

Kenai Peninsula Borough

Plat Committee

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

October 27, 2025
7:00 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

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

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. October 13, 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. Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133
- E2. Valhalla Heights Sub. Thomsen Replat; KPB File 2025-129
- E3. Trust Land Survey 2025-06 Jasper Sub.; KPB File 2025-134
- E4. Sholin Subdivision 2025 Replat; KPB File 2025-148
- E5. Virginia Lyn 2025 Replat; KPB File 2025-062

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 England to approve the agenda, the minutes from the October 13, 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 - 5	England, Gillham, Morgan, Whitney, Venuti
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D. UNFINISHED BUSINESS**ITEM #1 - PRELIMINARY PLAT
APACHE ACRES PART NINE**

KPB File No.	2024-123
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	John Robert Stevens
Surveyor:	Jerry Johnson – Johnson Surveying
General Location:	Funny River Area / Funny River APC
Parent Parcel No.:	066-280-22
Legal Description:	T05N, R08W, SEC 18, S.M., THAT PORTION OF THE NORTHE 440 FEET OF GOV LOT 6 LYING EAST OF SARA STREE, EXCEPT APACHE ACRES SUB PART
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
Exception:	20.60.150(B) Utility Easement (Note to be shown, Limited Area)

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveying; P.O. Box 27, Clam Gulch, AK 99568: Mr. Johnson was the surveyor for 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.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner England to grant the exception to KPB 20.60.150(B) Utility Easement (note to be shown-limited area) citing findings 1 – 7 in support of standard one, findings 1 – 4, 6 & 7 in support of standard two and findings 2, 3 & 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 - 5	England, Gillham, Morgan, Venuti, Whitney
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
FLEMING GILES ESTATES LUNOE 2025 REPLAT**

KPB File No.	2025-133
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Peter & Svea Lunoe
Surveyor:	Katie Kirsis, Seabright Survey & Design, LLC
General Location:	Spring St., Spruce St. & Vista Ave. / City of Seldovia
Parent Parcel No.:	192-130-13 & 192-130-16
Legal Description:	192-130-13: T 8S R 14W SEC 31 S.M SL 0940002 FLEMING GILES ESTATES SUB AMENDED LOT 7 & 192-130-16: T 8S R 14W SEC 31 S.M. SL 0960001 FLEMING GILES ESTATES NO 2 LOT 8A
Assessing Use:	Residential Improved Land
Zoning:	City of Seldovia Residential General
Water / Wastewater	City
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #2 - PRELIMINARY PLAT
VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT**

KPB File No.	2025-129
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Craig W. Thomsen
Surveyor:	Jason Young, Edge Survey & Design LLC
General Location:	Standard Drive & Phillips Drive / City of Kenai
Parent Parcel No.:	049-210-16; 049-210-17; 049-210-18; 049-220-03
Legal Description:	T 5N R 10W SEC 6 SEWARD MERIDIAN KN 0001568 VALHALLA HEIGHTS SUB PART 3 LOTS 8, 9, 27 & 28 BLK 7
Assessing Use:	049-210-16: Residential Improved Land 049-210-17 & 049-210-18: Residential Vacant 049-220-03: Residential Dwelling
Zoning:	City of Kenai Rural Residential
Water / Wastewater	On-Site
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #3 - PRELIMINARY PLAT
TRUST LAND SURVEY 2025-06 JASPER SUBDIVISION**

KPB File No.	2025-134
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority
Surveyor:	Buku Saliz, Fixed Height LLC
General Location:	Nikiski Area / Nikiski APC
Parent Parcel No.:	013-100-18 (A portion of)
Legal Description:	T 7N R 11W SEC 19 SEWARD MERIDIAN KN GL 1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #4 - PRELIMINARY PLAT
SHOLIN SUBDIVISION**

KPB File No.	2025-148
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Bruce E and Karen B Vadla
Surveyor:	Jason Schollenberg, Peninsula Surveying LLC
General Location:	W. Riverview Ave. & S. Sterling St. / City of Soldotna
Parent Parcel No.:	060-150-22 & 060-150-23
Legal Description:	T 5N R 10W SEC 31 SEWARD MERIDIAN KN 0790185 SHOLIN SUB A REPLAT OF RIVER VIEW SUB AMENDED LOT H & RIVERHEIGHTS SUB AMENDED LOT 75 LOT 75-A AND LOT H-4
Assessing Use:	Residential
Zoning:	City of Soldotna
Water / Wastewater	City / Onsite
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #5 - PRELIMINARY PLAT
VIRGINIA LYN 2025 REPLAT**

KPB File No.	2025-062
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Mustard Seed iTrust
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Virginalyn Way off Mattox Road / City of Homer
Parent Parcel No.:	179-133-05 & 179-133-06
Legal Description:	T 6S, R 13W, SEC 21, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, PLAT 61-256, VIRGINIA LYN SUBDIVISION, LOTS 53 & 54
Assessing Use:	Residential Dwellings
Zoning:	City of Homer
Water / Wastewater	City
Exception Request	None Requested

PASSED BY CONSENT AGENDA

**ITEM #6 - PRELIMINARY PLAT
PIONEER VISTAS UNIT NO 6 YOUNG SUBDIVISION**

KPB File No.	2025-135
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Thomas M. Young, Sonja Martin Young & Sonja M. Martin-Young
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	Herndon Drive & Svedlund Street / City of Homer
Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	177-070-17: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 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

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal legal descriptions, and right-of-way information, staff has determined that further review of the plat and associated public use easement is required by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission. Staff has postponed the item until such review is completed.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed. No action was required by the committee.

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:11 P.M.

Ann E. Shirnberg
Administrative Assistant