

# 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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**JUNE 9, 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*

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**

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

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

<b>KPB File No.</b>	2025-069
<b>Plat Committee Meeting:</b>	June 9, 2025
<b>Applicant / Owner:</b>	Mark Hennick
<b>Surveyor:</b>	Dmitri Kimbrell / Fineline Surveys
<b>General Location:</b>	East End Road, Homer
<b>Legal Description:</b>	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**

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

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

*\*Passed Under The Consent Agenda*

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

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

*\*Passed Under The Consent Agenda*

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

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

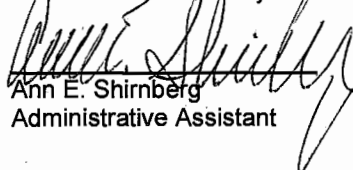
Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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**ITEM #7 – PRELIMINARY PLAT (POSTPONED)  
WARE SUBDUVISION**

<b>KPB File No.</b>	2025-081
<b>Plat Committee Meeting:</b>	June 9, 2025
<b>Applicant / Owner:</b>	Brandie Ware & Julie Ware
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting, Inc.
<b>General Location:</b>	Daniels Lake Area
<b>Parent Parcel No:</b>	013-041-20
<b>Legal Description:</b>	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