

C. CONSENT AGENDA

***3. Minutes**

a. May 12, 2025 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

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

MAY 12, 2025
6:30 PM
UNAPPROVED 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
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
Beverly Carpenter, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant
Jenny Robertson, Land Management Administrative Assistant

With 4 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. April 14, 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:

E3. Razdolna Subdivision 2024; KPB File 2025-054

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 April 14, 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 - 4	Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
ALASKA PRECAST SOLUTIONS
(WITHDRAWN)**

KPB File No.	2025-055
Plat Committee Meeting:	May 12, 2025
Applicant / Owner:	Alaska Precast Solutions, Inc.
Surveyor:	Craig Hanson / Hanson Land Solutions
General Location:	Ambrym Avenue, Nikiski Area

Parent Parcel No.:	014-180-05
Legal Description:	Government Lot 2 and the NW1/4 NE1/4 and E1/2 NW1/4, excluding Harwager Shores Subdivision, Township 7 North, Range 12 West, Section 15, Seward Meridian, Kenai Recording District
Assessing Use:	Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030; KPB 20.30.170

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini informed the committee that the applicant had withdrawn this plat. Public notice was sent out so he recommended that the chair see if there was anyone present who wished to speak to this agenda item.

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.

No action was required by the committee.

**ITEM #2 - PRELIMINARY PLAT
LOOKOUT VALLEY SUBDIVISION**

KPB File No.	2025-056
Plat Committee Meeting:	May 12, 2025
Applicant / Owner:	Susan Malone & Casper Von
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Diamond Ridge Area

Parent Parcel No.:	171-120-22 & 171-120-23
Legal Description:	SE ¼, Section 22, Township 5 South, Range 13 West, Homer Recording District, Seward Meridian
Assessing Use:	Residential Accessory Building and Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030; KPB 20.30.170; KPB 20.30.210

Staff report given by Platting Specialist Beverly Carpenter.

Chair Gillham opened the item for public comment.

Christopher Mullikin, Mullikin Surveys; P.O. Box 1023, Homer, AK 99603: Mr. Mullikin was the surveyor on 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 Morgan to grant preliminary approval to Lookout Valley 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 Morgan to grant the exception request to KPB 20.30.030 – Proposed Street Layout-Requirements; KPB 0.30.170 – Block Length Requirement; KPB 20.30.210 – Lot Access to Street, citing findings 1-5 & 7-12 in support of standard one, findings 1, 5, 6, 11 & 12 in support of standard two and findings 1, 2-5, 7-10 & 13 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, Morgan, 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	Gillham, Morgan, Whitney, Venuti
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**ITEM #3 - PRELIMINARY PLAT
RAZDOLNA SUBDIVISION 2024**

KPB File No.	2025-054
Plat Committee Meeting:	May 12, 2025
Applicant / Owner:	Fedosia A. Basargin
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Fox River

Parent Parcel No.:	185-460-23
Legal Description:	Lot 4 A, Razdolna Subdivision Addition No. 1, Plat 87-21, Homer Recording District, Township 4 South, Range 10 West and 11 West, Sections 19, 24, 25, and 30, Seward Meridian
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Passed Under The Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
TRUST LAND SURVEY 2025-07 WEST COHOE SUBDIVISION**

KPB File No.	2025-058
Plat Committee Meeting:	May 12, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority / Anchorage, AK
Surveyor:	Dave Hale / R&M Consultants Inc, Anchorage, AK
General Location:	Cohoe Area

Parent Parcel No.:	133-078-03 & 133-110-91
Legal Description:	T 3N R 12W SEC 22 SEWARD MERIDIAN KN S1/2 SW1/4 & T 3N R 12W SEC 27 SEWARD MERIDIAN KN GOV'T LOTS 2, 3 & 4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	KPB 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 Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to Trust Land Survey 2025-07 West Cohoe 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 Venuti to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1 & 2 in support of standard one, finding 3 in support of standard two and finding 4 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, Morgan, 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	Gillham, Morgan, Whitney, Venuti
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G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:46 P.M.

Ann E. Shirnberg
Administrative Assistant