

## **C. CONSENT AGENDA**

- \*3. Minutes**
  - a. June 8, 2026 Plat Committee Meeting Minutes**

# Kenai Peninsula Borough Plat Committee

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

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JUNE 8, 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*

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**

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

<b>Parent Parcel No.:</b>	131-270-41
<b>Legal Description:</b>	T 04N R 11W SEC 14 SEWARD MERIDIAN KN 2010079 L CREARY SUBDIVISION JONES REPLAT TRACT 3A
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	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**

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

<b>KPB File No.</b>	2026-045
<b>Plat Committee Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	Carl & Tammy Kincaid
<b>Surveyor:</b>	Jason L. Schollenberg / Peninsula Surveying
<b>General Location:</b>	Sterling Area
<b>Parent Parcel No.:</b>	063-451-19, 063-451-20 & 063-451-33
<b>Legal Description:</b>	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
<b>Assessing Use:</b>	Vacant, Vacant & Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None Requested

*\*Approved Under Consent Agenda*

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

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

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

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

*\*Approved Under Consent Agenda*

## G. ADJOURNMENT

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

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Ann E. Shirnberg  
Administrative Assistant

UNAPPROVED