

Kenai Peninsula Borough Plat Committee

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

DECEMBER 8, 2025
7:00 PM
APPROVED MINUTES

A. CALL TO ORDER

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

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

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

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. November 17, 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:

E4. Steadman Subdivision Jessica Addition 2025 Replat; KPB File 2025-097

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 November 17, 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	England, Gillham, Morgan, Whitney, Venuti
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E. EW BUSINESS**ITEM #1 - PRELIMINARY PLAT
HARBOR VIEW ESTATES WILDER ADDITION**

KPB File No.	2025-125
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Julie & Andrew J. Wilder
Surveyor:	Kenneth G. Lang / Lang & Associates, Inc.
General Location:	Bayshore Drive off Nash Road / Bear Creek Area
Parent Parcel No.:	145-210-05
Legal Description:	T 1N R 1W SEC 36 SEWARD MERIDIAN SW 0970026 HARBOR VIEW ESTATES TRACT A-1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030 – Proposed Street Layout 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 Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Harbor View Estates Wilder Addition 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 to KPB 20.30.030 Proposed Street Layout Requirements, citing findings 1 & 2 in support of standard one, finding 1 in support of standard two and finding 3 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	England, 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	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - 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

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal staff determined there was insufficient information to proceed and recommended postponement. Public notice was sent out so he recommended that public comment be opened. No action was required on this item.

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

**ITEM #3 - PRELIMINARY PLAT
LAKESHORE ESTAES SUBDIVISION BLOCK 2 PETERSON REPLAT**

KPB File No.	2025-166
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Donna & Mark Peterson
Surveyor:	Jason Young / Edge Survey & Design
General Location:	Island Lake / Nikiski APC
Parent Parcel No.:	014-210-04 & 014-210-05
Legal Description:	T 7N R 12W SEC 13 SEWARD MERIDIAN KN 0730001 LAKESHORE ESTATES SUB BLOCK 2 LOTS 14 & 15 BLK 2
Assessing Use:	Accessory Building & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.120 – Street Width 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 Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Lakeshore Estates Subdivision Block 2 Peterson Replat 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 to KPB 20.30.120 Street Width requirements, citing findings 2 & 3 in support of standard one, findings 2 & 7 in support of standard two and findings 4-6 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	England, 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	England, Gillham, Morgan, Venuti, Whitney
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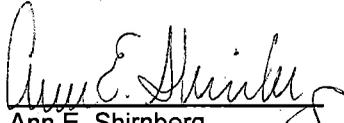
**ITEM #4 - PRELIMINARY PLAT
STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT**

KPB File No.	2025-097
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Scott & Amy Brown and Jacqueline Pannell
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	St. Theresa Road & Steadman Street / Sterling Area
Parent Parcel No.:	063-293-07, 063-670-35, and 063-670-36
Legal Description:	063-293-07: T 5N R 9W SEC 20 SEWARD MERIDIAN KN 0980047 LAKE VIEW TERRACE #3 PHASE 2 LOT 6 063-670-35 & 063-670-36: T 5N R 9W SEC 20 SEWARD MERIDIAN KN 2005073 STEADMAN SUB JESSICA ADDN LOT 9 AND LOT 10
Assessing Use:	063-293-07: Residential Improved Land 063-670-35 & 063-670-36: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	None Requested

***PASSED UNDER THE CONSENT AGENDA**

G. ADJOURNMENT

Commissioner Morgan moved to adjourn the meeting at 7:11 P.M.


Ann E. Shirnberg
Administrative Assistant