

Kenai Peninsula Borough

Plat Committee

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

JULY 14, 2025
6:30 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:39 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

Robert Ruffner, Planning Director

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. June 23, 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. Soldotna Junction Subdivision Addition No. 24; KPB File 2024-136

E3. Kenai Meadows Addition No. 2; KPB File 2025-091

E6. Original Seward Townsite Nilsson Replat; KPB File 2025-095

E7. AA Mattox Subdivision 1958 Addition A Portion of Lot 15 Replat; KPB File 2025-092

E8. Rosewood Subdivision Farmgirl Addition; KPB File 2025-093

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 Venuti to approve the agenda, the minutes from the June 23, 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
SOLDOTNA JUNCTION SUBDIVISION ADDITION NO. 24**

KPB File No.	2024-136
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Jack C Farnsworth Residuary Trust The Estate of Dolly M Farnworth Poppin Family Revocable Community Property Trust
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Sterling Highway & Kenai Spur Highway / City of Soldotna
Parent Parcel No.:	059-190-45 & 059-190-46
Legal Description:	T 5N R 10W SEC 28, 29, 32 SEWARD MERIDIAN KN 2007029 SOLDOTNA JUNCTION SUB NO 23 Lot 8A & TRACT A
Assessing Use:	Vacant & Residential
Zoning:	Multi-Family Residential & Commercial
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #2 - PRELIMINARY PLAT
WARD ESTATES**

KPB File No.	2025-090
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Walt Ward & Keli Mueller, Personal Representatives for the Estate of Joy M. Ward
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Bluff Side / Wildwood Area
Parent Parcel No.:	039-010-40
Legal Description:	T 6N R 12W SEC 26 SEWARD MERIDIAN KN GOVT LOT 16 & SE1/4 SW1/4 NE1/4 SE1/4 & SE1/4 NE1/4 SE1/4
Assessing Use:	Residential
Zoning:	Rural/Unrestricted
Water / Wastewater	On Site
Exception Request	KPB 20.30.190(A) – Lot Dimension

Staff report given by Platting 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 England moved, seconded by Commissioner Whitney to grant preliminary approval to Ward Estates based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner England moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.190(A) - Lot Dimensions, citing findings 1, 3 & 7 in support of standard one, findings 1-4 in support of standard two and findings 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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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
KENAI MEADOWS ADDITION NO. 2**

KPB File No.	2025-091
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	City of Kenai Kenai Peninsula Housing Initiatives, Inc.
Surveyor:	John Segesser / Segesser Surveys
General Location:	Redoubt Ave, City of Kenai
Parent Parcel No.:	039-010-64, 039-010-67, 039-010-68 and 039-010-69
Legal Description:	T06N, R12W SEC 25, SEWARD MERIDIAN, LOTS A1, 3 & 4 KENAI MEADOWS ADDN NO. 1, PLAT KN 2023-48 & T06N, R12 W, SEC 25, SEWARD MERIDIAN, LOT 2 KENAI MEADOWS, PLAT KN 2017-17
Assessing Use:	039-010-64 General Commercial 039-010-67, 039-010-68 and 039-010-69 Residential Vacant
Zoning:	City of Kenai
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
BULL HOLLOW SUBDIVISION ZIMMERMAN ADDITION**

KPB File No.	2025-088
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Daniel R Zimmerman & Sharon M. Zimmerman
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Approximately MP 79 Sterling Highway / Sterling Area
Parent Parcel No.:	065-160-31
Legal Description:	T 5N R 8W SEC 15 SEWARD MERIDIAN KN 2010017 BULL HOLLOW TRACT B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

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 England to grant preliminary approval to Bull Hollow Subdivision Zimmerman Addition 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 England to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 2 – 4 in support of standard one, findings 2, 5 & 6 in support of standard two and findings 4-6 & 10 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 #5 - PRELIMINARY PLAT
CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT**

