

C. CONSENT AGENDA

- *3. Minutes**
 - a. April 13, 2026 Plat Committee Meeting Minutes**

Kenai Peninsula Borough Plat Committee

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

APRIL 13, 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

Aaron Hughes, Land Management Officer
Vince Piagentini, Platting Manager
Britney Hoffert, LMD Technician
Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

Election of Officers

Commissioner Venuti, seconded by Commissioner Whitney nominated Commissioner Gillham for the position of Chairman. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chairman.

Commissioner Venuti, seconded by Commissioner Morgan, nominated Commissioner Whitney for the position of Vice Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Whitney was appointed Vice-Chairman.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Minutes
 - a. March 16, 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. Tutl'uh Subdivision 2026 Replat; KPB File 2025-116
 - E5. Clark's Point of View CHCH ROWV Plat; KPB File 2023-061

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, the minutes from the April, 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

**ITEM #1 - PRELIMINARY PLAT
ALASKA STATE LAND SURVEY NO 2021-11**

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| KPB File No. | 2026-024 |
| Plat Committee Meeting: | April 13, 2026 |
| Applicant / Owner: | State of Alaska |
| Surveyor: | Willie Stoll, DOWL |
| General Location: | Remote |
| Parent Parcel No.: | 193-013-23, 193-013-44, 193-013-43, & 193-013-46 |
| Legal Description: | <ul style="list-style-type: none"> • 193-013-23: T 5S R 9W SEC 7 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT E • 193-013-44: T 5S R 9W SEC 18 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT A • 193-013-43: T 5S R 9W SEC 17 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT B • 193-013-46: T 5S R 9W SEC 19 & 20 |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | KPB 20.60.200(E) – Survey & Monumentation KPB 20.40 – Wastewater Disposal |

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 Alaska State Land Survey No. 2021-11 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception to KPB 20.60.200(E) – Survey Monumentation, citing findings 1, 2 & 4 in support of standard one, findings 1, 3, 5 & 6 in support of standard two and findings 1 & 2 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

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| Yes - 4 | Gillham, Morgan, Venuti, Whitney |
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EXCEPTION REQUEST B: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception to KPB 20.40 – Wastewater Disposal for Tract E-1, citing findings 1, 3 & 4 in support of standards one, findings 3 & 4 in support of standard two and findings 1, 3 & 4 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

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| 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

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| Yes - 4 | Gillham, Morgan, Venuti, Whitney |
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**ITEM #2 - PRELIMINARY PLAT
SOUTH BEND BLUFF ADDITION**

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| KPB File No. | 2026-013 |
| Plat Committee Meeting: | April 13, 2026 |
| Applicant / Owner: | Samuel & Cassie Wood and Best Realty, LLC |
| Surveyor: | Jason Young/Mark Aimonetti, Edge Survey and Design, LLC |
| General Location: | Augusta National Road, off River Hills Drive, off Ciechanski Road Kalifornsky Area |
| Parent Parcel No.: | 055-423-22, 055-031-56 & 055-031-55 |
| Legal Description: | <ul style="list-style-type: none"> • 055-423-22: T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3 • 055-031-56: T 5N R 11W SEC 23 SEWARD MERIDIAN KN - PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70 • 055-031-55: T 5N R 11W SEC 23 SEWARD MERIDIAN KN - PW S318' OF E1260' OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD PER PW RES 96-16 REC @487/70 |
| Assessing Use: | Residential, |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | |

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini noted that this plat was being postponed and will come back to the committee once the right-of-way vacation has been approved. Public notice had been sent out and it was recommended that public comment be opened. Not action is being required by the committee

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

**ITEM #3 - PRELIMINARY PLAT
TUTL'UH SUBDIVISION 2026 REPLAT**

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| KPB File No. | 2025-116 |
| Plat Committee Meeting: | April 13, 2026 |
| Applicant / Owner: | Frank Gwartney |
| Surveyor: | Andrew Hamilton, McLane Consulting Inc. |
| General Location: | Between MP 16 & 17, Hope Highway Hope Area |
| Parent Parcel No.: | 035-031-08; 035-031-09; 035-031-12 |
| Legal Description: | <ul style="list-style-type: none"> • 035-031-08: T 10N R 02W SEC 33 SEWARD MERIDIAN SW 2021002 TUTL'UH SUBDIVISION LOT 4 • 035-031-09: T 10N R 02W SEC 33 SEWARD MERIDIAN SW 2021002 TUTL'UH SUBDIVISION LOT 5 • 035-031-12: T 10N R 02W SEC 33 SEWARD MERIDIAN SW 2022011 TUTLUH SUB CARMODY ADDN LOT 6A |
| Assessing Use: | 035-031-08 and 035-031-09: Residential Vacant 035-031-12: Residential Accessory Building |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | None Requested |

***PASSED UNDER THE CONSENT AGENDA**

**ITEM #4 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 3**

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| KPB File No. | 2026-023 |
| Plat Committee Meeting: | April 13, 20226 |
| Applicant / Owner: | Whistlebait, LLC |
| Surveyor: | Aaron Brown, Vector Surveying LLC |
| General Location: | Desmidt Avenue & Valleyview Road Sterling Area |
| Parent Parcel No.: | 063-043-79 |
| Legal Description: | T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2025071 WHISTLEBAIT ESTATES ADDN NO 2 TRACT A1 |
| Assessing Use: | Accessory Building |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | KPB 20.30.240 – Building Setbacks KPB 20.10.110 – Building Setback Encroachment Permits |

