

# 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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**JANUARY 13, 2025  
6:30 PM  
APPROVED 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  
Dawson Slaughter, Southern Peninsula District  
Paul Whitney, City of Soldotna  
Franco Venuti, City of Homer

### *Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Deputy Borough Attorney  
Vince Piagentini, Platting Manager  
Jenny Robertson, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 5-member committee in attendance, a quorum was present.

## **Election of Officers**

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

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

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

### **\*3. Approval of Minutes**

- a. December 16, 2024 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.**

- E3. Sumpter Subdivision 2024 Replat
- E5. Bridge Creek Coop Subdivision 2024 Replat
- E6. Alpine Meadows No 3 2025 Swanson Replat
- E7. FBO Subdivision Addition
- E8. Moose Range Meadows South Addition 1 Jenkins 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 Venuti to approve the agenda, the minutes from the December 16, 2024 Plat Committee and grouped plats based on staff recommendations and compliance to borough code.

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

**MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Slaughter, Whitney, Venuti
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**E. NEW BUSINESS**

**ITEM #1 - PRELIMINARY PLAT  
ZUMBUHL SUBDIVISION**

<b>KPB File No.</b>	2024-139
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Fred Zumbuhl
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting, Inc.
<b>General Location:</b>	Oehler Road & Funny River Road; Soldotna Area
<b>Parent Parcel No.:</b>	135-210-02
<b>Legal Description:</b>	T 5N R 10W SEC 32 SEWARD MERIDIAN KN N1/2 SW1/4 NE1/4 SE1/4
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.030(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 Slaughter moved, seconded by Commissioner Whitney to grant preliminary approval to Zumbuhl Subdivision based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST MOTION:** Commissioner Slaughter moved, seconded by Commission Whitney to grant the exception request to KPB 20.30.030(A) – Propose Street Layout.

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

**EXCEPTION REQUEST MOTION FAILED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Slaughter 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	Brantley, Morgan, Whitney, Venuti
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**ITEM #2 - PRELIMINARY PLAT  
BAY RIDGE ESTATES – CARON ADDITION**

<b>KPB File No.</b>	2024-135
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Patricia Caron
<b>Surveyor:</b>	Dmitri Kimbrell / Finesline Surveys
<b>General Location:</b>	Diamond Ridge Road; Diamond Ridge Area
<b>Parent Parcel No.:</b>	173-500-04
<b>Legal Description:</b>	T 6S R 14W SEC 12 SEWARD MERIDIAN HM 0750020 BAY RIDGE ESTATES SUB LOT 22

<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.190

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 Venuti to grant preliminary approval to Bay Ridge Estate Caron 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 Venuti to grant the exception request to KPB 20.30.190 – Lot Dimension, citing findings 1 & 4 in support of standard one, finding 2 in support of standard two and finding 3 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, Slaughter, Whitney, Venuti
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Slaughter, Whitney, Venuti
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**ITEM #3 - PRELIMINARY PLAT  
SUMPTER SUBDIVISION 2024 REPLAT**

<b>KPB File No.</b>	2024-132
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Rebecca G. & David D. Hubbard
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Sterling Area
<b>Parent Parcel No.:</b>	063-082-11; 063-082-12; 063-082-13
<b>Legal Description:</b>	KN 525, Sumpter Subdivision Lot 8, Block 10
<b>Assessing Use:</b>	Residential Vacant and Residential Accessory Building
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	On-Site / On-Site
<b>Exception Request</b>	None Requested

*\*Passed Under Grouped Plats On Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT  
MCGAHAN RIDGE SUBDIVISION NO 2**

<b>KPB File No.</b>	2024-134
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Terrance McGahan, Geraldine Litzen, Karen McGahan, Richard McGahan Jr. & Leah Jackson
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Kenai Spur Road; Nikiski Area
<b>Parent Parcel No.:</b>	013-330-52, 013-680-09, 013-300-51 & 013-680-14
<b>Legal Description:</b>	T8N R11W SEC 32 S M KN 2005014 MARGARET E MCGAHAN HOMESTEAD NO 3 TRACT C & D AND SW1/4 NE1/4 EXCL S400' & EXCL PARCEL PER DEED 223/62 PER PW RES 96-29 REC @491/497 AND PTN OF SW1/4 NE 1/4 BEGIN @CE1/16 CORNER TH N0 DEG 12'13"W 265 FT TO POB; TH N0 DEG

	12'13"W 500 FT; TH S89 DEG 56'18"W 500 FT; TH S0 DEG 12'13"E 500 FT; TH N89 DEG 56'18"E 500 FT TO POB
<b>Assessing Use:</b>	Vacant & Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exceptions Request</b>	20.30.030 & 20.30.170

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 Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to McGahan Ridge Subdivision No. 2 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 Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 1, 3 & 4 in support of standard one, finding 5 in support of standard two and finding 2 in support of standard three.

