

C. CONSENT AGENDA

***3 Approval of Minutes**

- **01-05-26 Plat Committee Minutes**

Kenai Peninsula Borough

Plat Committee

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

JANUARY 5, 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

Jeffrey Epperheimer, Nikiski 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
Jenny Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

Election of Officers

Commissioner Whitney, seconded by Commissioner Epperheimer, 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 Epperheimer, 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. Approval of Minutes**

a. December 8, 2025 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 Sapphire Subdivision Trust Land Survey 2025-10; KPB File 2025-179
E3 Patson Road ROW Acquisition; KPB File 2025-171
E4 Wirth Hemphill Subdivision 2025 Addition; KPB File 2025-164
E5 W R Benson 2025 Replat; KPB File 2025-165

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 December 8, 2025 Plat Committee 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, Whitney, Venuti
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E. EW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
SAPPHIRE SUBDIVISION TRUST LAND SURVEY 2025-10**

KPB File No.	2025-179
Plat Committee Meeting:	January 5, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Smoky Quartz Avenue off Emerald Street / Nikiski Area
Parent Parcel No.:	013-590-35, 013-120-93, and 013-100-18
Legal Description:	T 7N R 11W SEC 30 SEWARD MERIDIAN GOVT LOT 1 & NE1/4 NW1/4 AND T 7N R 11W SEC 19 SEWARD MERIDIAN KN E1/2 SW1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

***PASSED UNDER CONSENT AGENGA**

**ITEM #2 - PRELIMINARY PLAT
TRIDENT MEADOWS**

KPB File No.	2025-180
Plat Committee Meeting:	January 5, 2026
Applicant / Owner:	Trident Investment Properties, LLC
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Sterling Highway MP 125 / Ninilchik Area
Parent Parcel No.:	139-100-05
Legal Description:	T 01N R 13W SEC 26 & 27 SEWARD MERIDIAN HM S1/2 NW1/4 NW1/4 LYING W OF STERLING HWY ROW IN SEC 26 & THAT PTN OF GL 6 LYING IN THE S1/2 NE1/4 NE1/4 IN SEC 27 AND AS SHOWN ON PAUL F ROBISON BOUNDARY SURVEY 79-92
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 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 Trident Meadows 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 to KPB 20.30.190(A) – Lot Dimensions citing findings 1, 2, 4, 5 & 7 in support of standard one, findings 5 & 7 in support of standard two and findings 2, 4 & 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	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 BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #3 PRELIMINARY PLAT
PATSON ROAD RIGHT-OF-WAY ACQUISITION**

KPB File No.	2025-171
Plat Committee Meeting:	January 5, 2026
Applicant / Owner:	River Resources, LLC
Surveyor:	Andrew McLane / McLane Consulting, Inc.
General Location:	Near Soldotna Airstrip / Funny River Road
Parent Parcel No.:	135-243-13
Legal Description:	T 5N R 10W SEC 34 SEWARD MERIDIAN KN NW1/4 SE1/4 EXCLUDING PATSON PROPERTIES PART 1

***PASSED UNDER CONSENT AGENGA**

**ITEM #4 - PRELIMINARY PLAT
WIRTH-HEMPHILL SUBDIVISION 2025 ADDITION**

KPB File No.	2025-164
Plat Committee Meeting:	January 5, 2025
Applicant / Owner:	Kasilof RV Park, LLC
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Crooked Creek Road / Cohoe Area
Parent Parcel No.:	137-260-24
Legal Description:	T 2N R 12W SEC 1 SEWARD MERIDIAN KN 0820067 WIRTH-HEMPHILL SUB TRACT A
Assessing Use:	Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Required

***PASSED UNDER CONSENT AGENGA**

**ITEM #5 - PRELIMINARY PLAT
W R BENSON 2025 REPLAT**

KPB File No.	2025-165
Plat Committee Meeting:	January 5, 2025
Applicant / Owner:	Aurora Novel Ventures, LLC
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Main Street & Sterling Hwy / City of Homer
Parent Parcel No.:	177-151-07 and 177-151-08

Legal Description:	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0870024 W R BENSON SUB NO 3 LOT 1 AND LOT 2
Assessing Use:	Residential
Zoning:	City of Homer
Water / Wastewater	City Water / City Wastewater
Exception Request	None Requested

***PASSED UNDER CONSENT AGENGA**

**ITEM #6 - PRELIMINARY PLAT
STEPHENS SUBDIVISION WHITCOMB 2025 REPLAT**

KPB File No.	2025-143
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Deanna Whitcomb & Robert Whitcomb
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Between Bernice Lake & Island Lake / Nikiski Area
Parent Parcel No.:	014-220-26
Legal Description:	T 07N R 12W SEC 14 SEWARD MERIDIAN KN 2023053 STEPHENS SUB WHITCOMB REPLAT LOT 5A BLK 2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	KPB 20.60.200 Survey & Monumentation

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 requests that the committee approve the exception request and grant preliminary approval

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 Stephens Subdivision Whitcomb 2025 Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to postpone action on this item.

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

MOTION FAILED BY MAJORITY VOTE

No - 3	Epperheimer, Gillham, Morgan, Venuti, Whitney
Yes - 2	Venuti, Whitney

EXCEPTION REQUEST: Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception to KPB 20.60.200 – Survey & Monumentation citing findings 2 & 3 in support of standards one & two and, findings 2, 3 & 10 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 MAJORITY VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
No - 1	Whitney

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

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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G. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting at 7:08 P.M.

Ann E. Shirnberg
Administrative Assistant