

# **C. CONSENT AGENDA**

**\*3. Minutes**

- a. January 27, 2025 Plat Committee Meeting Minutes**

# 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 27, 2025  
6:45 PM  
UNAPPROVED MINUTES**

## **A. CALL TO ORDER**

Commissioner Gillham called the meeting to order at 6:45 p.m.

## **B. ROLL CALL**

### *Plat Committee Members/Alternates*

Jeremy Brantley, Sterling/Funny River District  
Pamela Gillham, Kalifornsky/Kasilof District  
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula 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 6 members of a 5-member committee in attendance, a quorum was present.

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

### \*3. Approval of Minutes

- a. January 13, 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. Sterling Meadows Subdivision Reutov Addition; KPB File 2024-143
- E3. TJ Seggy's Subdivision Frisk Addition; KPB File 2024-142

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 Slaughter to approve the agenda, the minutes from the January 13, 2025 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 - 6	Brantley, Gillham, Morgan, Slaughter, Whitney, Venuti
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**E. NEW BUSINESS ITEM #1 - PRELIMINARY PLAT  
ST. THERESA SUBDIVISION MERKES ADDITION**

<b>KPB File No.</b>	2025-003
<b>Plat Committee Meeting:</b>	January 27, 2025
<b>Applicant / Owner:</b>	ANDE, LLC / Soldotna, AK
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Steadman Street
<b>Parent Parcel No.:</b>	063-580-71 & 063-580-80
<b>Legal Description:</b>	Tract 1 St. Theresa Subdivision, Plat KN 2001074 & Tract 2B St. Theresa Subdivision #2, Plat KN 2018065
<b>Assessing Use:</b>	Residential & Commercial
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	20.30.190

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveying; P.O. Box 27, Clam Gulch AK 99610: Mr. Johnson was the surveyor on this project and made himself available for questions.

The following spoke in opposition to granting approval to the preliminary plat:

- Steve Carter; 36721 St. Theresa Rd., Sterling AK 99672
- Megan Pike, POB 1302, Sterling AK 99672
- Heidi Morrison; 1650 Pebble Beach Ct., Kenai AK 99611
- Scott Brown; 38252 Blakester Ct., Soldotna, AK 99669
- Coyt Armstrong; 36718 St. Theresa Rd, Sterling AK 99672
- Rolland Gagnon; 36540 Walter Ct, Sterling, AK 99672
- Kevin Morrison; 38136 Hall Rd., Sterling AK 99672
- Naomi Parrish; 39498 St. Theresa Rd., Sterling AK 99672
- Mitch Todd; P.O. Box 1464, Soldotna, AK 99669
- Leila Portell; 37888 Hall Rd., Sterling, AK 99672

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner Brantley moved, seconded by Commissioner Slaughter to grant preliminary approval to St. Theresa Subdivision Merkes Addition 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 Brantley moved, seconded by Commission Slaughter to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing findings 1, 2, & 5 in support of standards one & 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 FAILED BY UNANIMOUS VOTE**

Yes - 6	Brantley, Gillham, Morgan, Slaughter Whitney, Venuti
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**FINDINGS MOTION FOR ECEPTION REQUEST DENIAL:** Commission Brantley moved, seconded by Commissioner Slaughter to attach the finding that the burden of proof was not met.

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

**FINDINGS MOTION PASSED BY UNANIMOUS VOTE**

Yes - 6	Brantley, Gillham, Morgan, Slaughter, Whitney, Venuti
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**AMENDMENT MOTION:** Commissioner Brantley moved, seconded by Commission Slaughter to bring back the final plat for review.

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

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE**

Yes - 6	Brantley, Gillham, Morgan, 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 - 6	Brantley, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #2 - PRELIMINARY PLAT  
STERLING MEADOWS SUBDIVISION REUTOV ADDITION**

<b>KPB File No.</b>	2024-143
<b>Plat Committee Meeting:</b>	January 27, 2025
<b>Applicant / Owner:</b>	WTR Investments, LLC
<b>Surveyor:</b>	John Segesser – Segesser Surveys
<b>General Location:</b>	Whale of a Tail Avenue, Sterling Area
<b>Parent Parcel No.:</b>	065-076-55 and 065-076-56
<b>Legal Description:</b>	Sterling Meadows Subdivision Lots 9 & 10, Plat KN 2007-144
<b>Assessing Use:</b>	Residential Vacant and Residential Improved Land
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*PASSED UNDER THE CONSENT AGENDA

**ITEM #3 - PRELIMINARY PLAT  
TJ SEGGSY'S SUBDIVISION FRISK ADDITION**

<b>KPB File No.</b>	2024-142
<b>Plat Committee Meeting:</b>	January 27, 2025
<b>Applicant / Owner:</b>	Evan Frick & Bobbi Emond Frisk of Soldotna, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Sterling highway near milepost 102
<b>Parent Parcel No.:</b>	131-170-14 & 131-170-93
<b>Legal Description:</b>	T 4N R 11W SEC 27 SEWARD MERIDIAN KN THAT PORTION OF THE E1/2 SW1/4 & W1/2 SE1/4 LYING WEST OF THE STERLING HWY & EXCL CHAR SUBS & DALLAS SUB & THOSE PTNS AS DESCRIBED IN DEED 06-012005 & KN 2013123 TJ SEGGSY'S SUBDIVISION LOT 3
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*PASSED UNDER THE CONSENT AGENDA

**F. ADJOURNMENT**

Commissioner Brantley moved to adjourn the meeting at 7:51 P.M.

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Ann E. Shirnberg  
Administrative Assistant