

C. CONSENT AGENDA

***3. July 20, 2026 Plat Committee Minutes**

Kenai Peninsula Borough

Plat Committee

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

JULY 20, 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

Jeffrey Epperheimer, Nikiski District

Franco Venuti, City of Homer

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 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

***3. Minutes**

- a. June 22, 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:

- E1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
- E3. Van Ryzin Subdivision 2026 Addition
- E5. Grayling Subdivision
- E6. Webber Subdivision Bluff Park Schneider 2026 Addition
- E7. Hangover Hollow

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 Epperheimer moved, seconded by Commissioner Whitney to approve the agenda, the minutes from the June 22, 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, Venuti, Whitney
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	City of Seward; Robert W. Williams; Travis E. Maurer
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	City of Seward
Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42 & 145-026-01
Legal Description:	145-021-33: T 1N R 1W SEC 34 SEWARD MERIDIAN SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW. 145-021-40: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 145-021-42: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 145-026-01: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 0860010 FORT RAYMOND SUB LOT 13
Assessing Use:	145-021-33; 145-021-40 & 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #2 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Wayne E. & Susan Hawker
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Diamond Street, Gemstone Street & Dempsey Woods Way Nikiski Area
Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 SEWARD MERIDIAN KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveys: Mr. Johnson was the surveyor on this project and made himself available for questions.

Susan Hawker, Petitioner: Ms. Hawker stated he was against the requirement of the dedication of a cul-de-sac on Dempsey Wood Way.

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 Commissioner Whitney to grant preliminary approval to Garnet Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations. (*Action pending*)

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout Requirements, citing findings 1-3, 8, 9, & 11 in support of standard one, findings 1-3, & 11 in support of standard two and findings 1-3 & 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 - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B-1: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Gemstone Street, citing findings 1 & 7-9 in support of standards one & two and findings 1, 2, 7-9 in support of standard three.

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

EXCEPTION REQUEST B-1 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B-2: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Dempsey Woods Way.

Commissioner Epperheimer stated he supported the petitioner request to not require a cul-de-sac dedication for Dempsey Wood Way. Requested action on this item be postponed so that staff can do additional research on this request.

Commissioner Epperheimer withdrew his motion and Commissioner Whitney withdrew his second, granting an exception request related to Dempsey Wood Way.

MOTION FOR POSTPONEMENT: Commissioner Epperheimer moved, seconded by Commission Whitney to postpone action on Exception Request B2 until brought back by staff.

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

EXCEPTION REQUEST POSTPONEDMENT ON B-2 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST C: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 3 & 5 in support of standard one, findings 1 & 3 in support of standard two and findings 3 & 10 in support of standard three.

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

EXCEPTION REQUEST C PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Venuti, Whitney
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**ITEM #3 - PRELIMINARY PLAT
VAN RYZIN SUBDIVISION 2026 ADDITION**

KPB File No.	2026-065
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Christopher K. & Kim A. Van Ryzin
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Foraker Court, Naff Street, Coursen Street N. & Van Ryzin Avenue Sterling Area
Parent Parcel No.:	063-870-73
Legal Description:	T 05N R 09W SEC 15 SEWARD MERIDIAN KN 2016013 VAN RYZIN SUB 2016 REPLAT TRACT A-3
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #4 - PRELIMINARY PLAT
KENAI LNG SUBDIVISION**

