

# Kenai Peninsula Borough Plat Committee

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

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**FEBRUARY 9, 2026  
6:30 PM  
APPROVED 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

Britney Hoffert, LMD Technician

Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

## **C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND 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. Pavilion Subdivision Part 2 Amended 2026 Replat

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 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 TIMBERLINE RUSH – PATCH REPLAT**

<b>KPB File No.</b>	2025-162
<b>Plat Committee Meeting</b>	February 9, 2026
<b>Applicant / Owner</b>	David Lawrence Rush & Diane Patch

<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys LLC
<b>General Location</b>	East End Road & Cannonball Circle / Fritz Creek Area
<b>Parent Parcel No.</b>	172-210-65 & 172-210-70
<b>Legal Description</b>	172-210-65: T 5S R 12W SEC 32 SM HM 0790024 TIMBERLINE SUB ADDN NO 1 LOT 3A BLK 1 172-210-70: T 5S R 12W SEC 32 SM HM 0830094 TIMBERLINE THREE SUB LOT 3
<b>Assessing Use</b>	Residential Dwelling
<b>Zoning</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	20.30.120. Streets-Width requirements.

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Christopher Mullikin, Mullikin Surveys: Mr. Mullikin was the surveyor for this project made himself available for question.

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 Timberline Rush Patch Replat 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 Venuti to grant the exception to KPB 20.30.120(A) – Minimum ROW Width, citing findings 1-5, 8, 9, & 11-18 in support of standard one, findings 1, 2, 4-7, 9, 10, 12, 15 & 16 in support of standard two and findings 1, 2, 6, 7, 9, 11, 12, 15 & 16 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 - 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 BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT  
WILDERNESS EDGE SUBDIVISION**

<b>KPB File No.</b>	2026-002
<b>Plat Committee Meeting:</b>	February 9, 2026
<b>Applicant / Owner:</b>	Chris Lucas & Brekke Hewitt Lucas
<b>Chris</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Lake Road / Funny River Area
<b>Parent Parcel No.:</b>	066-112-18
<b>Legal Description:</b>	T 5N R 8W SEC 31 SM KN SE1/4
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	20.30.170 – Block Length Requirements 20.30.030(A) – Proposed Street Layout

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Chris Lucas, Owner: Mr. Lucas made himself available for questions.
- Mary Jo Joiner: Ms. Joiner is a neighboring landowner and expressed concerns regarding the potential increased in traffic on Lake Road.

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 Wilderness Edge 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 Venuti to grant the exception to KPB 20.30.170 – Block Length Requirements & KPB 20.030(A) – Proposed Street Layout citing findings 1-5 in support of standards one & two and, findings 1-6 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 - 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 BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #3 - PRELIMINARY PLAT  
ENZLER SUBDIVISION 2026 REPLAT**

<b>KPB File No.</b>	2026-003
<b>Plat Committee Meeting</b>	February 9, 2026
<b>Applicant / Owner</b>	Dustin Norris
<b>Surveyor</b>	Andrew Hamilton / McLane Consulting Group
<b>General Location</b>	Big Eddy Rd / Ridgeway Area
<b>Parent Parcel No.</b>	057-100-33
<b>Legal Description</b>	T 5N R 10W SEC 19 SEWARD MERIDIAN KN 0001762 ENZLER SUB BLK 1
<b>Assessing Use</b>	Residential
<b>Zoning</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.40.040

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 Enzler Subdivision 2026 Replat 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 20.40.040 – Conventional Onsite Soils Absorption Systems, citing findings 1-4 in support of standard one, finding 1 in support of standard two and, findings 1 & 5 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 - 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 BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #4 - PRELIMINARY PLAT  
PAVILION SUBDIVISION PART 2 AMENDED 2026 REPLAT**

<b>KPB File No.</b>	2026-004
<b>Plat Committee Meeting</b>	February 9, 2026
<b>Applicant / Owner</b>	Julie and Jason Heintz
<b>Surveyor</b>	Andrew Hamilton / McLane Consulting Inc.
<b>General Location</b>	Marlyss Circle off Mackey Lake Road / Sterling Area
<b>Parent Parcel No.</b>	058-122-16 & 058-122-19
<b>Legal Description</b>	T 5N R 10W SEC 22 SM KN 0840141 PAVILION SUB PART 2 PAVILION PARK ESTATES ADDN AMENDED LOT 8B & 10B BLK 2
<b>Assessing Use</b>	Residential, Accessory Building
<b>Zoning</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

*\*PASSED UNDER CONSENT AGENGA*

**ITEM #5 - PRELIMINARY PLAT  
IMMANUEL SUBDIVISION NO 3**

<b>KPB File No.</b>	2026-006
<b>Plat Committee Meeting:</b>	February 9, 2026
<b>Applicant / Owner:</b>	David & Christina Hall
<b>Surveyor:</b>	Andrew Hamilton, McLane Consulting, Inc.
<b>General Location:</b>	Narrow Road and De Busk Drive, Nikiski Area
<b>Parent Parcel No.:</b>	013-061-46, 013-061-48 thru 013-061-56, 013-061-43 & 013-061-44
<b>Legal Description:</b>	T07N R11W SEC04 SM KN 2025014 IMMANUEL SUB NO 2 LOT 7- 15 & A-2 T07N R11W SEC04 SM KN GOVT LOTS 11 & 12
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Cody McLane, McLane Consulting Group: Mr. McLane was the surveyor on this project and made himself available for questions.
- Susan Chmielowiec: Ms. Chmielowiec is a neighboring landowner and expressed concerns regarding the proposed development.
- Kristen Schmitz: Ms. Schmitz is a neighboring landowner and expressed concerns regarding the proposed development.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Immanuel Subdivision No. 3 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

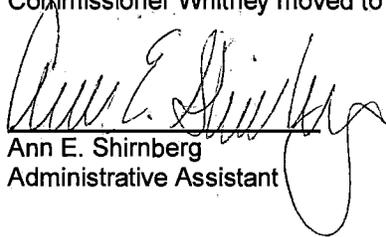
Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**G. ADJOURNMENT**

Commissioner Whitney moved to adjourn the meeting at 7:17 P.M.



Ann E. Shirnberg  
Administrative Assistant