONSENT AGENDA**

**ITEM #3 - PRELIMINARY PLAT
NORTH FORK ACRES 2026 CARRICO-GIBSON REPLAT**

KPB File No.	2025-182
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Richard W. Gibson II & Ruth Sharon Carrico
Surveyor:	Katie Kirsis, Seabright Survey & Design, LLC
General Location:	North Fork Road and Pioneer Road, Handcart Road and Rickard Street, Anchor Point Area

Parent Parcel No.:	165-310-13
Legal Description:	T 4S R 14W SEC 27 SEWARD MERIDIAN HM 0740486 NORTH FORK ACRES SUB NO 3 TRACT 4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite Water
Exception Request	None Requested

***APPROVED UNDER THE CONSENT AGENDA**

**ITEM #4 - PRELIMINARY PLAT
FRITZ CREEK ACRES SUB NO. 2 2026 REPLAT**

KPB File No.	2026-015
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Cass M. Crandall & John P. Crandall
Surveyor:	Katie Kirsis, Seabright Survey + Design
General Location:	East End Rd, Alatheia St., Spyglass St & Scot St / Fritz Creek Area

Parent Parcel No.:	172-200-37
Legal Description:	T 5S R 12W SEC 28 SEWARD MERIDIAN HM 0880032 FRITZ CREEK ACRES SUB NO 2 LOT 2 BLK 2
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal staff determined there was insufficient information to proceed and recommended postponement. Public notice was sent out so he recommended public comment be opened. No action was required on this item.

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

**ITEM #5 - PRELIMINARY PLAT
MID RIVER ESTATES SUBDIVISION 2026 ADDITION**

KPB File No.	2026-014
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	John Malkowski
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Mid River Ave & Sara St / Funny River Area
Parent Parcel No.:	066-280-60
Legal Description:	T 5N R 8W SEC 18 SEWARD MERIDIAN KN 2014015 MID RIVER ESTATES SUB PART THREE LOT 3A BLOCK 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(A) – Lot Dimensions 3:1

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 Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Mid River Estates Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.190(A) – Lot Dimension 3:1, citing findings 1, 3, 4 & 8 in support of standard one, findings 1 & 5 in support of standard two and findings 1, 5 & 7 in support of standard three.

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

EXCEPTION REQUEST 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 AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #6 - PRELIMINARY PLAT
RAW BIRCH 2025 REPLAT**

KPB File No.	2026-011
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Raw Birch LLC
Surveyor:	Andrew Hamilton, McLane Consulting Inc.
General Location:	E Pioneer Avenue / City of Homer
Parent Parcel No.:	177-060-11 & 177-060-12
Legal Description:	177-060-11: T 6S R 13W SEC 20 Seward Meridian HM BEGIN AT E1/16 CORNER OF SEC SEC 17 & 20 TH N 0 DEG 19'W 77.2 FT TO SOUTH ROW LINE OF HOMER EAST RD TH S71 DEG 12' W ALONG ROW 314.6 FT TO POB TH S73 DEG 48'W 130 FT TH S 68 DEG 30'W 127 FT TH S8 DEG 43'E 316.2 FT TH N 80 DEG 29'E 200 FT TH N 0 DEG 21'W 36 2.3 FT TO POB EXCL DOT ROW

	177-060-12: T 6S R 13W SEC 20 Seward Meridian HM BEGIN AT E1/16 CORNER OF SEC SEC 17 & 20 TH N0 DEG 19'W 77.2 FT TO SOUTH ROW LINE OF HOMER EAST RD TH S71 DEG 12' W ALONG ROW 204.6 FT TO POB TH S71 DEG 12'W 110 FT TH S 0 DEG 21' W 362.3 FT TH N 80 DEG 29'E 110 FT TH N 0 DEG 19'W 379.6 FT TO POB
Assessing Use:	177-060-11: Residential Improved Land 177-060-12: Residential Vacant
Zoning:	City of Homer Central Business District
Water / Wastewater	City
Exception Request	None Requested

***APPROVED UNDER THE CONSENT AGENDA**

**ITEM #7 - PRELIMINARY PLAT
POOLSIDE ESTATES 2026 ADDITION**

KPB File No.	2026-016
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Poolside Estates, LLC
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Poolside Ave / Nikiski APC
Parent Parcel No.:	014-03-019
Legal Description:	T 7N R 12W SEC 16 SEWARD MERIDIAN KN 2001012 POOLSIDE ESTATES TRACT A
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190(A) – Lot Dimension 3:1 for Lots 7 & 8 20.30.280(A) – Floodplain Requirements

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 Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Poolside Estates 2026 Addition 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 20.30.190(A) Lots – Dimensions 3:1 for lots 7 & 8, citing findings 1, 2, 3, 5 & 7 in support of standard one, finding 6 in support of standard two and finding 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 20.30.280(A) Floodplain Requirements, citing findings 1, 2, 6 & 7 in support of standards one, findings 3, 4, 6 & 7 in support of standard two and findings 7 & 9 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 AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #8- 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.

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 Commission Venuti to grant preliminary approval to Veal Subdivision 2026 Addition 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 Commission Venuti to grant the exception to KPB 20.30.030(A) – Proposed Street Layout Requirements citing findings 1-3 in support of standard one, findings 1, 3, 5 & 6 in support of standard two and findings 3 & 5 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 Commission Venuti to grant the exception to KPB 20.30.170 – Block Length Requirements, citing findings 4-6, 8 & 10 in support of standard one, findings 4-6 in support of standard two and findings 1-3 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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EXCEPTION REQUEST C: Commissioner Epperheimer moved, seconded by Commission Venuti to grant the exception to KPB 20.30.190(A) – 3:1 Lot Dimensions, citing findings 1-5 in support of standard one, findings 2-5 in support of standard two and findings 1-5 & 7 in support of standard three.

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

EXCEPTION REQUEST C MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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AMENDMENT MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to require the standard 30' dedication for Autumn Road.

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

AMENDMENT 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 AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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G. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting at 7:20 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED