

## **C. CONSENT AGENDA**

### **\*3. Minutes**

#### **a. April 14, 2025 Plat Committee Meeting Minutes**

# 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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APRIL 14, 2025  
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

Walker Steinhage, Deputy Borough Attorney

Vince Piagentini, Platting Manager

Ann Shirnberg, Planning Administrative Assistant

Jenny Robertson, Land Management Administrative Assistant

With 4 members in attendance, a quorum was present.

### Election of Officers

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

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

### C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

#### \*3. Approval of Minutes

- a. March 24, 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:

- E1. The Point Subdivision # 2
- E2. Friday Replat
- E3. Shadura Subdivision Piccolo Addition
- E4. Holland Spur Highway Subdivision Addition No. 1
- E5. Benjamin-Badarson Subdivision 2025 Replat
- E6. Eagle Crest Subdivision Replat 2025

- E7. Pacific Park 2025 Replat
- E8. Salamatof Air Park 2025 Addition
- E9. Sprucegate Subdivision No 3 2025 Replat
- E11. Soldotna Creek The Pointe Addition 2025 Replat
- E14. Soldotna Junction Subdivision 2025 Replat
- E15. Seward Original Townsite Kawabe Park Replat

Chair 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 agenda, the minutes from the March 24, 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 -	Gillham, Morgan, Whitney, Venuti
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**E. NEW BUSINESS**

**ITEM #1 - PRELIMINARY PLAT  
THE POINT SUBDIVISION #2**

<b>KPB File No.</b>	2025-043
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	OLV LLC & Mark Nelson / Anchorage and Philip Zimmerman / Anchorage
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Undertow Ave & Riptide Ln City of Seward

<b>Parent Parcel No.:</b>	145-170-08 & 145-170-11
<b>Legal Description:</b>	T01S R 01W SEC 01 S.M., SW 2020010 THE POINT SUB TRACT A THAT PTN THEREOF LYING WITHIN THE SEWARD CITY LIMIT & T01N R01W SEC36 S.M., SW 2020010 THE POINT SUB TRACT A THAT PTN THEREOF LYING OUTSIDE THE SEWARD CITY LIMITS
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Industrial
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	none

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #2 - PRELIMINARY PLAT  
FRIDAY REPLAT**

<b>KPB File No.</b>	2025-034
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Daniel F. McKeirnan
<b>Surveyor:</b>	Jason Young / Edge Survey & Design
<b>General Location:</b>	City of Kenai

<b>Parent Parcel No.:</b>	043-170-02 & 043-170-03
<b>Legal Description:</b>	T06N, R11W, SEC 31, S.M., KN, GOV LOTS 128 & 129
<b>Assessing Use:</b>	Residential Dwelling and Residential Vacant
<b>Zoning:</b>	Suburban Residential
<b>Water / Wastewater</b>	City / On-Site
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #3 - PRELIMINARY PLAT  
SHADURA SUBDIVISION PICCOLO ADDITION**

<b>KPB File No.</b>	2025-036
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Brooke Raymond Piccolo
<b>Surveyor:</b>	Jason Young / Edge Survey & Design
<b>General Location:</b>	Between MP 103 & 104 Sterling Highway

<b>Parent Parcel No.:</b>	133-034-19
<b>Legal Description:</b>	T03N, R11W, SEC04, S.M., KN, LOT 2, SHADURA SUB 2009 ADDN AMENDED, KN 2009-49
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #4 - PRELIMINARY PLAT  
HOLLAND SPUR HIGHWAY SUBDIVISION ADDITION NO. 1**

<b>KPB File No.</b>	2025-031
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Glen F. Martin
<b>Surveyor:</b>	Jason L. Schollenberg / Peninsula Surveying
<b>General Location:</b>	Between MP 7 & 8 Kenai Spur Highway

<b>Parent Parcel No.:</b>	041-030-55
<b>Legal Description:</b>	T06N, R11W, SEC35, S.M., KN, TRACT 1 HOLLARND SPUR HWY SUB, KN 2011-68
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	General Commercial
<b>Water / Wastewater</b>	On-Site / On-Site
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #5 - PRELIMINARY PLAT  
BENJAMIN-BARDARSON SUBDIVISION 2025 REPLAT**

