

C. CONSENT AGENDA

***3. Minutes**

a. May 27, 2025 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

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

JUNE 9, 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

Karina England, City of Seward

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 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

***3. Approval of Minutes**

a. May 27, 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. Baringer 2025 Replat No 1

E4. Butler- Church Subdivision No Galley Addition

E5. Spruce Park Estates Subdivision Davis Addition No 2

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 May 27, 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	England, Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
BARINGER 2025 REPLAT NO. 1**

KPB File No.	2025-072
Plat Committee Meeting:	June 9, 2025
Applicant / Owner:	Paul Roderick
Surveyor:	Christopher Mullikin / Mullikin Surveys, LLC
General Location:	Near milepost 2 North Fork Road
Parent Parcel No.:	165-162-76; 165-162-77; 165-162-78;165-162-79
Legal Description:	Lots 1 Thru 4, Baringer Subdivision, Plat HM 2020-34, T04S, R15W, SEC 35, S.M.
Assessing Use:	Lot 1: Residential Mobile Home Lots 2-3: Residential Vacant Lot 4: Residential Improved Land
Zoning:	Rural Unrestricted
Water / Wastewater	On-site
Exception Request	None Requested

Passed Under The Consent Agenda*ITEM #2 - PRELIMINARY PLAT
COOPER SUBD - 2025 ADDITION
(POSTPONED)**

KPB File No.	2025-069
Plat Committee Meeting:	June 9, 2025
Applicant / Owner:	Mark Hennick
Surveyor:	Dmitri Kimbrell / Fineline Surveys
General Location:	East End Road, Homer
Legal Description:	Lot 2 & Lot 15, Block 2, Cooper Subdivision, HM Plat 72-764, Excluding that portion deeded to SOA DOT&PF by warranty deed serial number 2006-004993-0, HRD, T06S, R13W, SEC 15, S.M.

**ITEM #3 - PRELIMINARY PLAT
STORMWATER WORKS TRACT ONE**

KPB File No.	2025-073
Plat Committee Meeting:	June 9, 2025
Applicant / Owner:	George M. Kennedy
Surveyor:	Stephen C Smith / Geovera LLC
General Location:	East End Road Area
Parent Parcel No.:	179-080-30
Legal Description:	T06S, R13W, SEC 14, S. M., HM, SW1/4 OF NW1/4 EXC N 208.71 FT OF W 208.71 FT
Assessing Use:	Residential
Zoning:	City of Homer
Water / Wastewater	City
Exception Request	KPB 20.30.030 - Proposed Street Layout Requirements

Staff report given by Platting 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.

Commissioner Venuti informed the committee that he had voted on this item in his role as a planning commissioner for the City of Homer and requested to be recused.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Stormwater Works Tract One 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, citing findings 1-3 & 6 in support of standard one, findings 4, 6 & 7 in support of standard two and findings 5 & 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	England, Gillham, Morgan, Whitney
Recused – 1	Venuti

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

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	England, Gillham, Morgan, Whitney
Recused – 1	Venuti

**ITEM #4 - PRELIMINARY PLAT
BUTLER-CHURCH SUBDIVISION NO. 3 GALLEY ADDITION**

KPB File No.	2025-079
Plat Committee Meeting:	June 9, 2025
Applicant / Owner:	Galley Living Trust
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Between MP 16 & 17 Funny River Road
Parent Parcel No.:	066-130-17
Legal Description:	Lot 5-A, Block 1, Butler-Church Subdivision No. 3, KN Plat 85-28, T05N, R08W, SEC 09, S.M.
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	None Requested

**Passed Under The Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
SPRUCE PARK ESTATES SUBDIVISION DAVIS ADDITION NO. 2**

KPB File No.	2025-078
Plat Committee Meeting:	June 9, 2025
Applicant / Owner:	Ronald L. Davis Jr. & Shelley A. Davis
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Spruce Park Drive off Irish Hills Avenue, Kalifornsky Area
Parent Parcel No.:	133-390-30
Legal Description:	Lot 4A, Block 1, Spruce Park Estates Subdivision Davis Replat, KN Plat 2016-012, T03N, R11W, SEC 04, S.M.
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

**Passed Under The Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT
SWAN VIEW SUBDIVISION 2025 REPLAT**

KPB File No.	2025-080
Plat Committee Meeting:	June 9, 2025
Applicant / Owner:	Robert Kuiper & Judy Hummel
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Otter Trail Area
Parent Parcel No.:	065-480-14 and 065-480-15
Legal Description:	T05N, R08W, SEC 06. S.M., Plat KN 0740044 SWAN VIEW SUB TRACT 1 & Tract 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	KPB 20.40.040 – Conventional Onsite Soils Absorption Systems

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 Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Swan View 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 Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.40.040 - Conventional Onsite Soil Absorption Systems, citing findings 1, 2, 4 & 5 in support of standard one, findings 1 - 6 in support of standard two and findings 1 – 4 & 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 - 5	England, 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 - 5	England, Gillham, Morgan, Whitney, Venuti
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**ITEM #7 – PRELIMINARY PLAT (POSTPONED)
WARE SUBDIVISION**

KPB File No.	2025-081
Plat Committee Meeting:	June 9, 2025
Applicant / Owner:	Brandie Ware & Julie Ware
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Daniels Lake Area
Parent Parcel No:	013-041-20
Legal Description:	T08N, R11W, SEC 26, S.M., PLAT KN W1/2 NW1/2 SW1/2 & NE1/4 NW1/4 SW1/4 & GOVT LOTS 26 27 28 & 31 THRU 36 & 53

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:58 P.M.

Ann E. Shirnberg
Administrative Assistant