

# 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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**MAY 27, 2025**  
**6:30 PM**  
**APPROVED MINUTES**

### **A. CALL TO ORDER**

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

### **Oath of Office**

Karina England was appointed by Mayor Micciche to serve as the commissioner from the City of Seward . Ms. Shirnberg administered the oath of office to Commissioner England

### **B. ROLL CALL**

#### *Plat Committee Members/Alternates*

Karina England, City of Seward  
Jeffrey Epperheimer, Nikiski District  
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*

Vince Piagentini, Platting Manager  
Beverly Carpenter, Platting Specialist  
Ann Shirnberg, Planning Administrative Assistant  
Jenny Robertson, Land Management Administrative Assistant

With 6 members in attendance, a quorum was present.

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

#### **\*3. Approval of Minutes**

##### **a. May 12, 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. Nikiski Village Subdivision Kennedy Addition No. 2
- E2. Mansfield 1999 Subdivision Lot 2-A Replat
- E8. Millers Crossing Subdivision Phase 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 12, 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 - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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**E. NEW BUSINESS**

**ITEM #1 - PRELIMINARY PLAT  
NIKISKI VILLAGE SUBDIVISION KENNEDY ADDITION NO. 2**

<b>KPB File No.</b>	2025-060
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Wanda J. Kennedy & Wanda J. Kennedy Living Trust
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Between MP 25 & 26, Kenai Spur Highway and Nikiski Avenue; Nikiski Area
<b>Parent Parcel No.:</b>	012-120-10
<b>Legal Description:</b>	Tract 1, Nikiski Village Subdivision No 2, Plat KN 76-03, T07N, R12W, SEC02, S.M.
<b>Assessing Use:</b>	General Commercial
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On-Site
<b>Exception Request</b>	None Requested

*\*Approved Under The Consent Agenda*

**ITEM #2 - PRELIMINARY PLAT  
MANSFIELD 1999 SUBDIVISION LOT 2-A REPLAT**

<b>KPB File No.</b>	2025-057
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Michael & Deborah Alpe
<b>Surveyor:</b>	Katie Kirsis / Seabright Survey & Design
<b>General Location:</b>	Mansfield Avenue; Fritz Creek Area
<b>Parent Parcel No.:</b>	172-250-29
<b>Legal Description:</b>	Lot 2-A, Mansfield 1999 Subdivision, Plat HM 99-68, T05S, R12W, SEC23, 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

*\*Approved Under The Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT  
PEACEFUL ACRES JACKSON'S GARDEN NO. 2**

<b>KPB File No.</b>	2025-064
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Harold & Bobbie Jackson
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Johns Road, Liisia Dawn Street & Marty Lane; Kalifornsky Area
<b>Parent Parcel No.:</b>	131-360-58
<b>Legal Description:</b>	Tract D1, Peaceful Acres Subdivision Jackson's Garden Replat, Plat KN 2006-112, T04N, R11W, SEC34, S.M.
<b>Assessing Use:</b>	Lodge- Multiple Cabins
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On-site
<b>Exception Request</b>	KPB 20.40 - Wastewater Review

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveys; P.O. Box 27, Clam Gulch 99568: Mr. Johnson was the surveyor on this project and made himself available for questions.

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 Morgan to grant preliminary approval to Peaceful Acres Jackson's Garden No. 2 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 20.40 – Wastewater Disposal, citing findings 1-7 & 11 in support of standard one, findings 1, 2 & 9-11 in support of standard two and findings 1, 2, 10 & 11 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 - 6	England, Epperheimer, 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 AS AMENDED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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**ITEM #5 - FINAL PLAT  
ST. THERESA SUBDIVISION MERKES ADDITION**

<b>KPB File No.</b>	2025-003
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	ANDE, LLC
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Steadman Street, Soldotna Area
<b>Parent Parcel No.:</b>	063-580-71 & 063-580-80
<b>Legal Description:</b>	T05N, R09W, SEC20 S.M., Plat KN 2001074 St. Theresa Subdivision, Tract 1 & Plat KN 2018065 St. Theresa Subdivision #2, Tract 2B

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveys; P.O. Box 27, Clam Gulch 99568: Mr. Johnson was the surveyor on this project and made himself available for questions.

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

**MOTION:** Commissioner Venuti moved, seconded by Commissioner Whitney to grant final 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.

