

Kenai Peninsula Borough

Plat Committee

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

AUGUST 25, 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

Jeffrey Epperheimer, Nikiski District

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. August 11, 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:

E2. Rolling Hills Sub. Addn. No. 1 Amended Sadler Addn.

E3. Sterling Airpark Subdivision Scott Addition

E4. Surreal Wildflower Ridge

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 Epperheimer to approve the agenda, the minutes from the August 11, 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 - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
FIELDS-BROWN SUBDIVISION**

KPB File No.	2025-113
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	Ike S. Fields
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Scout Lake Loop Road, Fields Road, Floodplain Avenue
Parent Parcel No.:	063-830-08
Legal Description:	T 5N R 9W SEC 23 SEWARD MERIDIAN KN THAT PORTION OF N1/2 NW1/4 LYING SOUTH OF SCOUT LAKE LOOP ROAD EXCLUDING THAT PARCEL AS PER WD 82 @ 249 & EXCLUDING IKE SUB
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements KPB 20.30.030(A) – Proposed Street Layout Requirements

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Chris Brown; 35555 Kenai Spur Hwy. PMB 191, Soldotna AK 99669: Mr. Brown spoke on behalf of the petitioner and made himself available for questions.

Brandon Thielke, Peninsula Surveying; 41241 Twitter Creek Lane, Homer AK 99603: Mr. Thielke was the surveyor on this project and made himself available for questions.

Suzanne Goodwill; P.O. Box 1229, Sterling AK 99672: Ms. Goodwill is a neighboring landowner and did not speak in opposition to this subdivision but did express concerns related to drainage issues.

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 Epperheimer to grant preliminary approval to Fields-Brown 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 Epperheimer to grant the exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements & KPB 20.30.170 Block Length Requirements, citing 1 – 3 in support of standard one, findings 1 & 2 in support of standard two and findings 5 & 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 - 6	England, Epperheimer, 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 - 6	England, Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED SADLER ADDITION**

KPB File No.	2025-115
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	James Sadler, James Randahl Sadler

Surveyor:	Andrew Hamilton / McLane Consulting
General Location:	Montclair Circle, Nicholas Street & Lou Morgan Road
Parent Parcel No.:	063-480-64, 063-480-65, 063-480-66, & 063-480-67
Legal Description:	T 5N R 9W SEC 21 SEWARD MERIDIAN KN 0870084 ROLLING HILLS SUB ADDN NO 1 AMENDED LOTS 4A, 4B, 5A AND 5B BLK 2
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under The Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
STERLING AIRPARK SUBDIVISION SCOTT ADDITION**

KPB File No.	2025-111
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	Kenneth L. Scott
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Tail Dragger Circle & Jacobsen Avenue
Parent Parcel No.:	063-043-73
Legal Description:	T 5N R 9W SEC 3 SEWARD MERIDIAN KN 2013120 STERLING AIRPARK SUBDIVISION TRACT 1
Assessing Use:	Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under The Consent Agenda*

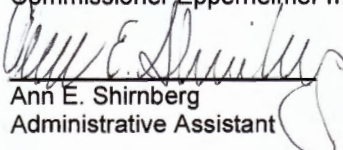
**ITEM #4 - PRELIMINARY PLAT
SURREAL WILDFLOWER RIDGE**

KPB File No.	2025-114
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	Katie L. Martin AKA Katie Martin & Katie Lynn Verjinsky
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	Diamond Ridge Road, Nearly Level Road & Elliott Court
Parent Parcel No.:	173-710-15 & 173-710-16
Legal Description:	T 6S R 14W SEC 02 SEWARD MERIDIAN HM 2010059 SURREAL SUB UNIT 5 TRACT A AND TRACT 4B-1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under The Consent Agenda*

G. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting at 7:18 P.M.


Ann E. Shirnberg
Administrative Assistant