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 Whistlebait Estates No. 3 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 Whitney to grant the exception to KPB 20.30.240 – Building Setbacks & KPB 20.10.110 – Building Setback Encroachment Permits

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

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| Yes - 4 | Gillham, Morgan, Venuti, Whitney |
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AMENDMENT MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to attach the following finding in support of the exception request:

- Standard One: Finding 1 from the applicant justification letter dated 2/26/26 and findings 12 & 13 from the staff report .
- Standard Two: Finding 1 from the applicant justification letter dated 2/26/26 and findings 12 & 13 from the staff report.
- Standard Three: Findings 1 & 2 from the applicant justification letter dated 2/26/26.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

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|---------|----------------------------------|
| 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

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| Yes - 4 | Gillham, Morgan, Venuti, Whitney |
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**ITEM #5 - PRELIMINARY PLAT
CLARK'S POINT OF VIEW CHCH ROW VACATION PLAT**

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| KPB File No. | 2023-061 |
| Plat Committee Meeting: | April 13, 2026 |

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|---------------------------|--|
| Applicant / Owner: | Caribou Hills Cabin Hoppers |
| Surveyor: | Jason Schollenberg, Peninsula Surveying, LLC |
| General Location: | Caribou Hills; Ninilchik Area |

| | |
|---------------------------|--|
| Parent Parcel No.: | 185-508-14, 185-508-73, & 185-508-51 |
| Legal Description: | <ul style="list-style-type: none"> • 185-508-14: T 2S R 12W SEC 2 SEWARD MERIDIAN HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS • 185-508-73: T 02S R 12W SEC 02 SEWARD MERIDIAN HM US SURVEY 7948 LOT 5 • 185-508-51: T 1S R 12W SEC 35 SEWARD MERIDIAN HM 2001080 CLARKS POINT OF VIEW ESTATES PHASE 1 LOT 30 • A PORTION OF VACATED STEIK AVENUE |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | None |

***PASSED UNDER THE CONSENT AGENDA**

**ITEM #6 - PRELIMINARY PLAT
BAYVIEW GARDENS BORGMAN 2025**

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| KPB File No. | 2026-022 |
| Plat Committee Meeting: | April 13, 2026 |
| Applicant / Owner: | Diane Marie Borgman Trust |
| Surveyor: | Christopher Mullikin, Mullikin Surveys, LLC |
| General Location: | Est Hills Road; City of Homer |
| Parent Parcel No.: | 174-010-04, 174-010-05 & 174-010-06 |
| Legal Description: | T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0730748 BAYVIEW GARDENS SUB LOT 04, 05 & 06 BLK 01 |
| Assessing Use: | Vacant, Residential & Vacant |
| Zoning: | Rural Unrestricted |

Further review of the subdivision drawing, determined the plat should be submitted under a different review process per KPB Code. Surveyor was notified, the plat was removed from the agenda and placed in the proper review status. No action was required by the committee.

**ITEM #7 - PRELIMINARY PLAT
BLESSING ESTATES**

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|--------------------------------|---|
| KPB File No. | 2025-072R1 |
| Plat Committee Meeting: | April 13, 2026 |
| Applicant / Owner: | Paul Roderick |
| Surveyor: | Christopher Mullikin, Mullikin Surveys, LLC |
| General Location: | Near MP 1.7 North Fork Road; Anchor Point Area |
| Parent Parcel No.: | 165-162-76, 165-162-77, 165-162-78 & 165-162-79 |
| Legal Description: | T 04S R 15W SEC 35 SEWARD MERIDIAN HM 2020034 BARINGER SUB LOT 1 THRU 4 |
| Assessing Use: | Residential & Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | KPB 20.25.070(A)(1) KPB 20.30.130(B) |

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

Christopher Mullikin, Mullikan Surveys: Mr. Mullikin 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 Morgan to grant preliminary approval to Blessing Estates 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 Morgan to grant the exception to KPB 20.30.130(B) – Tangent Length, citing findings 2, 3 & 5 in support of standard one, findings 2 & 3 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 A MOTION PASSED BY UNANIMOUS VOTE

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| Yes - 4 | Gillham, Morgan, Venuti, Whitney |
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception to KPB 20.5.070(A)(1) – Subdivision Name, citing finding 1 in support of standards one, findings 2 & 3 in support of standard two and finding 4 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 - 4 | Gillham, Morgan, Venuti, Whitney |
|---------|----------------------------------|

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

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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|---------|----------------------------------|
| Yes - 4 | Gillham, Morgan, Venuti, Whitney |
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**ITEM #8 - PRELIMINARY PLAT
PIONEER VISTAS UNIT NO 6 YOUNG SUBDIVISION**

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| KPB File No. | 2025-135 |
| Plat Committee Meeting: | April 13, 2026 |
| Applicant / Owner: | Thomas Martin Sonja Martin Young AKA Sonja M. Martin-Young |
| Surveyor: | Christopher Mullikin, Mullikin Surveys, LLC |
| General Location: | Herndon Drive & Svedlund Street; City of Homer |
| Parent Parcel No.: | 177-191-18 & 177-070-17 |
| Legal Description: | <ul style="list-style-type: none"> • 177-070-17: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 • 177-191-18: T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB |

Upon further review of the right-of-way information, staff has determined that additional right-of-way dedication is required. Review of the plat and proposed dedication must be completed by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission. Staff has postponed this item until the City’s review is complete. Members of the public may still provide comment; however, no action will be taken at this time.

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.

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:12 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED