

Kenai Peninsula Borough

Plat Committee

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

JUNE 23, 2025
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

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

Beverly Carpenter, Platting Specialist

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. June 9, 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. Cooper Subdivision 2025 Addition; KPB File 2025-069

E3. Paradise South Subdivision Belieu Fabian 2025 Replat; KPB File 2025-074

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 June 9, 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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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
COOPER SUBD - 2025 ADDITION**

KPB File No.	2025-069
Plat Committee Meeting:	June 23, 2025
Applicant / Owner:	Mark Hennick
Surveyor:	Dmitri Kimbrell / Fineline Surveys
General Location:	East End Road, City of Homer

Parent Parcel No.:	179-290-10 and 179-290-17
Legal Description:	Lot 2 & Lot 15, Block 2, Cooper Subdivision, Plat 72-764, Excluding that portion deeded to SOA DOT&PF by warranty deed serial number 2006-004993-0, HRD, T06S, R13W, SEC15, S. M.
Assessing Use:	Residential Dwelling
Zoning:	Rural Residential
Water / Wastewater	City
Exception Request	None Requested

Passed Under The Consent Agenda*ITEM #2 - PRELIMINARY PLAT
HANGAR SUBDIVISION**

KPB File No.	2025-086
Plat Committee Meeting:	June 23, 2025
Applicant / Owner:	Sterling TB Realty LLC
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Scout Lake Area

Parent Parcel No.:	063-620-04 and 063-620-05
Legal Description:	063-620-04: The West 200 feet of the East 750 feet of Government Lot 18, together with the West 200 feet of the East 750 feet of the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) 063-620-05: The East 550 feet of Government Lot 18, together with the East 550 feet of the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) in SEC11, T05N, R09W, S.M. KRD
Assessing Use:	063-620-04: Residential Vacant 063-620-05: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	KPB 20.30.190(A)- 3:1 Lot Dimensions KPB 20.30.100(A)-Cul-De-Sacs KPB 20.30.170 Blocks-Length Requirements

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

David Shanks, Owner; 3000 Altamesa Blvd. #300, Fort Worth TX 76133: Mr. Shanks 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 Hangar Subdivision based on staff recommendations and 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 20.30.190(A) 3:1 Lot Dimensions, citing findings 1, 4, 5, 8 & 9 in support of standard one, findings 1, 4 & 5 in support of standard two and findings 2, 3, 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 - 5	England, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.100(A) Cul-de-sacs and KPB 20.30.170 Blocks Length Requirements, citing findings 1-6 in support of standard one, findings 1 & 6 in support of standard two and findings 2, 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 - 5	England, Gillham, Morgan, Venuti, Whitney
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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 - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #3 - PRELIMINARY PLAT
PARADISE SOUTH SUBDIVISION BELIEU FABIAN 2025 REPLAT**

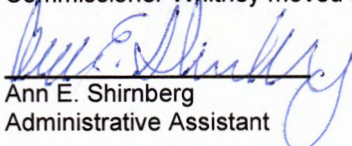
KPB File No.	2025-074
Plat Committee Meeting:	June 23, 2025
Applicant / Owner:	Tracy Allan Belieu and The Carla Lee Fabian Living Trust of Homer, Alaska
Surveyor:	Katie Kirsis / Seabright Survey & Design LLC
General Location:	Near Mile 2 East End Road, Homer, Alaska

Parent Parcel No.:	174-100-13, 174-100-14, and 174-111-28
Legal Description:	Lot 4, Paradise South Subdivision Addition 1, Plat 74-2356 & Lot 4, Block 2, Paradise South Subdivision, Plat 74-175, & Lot A-1A, Scenic View Subdivision No. 2, Plat 89-21, HRD, T06S, R13W, SEC10, S.M.
Assessing Use:	174-111-28: Residential Vacant 174-100-13: Residential Accessory Building 174-100-14: Residential Dwelling
Zoning:	City of Homer Rural Residential District
Water / Wastewater	On-Site
Exception Request	None Requested

**Passed Under The Consent Agenda*

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:14 P.M.


Ann E. Shirnberg
Administrative Assistant