<b>KPB File No.</b>	2025-037
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Salmon Bake Cabins LLC
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Herman Leirer Road

<b>Parent Parcel No.:</b>	144-072-06 & 144-072-07
<b>Legal Description:</b>	T01N, R01W, SEC27, S.M., SW, LOTS 1 & 2, 2 BENJAMIN-BARDARSON SUB, SW 2004-019
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Commercial
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #6 - PRELIMINARY PLAT  
EAGLE CREST SUBDIVISION REPLAT 2025**

<b>KPB File No.</b>	2025-038
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Brandon L. & Sydney L. Thielke, Lauren Sutton & Ty Hansen Rilleau
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Treeline Way & Arnold Avenue

<b>Parent Parcel No.:</b>	173-660-04 and 173-660-05
<b>Legal Description:</b>	T06S, R13W, SEC09, S.M., HM, TRACTS 1 & 2, EAGLE CREST SUB, HM 79-42
<b>Assessing Use:</b>	Residential Dwelling
<b>Zoning:</b>	Bridge Creek Watershed Protection District
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #7 - PRELIMINARY PLAT  
PACIFIC PARK 2025 REPLAT**

<b>KPB File No.</b>	2025-039
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Avraam A. Kalugin Jr. & Avram V. Kalugin
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Pacific Park Street

<b>Parent Parcel No.:</b>	165-165-03
<b>Legal Description:</b>	T04S, R15W, SEC27, S.M., HM, LOT 3, BLOCK 1, PACIFIC PARK, HM 2004-27
<b>Assessing Use:</b>	Residential Improved Land
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On-site / On-site
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #8 - PRELIMINARY PLAT  
SALAMATOF AIR PARK 2025 ADDITION**

<b>KPB File No.</b>	2025-045
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Kustatan Leasing, LLC
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Citabria Street

<b>Parent Parcel No.:</b>	017-254-16
<b>Legal Description:</b>	T06N, R12W, SEC01, S.M., KN LOT 16, SALAMATOF AIR PARK, KN 098-075
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #9 - PRELIMINARY PLAT  
SPRUCEGATE SUBDIVISION NO. 3 2025 REPLAT**

<b>KPB File No.</b>	2025-044
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Billy Gardner, Matt & Mary Appelhanz
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	North Fork Road

<b>Parent Parcel No.:</b>	165-460-29, 165-460-30, 165-460-31 & 165-460-32
<b>Legal Description:</b>	T04S, R15W, SEC35, S.M, HM, LOTS 2A, 2B, 3A & 3B, BLOCK 2, SPRUCEGATE SUB NO 3, HM 2003-092
<b>Assessing Use:</b>	Residential, Vacant, Accessory Building & Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #10 - PRELIMINARY PLAT  
CARROLL SUBDIVISION**

<b>KPB File No.</b>	2025-026
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	H&H Sister Properties LLC
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Group
<b>General Location:</b>	Kasilof River Road

<b>Parent Parcel No.:</b>	133-120-77
<b>Legal Description:</b>	T03N, R11W, SEC30, S.M., KN, GOV LOT 9
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	KPB 20.30.190(A)

Staff report given by Platting Manager Vince Piagentini.

Chair 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 Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Carroll Subdivision based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.190(A) – Lot Dimension Requirements 3:1 Ratio, citing findings 1 – 4 in support of standard one, findings 1 – 4 & 6 in support of standard two and findings 5 & 7 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, Whitney, Venuti
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes -	Gillham, Morgan, Whitney, Venuti
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**ITEM #11 - PRELIMINARY PLAT  
SOLDOTNA CREEK THE POINTE ADDITION 2025 REPLAT**

<b>KPB File No.</b>	2025-040
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	David L & Linda Hutchings
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Group
<b>General Location:</b>	Sterling Highway & Forty-Seventh Street

