Kenai Peninsula Borough
Plat Committee

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

AUGUST 10, 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
Wayne Cary, Deputy Borough Attorney
Beverly Carpenter, Platting Specialist
Elizabeth Wilder, Land Management Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

Election of Officers

Commissioner Whitney nominated, seconded by Commissioner Venuti, Commissioner Gillham for the position of Chair for the Plat Committee. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chair.

Commissioner Venuti nominated, seconded by Commissioner Morgan, Commissioner Whitney for the position of Vice Chair for the Plat Committee. Seeing and hearing no objections, discussion or other nominations, Commissioner Whitney was appointed Vice-Chair.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Minutes
   a. July 20, 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. Pioneer Vistas Unit Young Subdivision
   E5. Kasilof River Heights Will Debeest Addition
   E6. Moose Hill Subdivision Trust Land Survey

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 July 10, 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, Venuti, Whitney

E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

KPB File No.	2025-135
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Thomas Young & Sonja Martin Young
Surveyor:	Christopher Mullikin / Mullikin Surveys, LLC
General Location:	Herndon Drive & Svedlund Drive / City of Homer

Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	177-070-17: T 6S R 13W SEC 20 SEWARD MERIDIANHM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 177-191-18: T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB
Assessing Use:	177-070-17: Residential Improved Land 177-191-18: Residential Dwelling
Zoning:	City of Homer Central Business District
Water / Wastewater	City
Exception Request	None Requested

APPROVED UNDER CONSENT AGENDA

ITEM #2 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 3

KPB File No.	2026-023
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Whistlebait LLC / Sterling Alaska
Surveyor:	Aaron Brown / Vector Surveying LLC
General Location:	Desmidt Avenue & Valleyview Road / Sterling Area

Parent Parcel No.:	063-043-79
Legal Description:	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2025071 WHISTLEBAIT ESTATES ADDN NO 2 TRACT A1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.40 – Wastewater Disposal

Staff report given by Platting Specialist Beverly Carpenter.

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 20.40 – Wastewater Disposal, citing findings 4, 5, 7 & 8 in support of standard one, findings 1, 2, 4 & 5 in support of standard two and findings 5 & 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

ITEM #3 - PRELIMINARY PLAT
BUTTERMILD MEADOWS & BUENA VISTA PORTER 2026 REPLAT

KPB File No.	2026-046
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Robert Porter
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	Fritz Creek Area

Parent Parcel No.:	172-420-19 & 172-311-40
Legal Description:	T05S R12W SEC 13 SEWARD MERIDIAN HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3 T05S R12W SEC 13 SEWARD MERIDIAN HM 0940034 BUENA VISTA SUB NO. 2 LOT 2-1 Vacation of a portion of Apricity Avenue between these parcels
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	KPB 20.30.150 – Street Intersections Requirements

Staff report given by Platting Specialist Beverly Carpenter.

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 Morgan to grant preliminary approval to Buttermilk Meadows & Buena Vista Porter 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 Morgan to grant the exception request to KPB 20.30.150 – Street Intersection Requirements, citing findings 1-4 in support of standards one & two and findings 1-4 & 10 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

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

ITEM #4 - PRELIMINARY PLAT
STAPEL SUBDIVISION

KPB File No.	2026-076
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Richard & Loretta Stapel
Surveyor:	Brandon Thielke / Peninsula Surveying
General Location:	Tlingit Avenue & Stikine Street / Anchor Point Area

Parent Parcel No.:	165-083-26 & 165-083-11
Legal Description:	T04S R15W SEC 14 SEWARD MERIDIAN HM 2023050 WHISKEY GULCH LOT 4 REPLAT LOT 4B T04S R14W SEC 14 SEWARD MERIDIAN HM SW ¼ NE ¼
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.40 Wastewater Disposal Report Requirements

Staff report given by Platting Specialist Beverly Carpenter.

Commissioner Gillham opened the item for public comment.

Brandon Thielke, Surveyor: Mr. Thielke 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 Morgan to grant preliminary approval to Stapel Subdivision 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 Morgan to grant the exception request to KPB 20.40 – Wastewater Disposal for Lot 4B1, citing findings 2, 4, 5 & 8 in support of standard one, findings 2, 5 & 8 in support of standard two and findings 2, 4 & 8 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

EXCEPTION REQUEST B : Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.40 – Wastewater Disposal for Lot 1, citing findings 2 & 5 in support of standard one, findings 2, 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 main motion was carried by the following vote:
EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney

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

ITEM #5 - PRELIMINARY PLAT
KASILOF RIVER HEIGHTS WILL DEBEEST ADDITION

KPB File No.	2026-080
Plat Committee Meeting:	August 10, 2026

Applicant / Owner:	William Francalangia
Surveyor:	Jason Young / Edge Survey & Design
General Location:	Abram Avenue & Sims Street / Cohoe Area

Parent Parcel No.:	133-370-05
Legal Description:	T 3N R 11W SEC 31 SEWARD MERIDIAN KN 0770070 KASILOF RIVER HEIGHTS SUB TRACT 5
Assessing Use:	Residential Mobile Home
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

APPROVED UNDER CONSENT AGENDA

ITEM #6 - PRELIMINARY PLAT
MOSSE HILL SUBDIVISION TRUST LAND SURVEY 2025-02

KPB File No.	2026-084
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Alaska Mental Health Trust Authority
Surveyor:	David Hale / R&M Consultants
General Location:	Charles Way / Nikiski Area

Parent Parcel No.:	013-143-05
Legal Description:	T08N R11W SEC 32 SEWARD MERIDIAN KN NW1/4 SW1/4 & SW1/4 NW1/4
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

APPROVED UNDER CONSENT AGENDA

ITEM #7 - PRELIMINARY PLAT
3 MILE STARISKI SUBDIVISION

KPB File No.	2026-085
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Dibble Creek Rock Limited
Surveyor:	Andrew Hamilton / McLane Consulting, Inc
General Location:	Sterling Highway & Seasonal Loop / Anchor Point Area

Parent Parcel No.:	165-011-05
Legal Description:	T 4S R 15W SEC 1 & 2 SEWARD MERIDIAN HM THAT PTN OF THE W1/2 SW1/4 OF SEC 1 EXCLUDING THE OLD & NEW STERLING HWY ROWS & GL 4 & NE1/4 SE1/4 OF SEC 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.03 – Proposed Street Layout

Staff report given by Platting Specialist Beverly Carpenter.

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 3 Mile Stariski Subdivision 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 request to KPB 20.30.030 – Proposed Street Layout, citing findings 1-6 in support of standard one, findings 1-5 in support of standard two and findings 1-3 & 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 - 4	Gillham, Morgan, Venuti, Whitney

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

ITEM #8 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION

KPB File No.	2026-070
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Wayne E. and Susan Hawker of Kenai, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Diamond Street, Gemstone Street, and Dempsey Woods Way, Nikiski

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 / Onsite
Exception Request	20.30.100 – Cul-de-sacs

Staff report given by Platting Specialist Beverly Carpenter.

Commissioner Gillham opened the item for public comment.

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

Heidi Heisneck: Ms. Heisneck is a neighboring landowner and expressed concerns related to developing the rights-of-way in her area.

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 Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations. *(Motion on the floor from 7-20-26 Plat Committee meeting)*

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.30.100 – Cul-de-sacs citing findings 1-4, 9 & 11 in support of standard one, findings 3, 10 & 11 in support of standard two and findings 2 & 12-25 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

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

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:16 P.M.

Ann E. Shirnberg
Administrative Assistant