KPB File No.	2025-094
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Gregg George Walker, Eric J Walker, Kathleen M S Davis
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	West of Seward Lagoon
Parent Parcel No.:	147-050-06 thru 147-050-08, 147-050-16, 147-210-01, 147-210-07
Legal Description:	T 1S R 1W SEC 4 SEWARD MERIDIAN SW 0000003 ORIGINAL TOWNSITE OF SEWARD CLIFF ADDN LOTS 1-6 & 12 BLK 6 AND LOT 1, 12, 13, & 14 BLK 9
Assessing Use:	Vacant
Zoning:	City of Seward
Water / Wastewater	City
Exception Request	KPB 20.30.120

Staff report given by Platting 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 England moved, seconded by Commissioner Whitney to grant preliminary approval to Cliff Addition To Seward Townsite Walker Replat based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner England moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.120 – Street Width Requirements, citing findings 1-3 in support of standard one, findings 4 & 5 in support of standard two and findings 6-8 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 #6 - PRELIMINARY PLAT
ORIGINAL SEWARD TOWNSITE NILSSON REPLAT**

KPB File No.	2025-095
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Mats Stefan Patrik Nilsson & Binget Sue Nilsson
Surveyor:	Kenneth Lang / Lang & Associates
General Location:	First Ave Near A Street / City of Seward
Parent Parcel No.:	148-060-03

Legal Description:	T 1S R 1W SEC 10 SEWARD MERIDIAN SW 0000001 ORIGINAL TOWNSITE OF SEWARD THE N 1 FT OF THE W1/2 OF LOT 22 & LOT 23 EXCLUDING THE SOUTH 1 FT OF THE E1/2 & ALL OF LOTS 24 & 25 BLOCK 40
Assessing Use:	Residential
Zoning:	City of Seward
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #7 - PRELIMINARY PLAT
AA MATTOX SUBDIVISION 1958 ADDITION A PORTION OF LOT 15 REPLAT**

KPB File No.	2025-092
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Justin T. Arnold
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	Pennock St off East End Road / City of Homer

Parent Parcel No.:	177-054-03
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0003746 A A MATTOX SUB 1958 ADDN A PORTION OF LOT 15 WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SEC 17 TH NORTH 135 FT TH WEST ALONG THE NORTH BOUNDARY OF SAID LOT 15 150 FT TO THE POB OF THIS PARCEL TH SOUTH 100 FT TH WEST 180 FT TO THE EAST BOUNDARY OF THE ROADWAY TH NOR THWEST ALONG THE EAST BOUNDARY OF SAID ROADWAY APPROXIMATELY 105.1 FT TO THE INTERSECTION OF THE EAST BOUNDARY OF SAID ROADWAY WITH THE NORTH BOUNDARY OF LOT 15 TH EAST APPROXIMATELY 217.1 FT TO THE POB
Assessing Use:	Vacant
Zoning:	City of Homer
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #8 - PRELIMINARY PLAT
ROSEWOOD SUBDIVISION FARMGIRL ADDN**

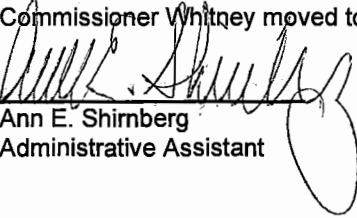
KPB File No.	2025-093
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Shelley Rainwater & Joseph Hendon
Surveyor:	Katie Kirsis / Seabright Survey & Design
General Location:	Kilak Court Off Glacier View Road / Fritz Creek

Parent Parcel No.:	172-036-01 & 172-031-18
Legal Description:	T 05S R 12W SEC 31 SEWARD MERIDIAN HM 2015036 ROSEWOOD SUBDIVISION LOT 1 & T 5S R 12W SEC 31 SEWARD MERIDIAN HM SE1/4 NE1/4 SE1/4
Assessing Use:	172-036-01 Residential Accessory Building 172-031-18 Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / City
Exception Request	None

**Passed Under The Consent Agenda*

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:59 P.M.


Ann E. Shirnberg
Administrative Assistant