KPB File No.	2026-071
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Kenai LNG LLC; Kenai Pipeline Company
Surveyor:	Andrew Hamilton / McLane Consultants, Inc.
General Location:	Kenai Spur Highway Nikiski Area
Parent Parcel No.:	014-010-01; 014-010-02; 014-010-03; 014-020-05; 014-020-09 & 014-020-10
Legal Description:	• T 7N R 12W SEC 21 & SEC 22 SEWARD MERIDIAN KN PTN GLS 8,9 & 10 IN SEC 21 & PTN N1/2 SW1/4 SW1/4 IN SEC 22 LYING W OF RD AS DESC IN DEED 53/99 & EXCL PTN DESC IN DEED 55/326 & • T 7N R 12W SEC 21 & SEC 22 SEWARD MERIDIAN KN PTN OF GLS 8 THRU 13 IN SEC 21 & PTN N1/2 SW1/4 SW1/4 IN SEC 22 LYING W OF RD & AS DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN PTN OF GLS 12 & 13 AS DESC IN DEED 53/99 & EXCL THAT PTN DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN PTN GL 1 W OF N KENAI RD; & PTN GL 6 EXCL PTN DESC IN DEED 39/134; & PTN TR 1 USS 1095 (HES 74) AS SHOWN ON K-672 EXCL THAT PTN DESC IN DEED 53/99 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN 0000672 PTN TRS 1, 2 & 3 USS 1095/HES 74 LYING W OF N KENAI RD AS DESC IN DEED 53/99 & EXCL THAT PTN AS DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN 0000672 PTN TR 3 OF USS 1095/HES 74 AS DESC IN DEED 55/326
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	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 Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Kenai LNG Subdivision 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 Epperheimer to grant the exception request to KPB 20.30.170 – Block Length Requirements citing findings 1-4 in support of standard one, findings 1-4 & 8 in support of standard two and findings 1-4 & 9 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 - 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 #5 - PRELIMINARY PLAT
GRAYLING SUBDIVISION**

KPB File No.	2026-068
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Pavel I. & Alentina N. Kusnetsov
Surveyor:	Katherine A. Kirsis / Seabright Survey & Design
General Location:	Grayling Lane, Linda Lane & East End Road Fox River Area
Parent Parcel No.:	185-270-30
Legal Description:	T 4S R 11W SEC 26 SEWARD MERIDIAN HM USS 4720 LOT 1 EXCLUDING STANLEYS MEADOW 1977 ADDN & NO 17 & NO 19 & NO 20 & NO 21 & NELDAS ADDN NO 1 & NO 2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #6 - PRELIMINARY PLAT
WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION**

KPB File No.	2026-067
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	David W. Schneider & Bonnie S. Jason
Surveyor:	Katherine A. Kirsis; /Seabright Survey & Design
General Location:	Hidden Way; City of Homer
Parent Parcel No.:	175-182-20
Legal Description:	T 6S R 13W SEC 19 Seward Meridian HM 2005017 WEBBER SUB BLUFF PARK REPLAT LOT 10A-1
Assessing Use:	Residential Dwelling
Zoning:	City of Homer - Urban Residential District
Water / Wastewater	City
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #7 - PRELIMINARY PLAT
HANGOVER HOLLOW**

KPB File No.	2026-053
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Daniel L. Mumey & Roberta J. Proctor
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	North Fork Road; Anchor Point Area
Parent Parcel No.:	165-180-52 & 165-520-01
Legal Description:	165-180-52: T 4S R 14W SEC 28 SEWARD MERIDIAN HM W1/2 E1/2 SE1/4 NW1/4 165-520-01: T 4S R 14W SEC 28 SEWARD MERIDIAN HM W1/2 SW1/4 NE1/4 & E1/2 E1/2 SE1/4 NW1/4
Assessing Use:	165-180-52: Residential Accessory Building 165-520-01: Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #8 - PRELIMINARY PLAT
NEWELL PARK EAST WILSON REPLAT**

KPB File No.	2026-61
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Joseph Wilson Jr & Patricia Wilson
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Fritz Creek Area
Parent Parcel No.:	172-054-04
Legal Description:	T5S R12W SEC 22 SEWARD MERIDIAN. HM 0970021 NEWELL PARK EAST SUB LOT 4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190(B) – 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 Newell Park East Wilson Replat 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(B) – Lot Dimensions, citing findings 1-3 & 5 in support of standard one, findings 1-3 in support of standard two and findings 1-3 & 8 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 - 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 Whitney moved to adjourn the meeting at 7:26 P.M.

Ann E. Shirnberg
Administrative Assistant