

Kenai Peninsula Borough

Plat Committee

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

JUNE 22, 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

Jeffrey Epperheimer, Nikiski District

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Wayne Cary, Deputy Borough Attorney

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. June 8, 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. Fritz Creek Drive No. 2 Sorensen

E4. Forest Hills Lookout Lunari Acres

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 June 8, 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	Epperheimer, Gillham, Morgan, Whitney
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
CARL & EMMA CLARK ESTATE #2**

KPB File No.	2026-056
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Ronald W. Wilson
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Hope Highway Near MP 17 / Hope Area
Parent Parcel No.:	035-040-16
Legal Description:	T 10N R 2W SEC 32 & 33 SEWARD MERIDIAN SW 2001008 CARL & EMMA CLARK ESTATE TRACT B
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.280 (A) – Base Flood Elevation Source

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 Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Carl & Emma Clark Estate #2 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 20.30.208(A) – Base Flood Elevation Source, citing findings 1-3 in support of standard one, findings 1, 5 & 6 in support of standard two and findings 2, 5 & 6 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	Epperheimer, Gillham, Morgan, 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	Epperheimer, Gillham, Morgan, Whitney
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**ITEM #2 - PRELIMINARY PLAT
FRITZ CREEK DRIVE SUBD NO 2 SORENSEN**

KPB File No.	2026-044
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Albert E. Sorensen III
Surveyor:	Christopher Mullikin; Mullikin Surveys, LLC
General Location:	Sorensen Street & Stuart Avenue / Fritz Creek area
Parent Parcel No.:	172-390-02, 172-390-03, & 172-390-04
Legal Description:	T 5S R 12W SEC 28 SEWARD MERIDIAN HM 0800101 FRITZ CREEK DRIVE SUB NO 2 LOTS 7-B, 7-C, AND 7-D
Assessing Use:	172-390-02: Residential Accessory Building 172-390-03 & 172-390-04: Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
DOYLE ESTATES SUBDIVISION SEVENTH ADDITION**

KPB File No.	2026-055
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Doyle Family Revocable Trust
Surveyor:	Andrew Hamilton, McLane Consulting Inc
General Location:	Dalton Street S & Karluk Avenue / Kalifornsky Area
Parent Parcel No.:	055-181-16
Legal Description:	T 05N R 11W SEC 20 SEWARD MERIDIAN KN 2019052 DOYLE ESTATES SUB FIFTH ADDN TRACT C-1-D
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.40.040 – Conventional Onsite Soils Absorption Systems 20.30.200 – Lots Minimum Size

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 Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Doyle Estates subdivision Seventh 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 Epperheimer to grant the exception request to KPB 20.40.040 Conventional onsite soils absorption systems for Lots 1 & 2, citing findings 1-5, 9 & 12 in support of standard one, findings 1-5 in support of standard two and findings 1, 2, 4, 5, 9, 10 & 12 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	Epperheimer, Gillham, Morgan, Whitney
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.200 - Lots minimum size for Lot 2, citing findings 1-3 in support of standards one and two and findings 1-4 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	Epperheimer, Gillham, Morgan, 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	Epperheimer, Gillham, Morgan, Whitney
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**ITEM #4 - PRELIMINARY PLAT
FOREST HILLS LOOKOUT LUNARI ACRES**

KPB File No.	2026-058
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Rawley Atkinson
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Foster Avenue & Diamond Willow Lane off Forest Lane / Sterling Area

Parent Parcel No.:	058-360-16
Legal Description:	T 5N R 10W SEC 36 SEWARD MERIDIAN KN 0860204 FOREST HILLS LOOKOUT SUB AMENDED LOT 16
Assessing Use:	Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
PATSON PROPERTIES CUDE ADDITION NO. 2**

KPB File No.	2026-059
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	The SBS 2012 Family Trust
Surveyor:	Andrew Hamilton/ McLane Consulting Inc
General Location:	Patson Drive off Funny River Rd / Funny River Area

Parent Parcel No.:	135-243-35
Legal Description:	T 5N R 10W SEC 34 SEWARD MERIDIAN KN 2024013 PATSON PROPERTIES CUDE ADDN LOT 5
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(A) – Lot Dimensions

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 Patson Properties Cude Addition No. 2 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 request to KPB 20.30.190(A) – Lot Dimension for Lot 5-A, citing findings 1-6, 9 & 11 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	Epperheimer, Gillham, Morgan, Whitney
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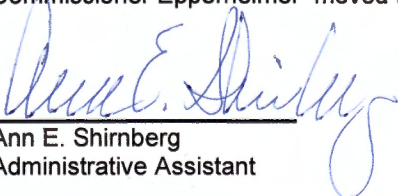
Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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

Commissioner Epperheimer moved to adjourn the meeting at 6:53 P.M.


Ann E. Shirnberg
Administrative Assistant