

Kenai Peninsula Borough

Plat Committee

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

APRIL 28, 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

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. Forest Knolls Subdivision 2025 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 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
HERRIN SUBDIVISION 2025 ADDITION**

KPB File No.	2025-049
Plat Committee Meeting:	April 28, 2025
Applicant / Owner:	James Nevels JR
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Cohoe Loop Road
Parent Parcel No.:	133-112-42
Legal Description:	T03N, R12W, SEC26 S.M., KN 2015056 HERRIN SUBD 2015 REPLAT TRACT 4A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.190(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 Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to Herrin Subdivision 2025 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 Requirements 3:1 Ratio, citing findings 1, 3 & 4 in support of standard one, findings 4 & 6 in support of standard two and finding 5 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 #2 - RIGHT OF WAY VACATION
MEYERS ESTATES**

KPB File No.	2025-032
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	Liliana Giraldo
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Knob Hill Road & Inez Avenue
Legal Description:	T04S, R13W, SEC31 S.M., HM SW1/4 SE1/4 SW1/4

Staff report by Platting Specialist Beverly Carpenter. Ms. Carpenter informed the committee that the surveyor requested that action on this plat be postponed after the public notice had been sent out. He recommends the committee see if there was anyone who wished to speak on this plat.

Chair Gillham opened the item for public comment.

Seeing and hearing no one wishing to comment, public comment was closed and no action was required by the committee.

**ITEM #3 - PRELIMINARY PLAT
FOREST KNOLLS SUBDIVISION 2025 ADDITION**

KPB File No.	2025-051
Plat Committee Meeting:	April 28, 2025
Applicant / Owner:	State of Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Old Sterling Highway/ North of Homer
Parent Parcel No.:	171-031-63
Legal Description:	T05S, R14W, SEC30, S.M., HM 2021035 FOREST KNOLLS SUB LOT 2 BLK 3
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None requested

**Passed Under The Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
KASILOF PRESERVATION ESTATES**

KPB File No.	2025-050
Plat Committee Meeting:	April 28, 2025
Applicant / Owner:	Kasilof Preservation, LLC / Hygiene, CO
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Reindeer Lane / Kasilof
Parent Parcel No.:	113-240-14, 113-240-18, 113-240-17, 133-512-20 & 133-513-21
Legal Description:	T 3N R 11W SEC 30 SEWARD MERIDIAN KN 0970059 POLLARD SUB # 2 TRACT 5A and KN 2002015 POLLARD SUB # 3 TRACT 4A & 3A and T 3N R 11W SEC 29 SEWARD MERIDIAN KN GOVT LOT 1 & 2
Assessing Use:	Residential / 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 Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Kasilof Preservation based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 5 & 6 in support of standard one, findings 1, 5-7 in support of standard two and findings 5-8 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 #5 - PRELIMINARY PLAT
KENAITZE ESTATES SUBDIVISION 2025 REPLAT**

KPB File No.	2025-017R1
Plat Committee Meeting:	April 28, 2025
Applicant / Owner:	Alan Johnson, Catherine Conklin Johnson and Brent Johnson
Surveyor:	Andrew Hamilton / McLane Consulting Group
General Location:	Funny River Area, / Funny River APC
Parent Parcel No.:	066-260-03 & 066-260-04
Legal Description:	T05N, R09W, SEC23, S.M., KN 0750123 KENAITZE ESTATES SUB LOTS 4 & 5 BLK 2
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.190(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 Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Kenaitze Estates Subdivision 2025 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 Morgan to grant the exception request to KPB 20.30.190(A) – Lot Dimension Requirements 3:1 Ratio, citing findings 1 & 2 in support of standard one, findings 3-5 in support of standard two and finding 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 - 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 #6 - PRELIMINARY PLAT
BLACK GOLD ESTATES 2025 REPLAT**

KPB File No.	2025-048
Plat Committee Meeting:	April 28, 2025
Applicant / Owner:	Alexander Douthit
Surveyor:	Andrew Hamilton / McLane Consulting Group
General Location:	City of Kenai
Parent Parcel No.:	039-040-07; 039-040-08; 039-040-11 & 039-040-12
Legal Description:	T06N, R12W, SEC25, S.M., LOTS 11 & 12, BLK 8, BLACK GOLD ESTATES SUB AMENDED, KN 1399
Assessing Use:	Residential Vacant
Zoning:	Suburban Residential
Water / Wastewater	City Water & Sewer
Exception Request	None Requested

Staff report given by Platting Specialist Beverly Carpenter.

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 Morgan to grant preliminary approval to Black Gold Estates 2025 Replat based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**ITEM #7 - PRELIMINARY PLAT
ERLWEIN SUBDIVISION NO. 4**

KPB File No.	2025-047
Plat Committee Meeting:	April 28, 2025
Applicant / Owner:	Brian Davis, Gary & Lela Muller and Gary & Susan Davis
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Longmere Lake / Soldotna
Parent Parcel No.:	063-780-37, 063-780-02 & 063-780-03
Legal Description:	T05N, R09W, SEC30, S.M., KN 2019080 BIRCH FOREST NO 2 LOT 1 BLK 2 & KN 0810144 ERLWEIN SUB NO 3 LOTS 1 & 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.190(A)

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Gary Davis, Land Owner; P.O. Box 535, Soldotna, AK 99669: Mr. Davis spoke in support of grant preliminary approval to this plat.

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 Venuti to grant preliminary approval to Erlwein Subdivision No. 4 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(A) – Lot Dimension Requirements 3:1 Ratio, citing findings 1-4 & 6 in support of standard one, findings 1 & 6 in support of standard two and finding 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, Morgan, Whitney, Venuti
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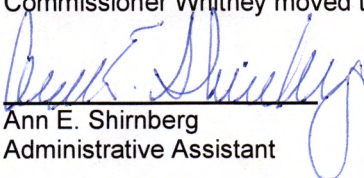
Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Whitney, Venuti
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F. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:13 P.M.


Ann E. Shirnberg
Administrative Assistant