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

**EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Slaughter, Whitney, Venuti
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**EXCEPTION REQUEST B:** Commissioner Slaughter moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements , citing findings 1 – 3 in support of standards one, two and three.

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

**EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Slaughter, Whitney, Venuti
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Slaughter, Whitney, Venuti
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**ITEM 5 - PRELIMINARY PLAT  
BRIDGE CREEK COOP. SUBDIVISION 2024 REPLAT**

<b>KPB File No.</b>	2024-133
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Jay A. Farmwald, Rita R. Norton & The City of Homer
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design, LLC
<b>General Location:</b>	Diamond Ridge
<b>Parent Parcel No.:</b>	173-700-04; 173-700-05; 173-700-06; 173-700-07; 173-700-08; 173-700-09; 173-700-10
<b>Legal Description:</b>	HM 81-05, Bridge Creek Cooperative Subdivision Lots 1, 2, 3, 5, 6 & 7 HM 88-054, Bridge Creek Cooperative Subdivision No 2, Lot 4A
<b>Assessing Use:</b>	Residential Vacant, Residential Accessory Building and Residential Improved Land
<b>Zoning:</b>	Bridge Creek Watershed Protection District
<b>Water / Wastewater</b>	On-Site / On-Site
<b>Exception Request</b>	None Requested

*\*Passed Under Grouped Plats On Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT  
ALPINE MEADOWS NO. 3 2025 SWANSON REPLAT**

<b>KPB File No.</b>	2024-138
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Swanson Community Property Trust
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design
<b>General Location:</b>	Alpine Meadows Drive & Iris Meadows Street; Fritz Creek Area
<b>Parent Parcel No.:</b>	172-041-24
<b>Legal Description:</b>	HM, 2005-05, Alpine Meadows No. 3, Tract D
<b>Assessing Use:</b>	Residential Dwellings
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	On-Site / On-Site
<b>Exception Request</b>	None Requested

*\*Passed Under Grouped Plats On Consent Agenda*

**ITEM 7 - PRELIMINARY PLAT  
FBO SUBDIVISION 2024 ADDITION**

<b>KPB File No.</b>	2024-137
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	City of Kenai
<b>Surveyor:</b>	Jason Young / Edge Survey & Design, LLC
<b>General Location:</b>	North Willow Street; City of Kenai
<b>Parent Parcel No.:</b>	043-180-47 & 043-180-48
<b>Legal Description:</b>	KN 2021-58, FBO Subdivision No. 10, Lots 5A
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Airport Light Industrial
<b>Water / Wastewater</b>	City Water & Sewer
<b>Exception Request</b>	None Requested

*\*Passed Under Grouped Plats On Consent Agenda*

**ITEM #8 - PRELIMINARY PLAT  
MOOSE RANGE MEADOWS SOUTH, ADDITION 1 JENKINS REPLAT**

<b>KPB File No.</b>	2024-140
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Charles Jenkins
<b>Surveyor:</b>	Jason Young / Edge Survey & Design, LLC
<b>General Location:</b>	Funny River Road; Funny River Area
<b>Parent Parcel No.:</b>	135-256-51
<b>Legal Description:</b>	KN 0910071 Moose Range Meadows South Subdivision Addition No. 1 1991 Replat Tract G
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None requested

*\*Passed Under Grouped Plats On Consent Agenda*

**ITEM #9 - PRELIMINARY PLAT  
MERTZ KENAI RIVER SUBDIVISION LUCIA REPLAT**

<b>KPB File No.</b>	2024-141
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Cordell & Lauren Lucia
<b>Surveyor:</b>	Jason Young / Edge Survey & Design, LLC
<b>General Location:</b>	Bing's Landing; Sterling area
<b>Parent Parcel No.:</b>	065-200-17 thru 065-200-23
<b>Legal Description:</b>	KN 0000347 Mertz Kenai River Subdivision Lots 9 - 16
<b>Assessing Use:</b>	Vacant, Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.120

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 19540, Kasilof AK 99610: Mr. Young 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.

**MAIN MOTION:** Commissioner Whitney moved, seconded by Commissioner Slaughter to grant preliminary approval to Mertz Kenai River Subdivision Lucia 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 Whitney moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.120 – Street Width Requirements, citing findings 1-7, 10 & 11 in support of standard one, findings 3, 4, 6, 7, 10 & 11 in support of standard two and findings 1& 3-7 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, Slaughter, Whitney, Venuti
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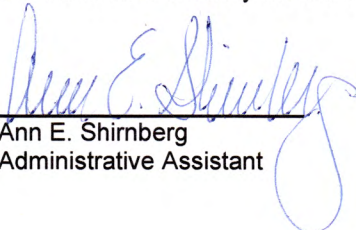
Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Slaughter, Whitney, Venuti
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**F. ADJOURNMENT**

Commissioner Whitney moved to adjourn the meeting at 7:10 P.M.

  
Ann E. Shirnberg  
Administrative Assistant