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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**ITEM #5 - PRELIMINARY PLAT  
RIVER ACRES SUBDIVISION BLU RIVER ADDITION**

<b>KPB File No.</b>	2025-067
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Bryon & Jennifer Jaymes
<b>Surveyor:</b>	Jason Young / Edge Survey & Design
<b>General Location:</b>	Kasilof River Area
<b>Parent Parcel No.:</b>	133-120-02
<b>Legal Description:</b>	Tract B, River Acres Subdivision, Plat KN 2021-43, T03, R11W, SEC32, S.M.
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On-site
<b>Exception Request</b>	KPB 20.40.100 - Soils Analysis and Report

Staff report given by Platting Specialist Beverly Carpenter.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

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 River Acres Subdivision Blu River 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 20.40.100 – Soils Analysis & Report, citing findings 1-3 & 8-11 in support of standard one, findings 1-8 & 11 in support of standard two and findings 1-5 & 11 in support 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 - 6	England, Epperheimer, 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 AS AMENDED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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**ITEM #6 - PRELIMINARY PLAT  
WHITCOMB SUBDIVISION ADDITION NUMBER 7**

<b>KPB File No.</b>	2025-068
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Sarah Donchi & Rupert Scribner
<b>Surveyor:</b>	Jason Young / Edge Survey & Design
<b>General Location:</b>	Funny River Area
<b>Parent Parcel No.:</b>	066-460-13
<b>Legal Description:</b>	T05N, R09W, SEC27 S.M., Plat KN 0830263 Whitcomb Subdivision Addition No. 4, Lot 3-A
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.190 – Lot Dimensions

Staff report given by **Platting Manager Vince Piagentini.**

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

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

**MAIN MOTION:** Commissioner Venuti moved, seconded by Commissioner England to grant preliminary approval to Whitcomb Subdivision Addition No. 7 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 Epperheimer to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing findings 3 – 6 in support of standard one, findings 4, 5, & 7 in support of standard two and findings 8 – 10 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 - 6	England, Epperheimer, 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 AS AMENDED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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**ITEM #7 - PRELIMINARY PLAT  
THE RENAISSANCE PHASE TWO 2025 REPLAT**

<b>KPB File No.</b>	2025-070
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Salamatof Native Association Inc.
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Inc.
<b>General Location:</b>	Holt Lamplight Area

<b>Parent Parcel No.:</b>	013-122-40; 013-122-41; 013-122-42; 013-122-43; 013-122-44; 013-122-45; 013-122-46; 013-122-47; 013-122-48; 013-122-49
<b>Legal Description:</b>	Lots 1-5, Block 6 & Lots 1-5, Block 7, The Renaissance Phase Two, Plat KN 2020-65, T07N, R11W, SEC 32, S.M.
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Community Water & On-site Septic
<b>Exception Request</b>	KPB 20.30.200 – Minimum Lot Size

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 England moved, seconded by Commissioner Whitney to grant preliminary approval to The Renaissance Phase Two 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 England moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.200 – Minimum Lot Size, citing findings 1, 2 & 5-8 in support of standard one, findings 1-3 in support of standard two and findings 2 & 4-9 in support of standard two.

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

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, 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 AS AMENDED BY UNANIMOUS VOTE**

Yes - 6	England, Epperheimer, Gillham, Morgan, Whitney, Venuti
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**ITEM #8 - PRELIMINARY PLAT  
MILLERS CROSSING SUBDIVISION PHASE 2**

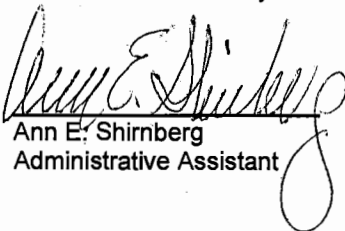
<b>KPB File No.</b>	2025-071
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Hall Building LLC
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Inc.
<b>General Location:</b>	Near MP Two Miller Loop Road; Nikiski Area

<b>Parent Parcel No.:</b>	015-161-36
<b>Legal Description:</b>	Tract A, Millers Crossing Subdivision Phase 1, Plat KN 2014-57, T07N, R12W, SEC36, 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

*\*Approved Under The Consent Agenda*

**G. ADJOURNMENT**

Commissioner Whitney moved to adjourn the meeting at 7:07 P.M.

  
Ann E. Shirnberg  
Administrative Assistant