<b>Parent Parcel No.:</b>	060-410-09
<b>Legal Description:</b>	T05N, R10W, SEC32 S.M., KN, LOT 2-B, BLK 1, SOLDOTNA CREEK THE POINTE ADDN, KN 2024-050
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Commercial
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #12 - PRELIMINARY PLAT  
SALAMATOF LAKE SUBDIVISION**

<b>KPB File No.</b>	2025-041
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	S&B Properties
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Group
<b>General Location:</b>	West Salamatof Lake between Arness Road & Morel Avenue

<b>Parent Parcel No.:</b>	015-160-25
<b>Legal Description:</b>	T07N, R12W, SEC36, S.M., KN, GOV LOTS 3, 4 & 7
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	KPB 20.30.190(A)

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Joe Arness; 51941 Arness Road, Nikiski, AK 99635: Mr. Arness expressed concerns regarding road safety with the proposed road layout.

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 Salamatof Lake Subdivision based on staff recommendations and 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 request to KPB 20.30.190(A) – Lot Dimension Requirements 3:1 Ratio, citing findings 1, 3 & 6 in support of standard one, findings 1, 5-8 in support of standard two and findings 7 & 8 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, Whitney, Venuti
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Whitney, Venuti
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**ITEM 13 - PRELIMINARY PLAT  
LIND SUBDIVISION BASARGIN ADDITION**

<b>KPB File No.</b>	2025-027
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Boris Basargin
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Group
<b>General Location:</b>	East End Road, Hutcheon Street & Apricity Avenue

<b>Parent Parcel No.:</b>	172-310-09
<b>Legal Description:</b>	T05N, R12W, SEC13, S.M., HM, Tract A-1, LIND SUB 2001 ADDN, HM 2001-055
<b>Assessing Use:</b>	General Commercial
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	On-Site / On-Site
<b>Exception Request</b>	None Requested

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

William Gee; P.O. Box 852, Homer AK 99603: Mr. Gee is a neighboring landowner and expressed concerns related to possible drainage issues along some roads.

Jason Hire, 3705 Artic Blvd, #562 Anchorage, AK 99503: Mr. Hire is a neighboring landowner and expressed concerns related to possible drainage issues along some roads.

Andrew Hamilton, McLane Consulting Group; P.O. Box 468, Soldotna AK 99669: Mr. Hamilton is the surveyor on this project and stated that there will be a soils report completed for this parcel which will be available for review by the public

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

**MOTION:** Commissioner Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to Lind Subdivision Barsargin Addition based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

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

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Whitney, Venuti
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**ITEM #14 - PRELIMINARY PLAT  
SOLDOTNA JUNCTIONSUBDIVISION 2025 REPLAT**

<b>KPB File No.</b>	2025-042
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	David & Linda Hutchings
<b>Surveyor:</b>	Andre Hamilton / McLane Consulting Group
<b>General Location:</b>	Sterling Highway & Smith Way

<b>Parent Parcel No.:</b>	060-190-33
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<b>Legal Description:</b>	T05N, R10W, SEC32, S.M., KN, TRACT A, SOLDOTNA JUNCTION SUB NO 9, KN 087-047
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Commercial
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**ITEM #15 - PRELIMINARY PLAT  
SEWARD ORIGINAL TOWNSITE KAWABE PARK REPLAT**

<b>KPB File No.</b>	2025-028
<b>Plat Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	City of Seward
<b>Surveyor:</b>	Stacy Wessel / AK Lands
<b>General Location:</b>	Corner of Fourth Avenue & Adams Street

<b>Parent Parcel No.:</b>	149-080-27 & 149-080-31
<b>Legal Description:</b>	T01S, R01W, SEC10, S.M., SW, LOTS 1 – 3, ORIGINAL TOWNSITE OF SEWARD, SW00001
<b>Assessing Use:</b>	Institutional Accessory Building & Residential Vacant
<b>Zoning:</b>	Park
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**F. ADJOURNMENT**

Commissioner Whitney moved to adjourn the meeting at 7:12 P.M.

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Ann E. Shirnberg  
Administrative Assistant