

## **C. CONSENT AGENDA**

- \*3. Minutes**
  - a. April 27, 2026 Plat Committee Meeting Minutes**

# Kenai Peninsula Borough Plat Committee

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

APRIL 27, 2026  
7:00 PM  
UNAPPROVED MINUTES

## A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Jeremy Brantley, Sterling 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  
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. April 13, 2026 Plat Committee Meeting Minutes

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 and the minutes from the April 13, 2026 Plat Committee meeting.

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

### **MOTION PASSED BY UNANIMOUS VOTE**

|         |  |
|---------|--|
| Yes - 5 | Brantley, Gillham, Morgan, Whitney, Venuti |
|---------|--|

## E. NEW BUSINESS

### ITEM #1 - PRELIMINARY PLAT FOREST HILLS LOOKOUT SUBDIVISION MORRISON ADDITION

|                                |   |
|--------------------------------|---|
| <b>KPB File No.</b>            | 2026-031  |
| <b>Plat Committee Meeting:</b> | April 27, 2026  |
| <b>Applicant / Owner:</b>      | Kevin Morrison & Heidi J. Morrison AKA Heidi Jo Morrison                    |
| <b>Surveyor:</b>               | Jerry Johnson / Johnson Surveying   |
| <b>General Location:</b>       | Quillback Drive & Paper Birch Lane off Diamond Willow Lane<br>Sterling Area |
| <b>Parent Parcel No.:</b>      | 058-360-06 & 058-362-08   |

|                           |  |
|---------------------------|--|
| <b>Legal Description:</b> | 058-360-06: T 5N R 10W SEC 36 SM KN 0860204 FOREST HILLS LOOKOUT SUB AMENDED LOT 6<br><br>058-362-08: T 05N R 10W SEC 36 SM KN 2011061 FOREST-HILLS LOOKOUT SUB MUSGROVE ADDN LOT 7B |
| <b>Assessing Use:</b>     | 058-360-06: Residential Vacant<br>058-362-08: Residential Dwelling   |
| <b>Zoning:</b>            | Rural Unrestricted   |
| <b>Water / Wastewater</b> | Onsite   |
| <b>Exception Request</b>  | None Requested   |

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jerry Johnson, Johnson Surveying; Mr. Johnson was the surveyor on this project and made himself available for questions.
- Heidi Jo Morrison; Ms. Morrison is the landowner of this parcel and spoke in support of approving this plat.
- Elaine Vroman-Davis; 1531 Northview Drive, Unit G3, Anchorage AK 99504; Ms. Vroman expressed concerns about this proposed subdivision using Diamon Willow Lane for access.

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 Forest Hills Lookout Subdivision Morrison Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

|         |  |
|---------|--|
| Yes - 5 | Brantley, Gillham, Morgan, Venuti, Whitney |
|---------|--|

**ITEM #2 - PRELIMINARY PLAT  
BENJAMIN-BARDARSON SUBDIVISION 2025 REPLAT**

|                                |   |
|--------------------------------|---|
| <b>KPB File No.</b>            | 2025-037  |
| <b>Plat Committee Meeting:</b> | April 27, 2026  |
| <b>Applicant / Owner:</b>      | Salmon Bake Cabins LLC  |
| <b>Surveyor:</b>               | Jason Schollenberg / Peninsula Surveying                        |
| <b>General Location:</b>       | Herman Leirer Road<br>Seward Area                               |
| <b>Parent Parcel No.:</b>      | 144-072-06 & 144-072-07   |
| <b>Legal Description:</b>      | T 1N R 1W SEC 27 SM SW 2004019 BENJAMIN-BARDARSON SUB LOT 1 & 2 |
| <b>Assessing Use:</b>          | Commercial  |
| <b>Zoning:</b>                 | Commercial  |
| <b>Water / Wastewater</b>      | Onsite  |
| <b>Exception Request</b>       | KPB 20.60.150 – Utility Easements                               |

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.

**EXCEPTION REQUEST:** Commissioner Whitney moved, seconded by Commissioner Brantley to grant the exception to KPB 20.60.150 – Utility Easements, citing findings 1-5 in support of standard one, findings 1 & 3 in support of standard two and findings 2, 4, 5, 6 & 8 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 | Brantley, Gillham, Morgan, Venuti, Whitney |
|---------|--|

**ITEM #3 - PRELIMINARY PLAT  
FOX RIVER ESTATES 2026 REPLAT**

|                                |  |
|--------------------------------|--|
| <b>KPB File No.</b>            | 2026-030   |
| <b>Plat Committee Meeting:</b> | April 27, 2026   |
| <b>Applicant / Owner:</b>      | Jason Weisser / Homer, Alaska  |
| <b>Surveyor:</b>               | Jason Schollenberg / Peninsula Surveying, LLC  |
| <b>General Location:</b>       | Hubbard Ln, MP 15 East End Rd, Kachemak Bay APC  |
| <b>Parent Parcel No.:</b>      | 172-300-24, 172-300-25 & 172-300-26  |
| <b>Legal Description:</b>      | T 5S R 11W SEC 7 SEWARD MERIDIAN HM 2005080 FOX RIVER ESTATES<br>SUB THREE LOT 2A, 2B & 2C |
| <b>Assessing Use:</b>          | Vacant, Residential & Vacant   |
| <b>Zoning:</b>                 | Rural Unrestricted   |
| <b>Water / Wastewater</b>      | Onsite / Onsite  |
| <b>Exception Request</b>       | KPB 20.30.200(B) – Lots-Minimum Size for Tract 2B-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.

Commissioner Venuti asked to be recused from this matter as the petitioner is a friend and business associated of his. Chair Gillham granted his request.

**MAIN MOTION:** Commissioner Whitney moved, seconded by Commissioner Brantley to grant preliminary approval to Fox River Estates 2026 Replat 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 Brantley to grant the exception to KPB 20.30.200(B) – Lots-Minimum Size for Tract 2B-1, citing findings 1, 3 & 4 in support of standard one, findings 1, 3, 4 & 5 in support of standard two and findings 7 & 8 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 - 4     | Brantley, Gillham, Morgan, Whitney |
| Recused - 1 | Venuti                             |

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     | Brantley, Gillham, Morgan, Whitney |
| Recused - 1 | Venuti                             |

**G. ADJOURNMENT**

Commissioner Brantley moved to adjourn the meeting at 7:36 P.M.

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Ann E. Shirnberg  
Administrative Assistant