Kenai Peninsula Borough
Plat Committee

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

SEPTEMBER 28, 2026
7:00 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00 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
Vince Piagentini, Platting Manager
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. September 14, 2026 Plat Committee Meeting Minutes

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 Morgan to approve the consent and regular agendas.

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
GARNET SUBDIVISION 2026 ADDITION

KPB File No.	2026-070
Plat Committee Meeting:	September 28, 2026
Applicant / Owner:	Wayne & Susan Hawker
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Diamond Street, Gemstone Street, and Dempsey Woods Way Nikiski Area

Parent Parcel No.:	015-173-17

Legal Description:	T 07N R 12W SEC 25 SEWARD MERIDIAN KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.40 Wastewater Review

Staff report given by Platting Manager Vince Piagentini. This plat was granted preliminary approval at the August 10, 2026 Plat Committee meeting and is being brought back for an additional exception request.

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 Morgan to grant the exception request to KPB 20.40 – Wastewater Disposal for proposed Lot 1, citing findings 1 & 2 in support of standards one, two and 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

ITEM # - PRELIMINARY PLAT
STAPEL SUBDIVISION

KPB File No.	2026-076
Plat Committee Meeting:	September 28, 2026
Applicant / Owner:	Richard & Loretta Stapel
Surveyor:	Jason Schollenberg; Peninsula Surveying
General Location:	Tlingit Avenue & Stikine Street Anchor Point Area

Parent Parcel No.:	165-083-26 & 165-083-11
Legal Description:	T 04S R 15W SEC 14 SEWARD MERIDIAN HM 2023050 WHISKEY GULCH LOT 4 REPLAT LOT 4B BLOCK 1 AND T04S R 15W SEC 14 SEWARD MERIDIAN HM SE1/4 NE1/4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.240 – Building Setbacks

Staff report given by Platting Manager Vince Piagentini. This plat was granted preliminary approval at the August 10, 2026 Plat Committee meeting and is being brought back for an additional exception request.

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 KPB 20.30.240 – Building Setbacks on proposed Lot 2, citing findings 1-4 in support of standard one, findings 1-5 in support of standard two and findings 1-6 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

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:09 P.M.

Ann E. Shirnberg
Administrative Assistant