

Kenai Peninsula Borough

Plat Committee

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

SEPTEMBER 8, 2025
6:30 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Brantley called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeremy Brantley, Sterling District
Karina England, City of Seward
Dawson Slaughter, South Peninsula District
Franco Venuti, City of Homer
Paul Whitney, City of Soldotna

Staff Present

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

- *2. Member Excused Absences
 - a. Pamela Gillham, Kalifornsky/Kasilof District
 - b. Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
- *3. Approval of Minutes
 - a. August 25, 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. Lake Hills Subdivision Christianson Addition; KPB File 2025-121
 - E3. Big Bear Lookout Subdivision; KPB File 2025-110

Chair Brantley 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 Slaughter moved, seconded by Commissioner Whitney to approve the agenda, the minutes from the August 25, 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 | Brantley, England, Slaughter, Whitney, Venuti |
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
LAKE HILLS SUBDIVISION CHRISTIANSON ADDITION**

| | |
|--------------------------------|--|
| KPB File No. | 2025-121 |
| Plat Committee Meeting: | September 8, 2025 |
| Applicant / Owner: | Edward & Cortney Christianson |
| Surveyor: | Jason Young / Edge Survey and Design, LLC |
| General Location: | Adak Court, Chisik Lane & Chirikof Drive, Nikiski Area |

| | |
|---------------------------|---|
| Parent Parcel No.: | 012-430-09, 012-430-10, & 012-430-11 |
| Legal Description: | T 7N R 11W SEC 7 SEWARD MERIDIAN KN 0840265 LAKE HILLS SUB PART 3 LOT 8 AND LOT 9 BLK 5 AND T 7N R 11W & 12W SEC 7 & 12 SEWARD MERIDIAN KN 0840265 LAKE HILLS SUB PART 3 LOT 10 BLOCK 5 |
| Assessing Use: | 012-430-09: Residential Accessory Building 012-430-10: Residential Vacant 012-430-11: Residential Improved Land |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | None |

**Approved Under The Consent Agenda*

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

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|--------------------------------|--|
| KPB File No. | 2025-117 |
| Plat Committee Meeting: | September 8, 2025 |
| Applicant / Owner: | Zachary Markham & Erica Markham Living Trust |
| Surveyor: | Jason Young / Edge Survey & Design, LLC |
| General Location: | Frontier Avenue, Ridgeway Area |

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|---------------------------|--|
| Parent Parcel No.: | 057-044-11 |
| Legal Description: | T 5N R 10W SEC 20 SEWARD MERIDIAN KN E1/2 SE1/4 |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | KPB 20.30.030 – Proposed Street Layout KPB 20.30.170 – Block Length Requirements KPB 20.30.100 – Cul-de-sacs |

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment.

Ronni; Edge Survey & Design; P.O. Box 208, Kasilof AK 99610: Roni was standing in for Jason Young who was the surveyor on this project and made herself available for questions.

Ginger Grace; 381 Senior Court, #113, Kenai AK 99611: Ginger is familiar with the area and shared some concerns about the increase in traffic to the area.

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 Markham Estates 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 Slaughter to grant the exception request to KPB 20.30.030 Proposed Street Layout and KPB 20.30.170 Block Length, citing findings 2 & 5 thru 8 in support of standard one, finding 8 in support of standard two and findings 3, 4, 6 & 9 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

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| Yes - 5 | Brantley, England, Slaughter, Venuti, Whitney |
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.030 – Cul-de-sacs, citing findings 10 & 11 in support of standard one, findings 12 – 14 in support of standard two and findings 10, 11 & 14 in support of standard three.

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

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

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| Yes - 5 | Brantley, England, Slaughter, 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

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| Yes - 5 | Brantley, England, Slaughter, Venuti, Whitney |
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**ITEM #3 - PRELIMINARY PLAT
BIG BEAR LOOKOUT SUBDIVISION**

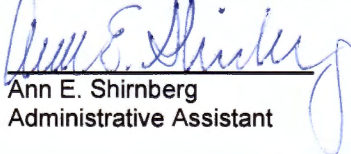
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|--------------------------------|---|
| KPB File No. | 2025-110 |
| Plat Committee Meeting: | September 8, 2025 |
| Applicant / Owner: | Susie Chmielowiec |
| Surveyor: | Stacy Wessel / AK Lands Land Surveying |
| General Location: | Holt Lamplight Road & De Busk Drive, Nikiski Area |

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|---------------------------|---|
| Parent Parcel No.: | 013-440-22 |
| Legal Description: | T 7N R 11W SEC 9 SEWARD MERIDIAN KN PTN OF GOV LOTS 4 & 5 EXCL DEBUSK ACRES & TRS B & C THOMAS A TOLOFF HMSTD & TOLOFF SUBS #1 & #2 |
| Assessing Use: | Residential Dwelling |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | None |

**Approved Under The Consent Agenda*

G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 6:49 P.M.


Ann E. Shirnberg
Administrative Assistant