

C. CONSENT AGENDA

- *3. Minutes**
 - a. May 11, 2026 Plat Committee Meeting Minutes**

Kenai Peninsula Borough Plat Committee

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

MAY 11, 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

Robert Ruffner, Planning Director
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. April 27, 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. View Land Subdivision Endsley Addition; KPB File 2026-032
- E4. Anderson 1973 Subdivision Brunner 2026 Replat; KPB File 2025-181
- E5. Bonner Subdivision 2026 Replat; KPB File 2026-037

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 27, 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
SOUTH BEND BLUFF ADDITION**

KPB File No.	2026-013
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Samuel & Cassie Wood; Best Realty, LLC
Surveyor:	Jason Young & Mark Aimonetti / Edge Survey & Design, LLC
General Location:	Augusta National Road, off River Hills Drive, off Ciechanski Road Kalifornsky Area

Parent Parcel No.:	05503155; 05503156 & 05542322
Legal Description:	05503155: 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 05503156: 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 05542322: T 5N R 11W SEC 23 Seward Meridian KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3
Assessing Use:	05503155 & 05503156: Industrial Mining 05542322: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 Block Length KPB 20.30.030 Proposed Street Layout KPB 20.30.100 Cul-de-sac Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jason Young, Edge Survey & Design: Mr. Young 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 Venuti to grant preliminary approval to South Bend Bluff 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 Venuti to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 2 & 3 in support of standard one, findings 4 & 5 in support of standard two and finding 10 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	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 1 & 2 in support of standard one, finding 2 in support of standard two and finding 7 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	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST C: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.100 – Cul-de-sac Requirements, citing findings 1, 3 & 6 in support of standard one, findings 1 & 5 in support of standard two and findings 4 & 7 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 - 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

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
VIEW LAND SUBDIVISION**

KPB File No.	2026-032
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Gregory & Dona Endsley
Surveyor:	Aaron Brown / Vector Surveying
General Location:	Atkins Street & Wilber Avenue / Sterling Area

Parent Parcel No.:	06507404
Legal Description:	T 5N R 8W SEC 11 SEWARD MERIDIAN KN 0790069 VIEW LAND SUB TRACT 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	City of Seward; Robert W. Williams; Travis E. Maurer
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	Seward South of Resurrection River / City of Seward

Parent Parcel No.:	14502133; 14502140; 14502142; & 14502601
Legal Description:	14502133: 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.

	14502140: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 14502142: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 14502601: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13
Assessing Use:	14502133; 14502140 & 14502142: Commercial Vacant 14502601: Residential Vacant
Zoning:	City of Seward Zoning

Staff report given by Platting Manager Vince Piagentini. After further review of the submittal and the preliminary draft, it was determined further information was need on the drawing. This preliminary plat is being postponed until the items can be addressed by the surveyor. Public notice had been sent out and it was recommended that public comment be opened. No 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 #4 - PRELIMINARY PLAT
ANDERSON 1973 SUBDIVISION BRUNNER 2026 REPLAT**

KPB File No.	2025-181
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Joseph & Fukuko Brunner
Surveyor:	Katie Kirsis, Seabright Survey & Design LLC
General Location:	Rainbow Court / City of Homer

Parent Parcel No.:	17722001; 177-220-02
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0730552 ANDERSON 1973 SUB LOT 3 AND LOT 4, BLK 5
Assessing Use:	17722001: Residential Dwelling 17722002: Residential Accessory Building
Zoning:	City of Homer Urban Residential District
Water / Wastewater	City Water & Wastewater
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
BONNER SUBDIVISION 2026 REPLAT**

KPB File No.	2026-037
Plat Committee Meeting:	May 11, 226
Applicant / Owner:	Willia Jirsa & Julie Aurand
Surveyor:	Katie Kirsis / Seabright Survey & Design
General Location:	East Skyline Drive & Eagleaerie Avenue / Fritz Creek Area

Parent Parcel No.:	172-031-37 & 172-031-38
Legal Description:	T 5S R 12W SEC 31 SEWARD MERIDIAN HM 2008060 BONNER SUB LOT 9 & 10
Assessing Use:	Vacant & Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT
REX W EAGLE HOMESTEAD 2026 REPLAT**

KPB File No.	2026-029
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Donna Atkins
Surveyor:	Andrew Hamilton / McLane Consulting, LLC
General Location:	Off Kenai Spur Highway Near MP 4 / Ridgeway Area

Parent Parcel No.:	05701018
Legal Description:	T 5N R 10W SEC 8 SEWARD MERIDIAN KN 2007101 REX W EAGLE HOMESTEAD SUB ADDN NO 1 TRACT A-1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements KPB 20.30.030 – Proposed Street Layout

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 Rex W Eagle Homestead 2026 Replat 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 request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 3 & 4 in support of standard one, findings 3 & 4 in support of standard two and findings 4 & 7 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	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 1, 4 & 7 in support of standard one, findings 1 & 4 in support of standard two and findings 7 & 8 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	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 - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #7 - PRELIMINARY PLAT
QUESTA WOODS ESTATES PLAT #9**

KPB File No.	2026-033
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Derrick & Maile Branson; Isaac & Reese Elhard
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Bruno Road / Bear Creek Area

Parent Parcel No.:	12502240 & 12502238
Legal Description:	T 1N R 1W SEC 14 SEWARD MERIDIAN SW 2004013 QUESTA WOODS ESTATES #8 TRACT A1B & T 1N R 1W SEC 14 SEWARD MERIDIAN SW 2003014 QUESTA WOODS ESTATES #6 TRACT B1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.190 – Lot Dimensions KPB 20.60.200 – Survey & Monumentation

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 Questa Woods Estates Plat 9 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing findings 1, 2, 3 & 5 in support of standard one, findings 1, 2 & 5 in support of standard two and findings 1, 2,4 & 6 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	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.60.200 – Survey & Monumentation, citing findings 1 & 2 in support of standards one & two and finding 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	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 - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #8 - PRELIMINARY PLAT
CRANE-FRANCE SUBDIVISION ADDITION NO. 1**

KPB File No.	2025-145
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Dan L France III
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Forest Lane / Sterling Area

Parent Parcel No.:	06385023
Legal Description:	T 05N R 09W SEC 31 SEWARD MERIDIAN KN 2022083 CRANE-FRANCE SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.25.070(A)(1) – Form & Contents Required

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

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.25.070(A)(1) – Form & Contents Required; changing the subdivision name to France Airpark Subdivision citing findings 1-3 in support of standards one & two and , findings 3, 7 & 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 - 4	Gillham, Morgan, Venuti, Whitney
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G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:10 P.M.

Ann E. Shirnberg
Administrative Assistant

