

# 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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February 26, 2024  
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  
Jeffery Epperheimer, Nikiski District  
Virginia Morgan, Cooper Landing/Hope, Eastern Peninsula  
Franco Venuti, City of Homer

### *Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Borough Deputy Attorney  
Vince Piagentini, Platting Manager  
Jenny Robertson, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 4-member committee in attendance, a quorum was present.

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

- \*3. Approval of Minutes  
a. February 12, 2024 Plat Committee Meeting Minutes

- \*4. Grouped Plats
- E2. Kasilof Alaska Subdivision 2023 Replat; KPB File 2023-147
  - E3. Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124
  - E4. Willard's Legacy; KPB File 2024-011
  - E5. 5 D Subdivision; KPB File 2024-012
  - E9. Shamrock Subdivision No. 3; KPB File 2024-015
  - E10. City Park Subdivision Replat 2023; KPB File 2023-145
  - E11. Strawberry Hill Estates 2023 Addition; KPB File 2024-016
  - E12. Jake Estates ROW Replat; KPB File 2023-115

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 Epperheimer moved, seconded by Commissioner Venuti to approve the agenda, the February 12, 2024 Plat Committee meeting minutes 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 - 4	Gillham , Epperheimer, Morgan, Venuti
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Chair Gillham asked Administrative Assistant Shirnberg to read the planning commission public hearing procedures into the record.

**E. NEW BUSINESS****ITEM #1 - PRELIMINARY PLAT  
THREE PONDS SUBDIVISION**

<b>KPB File No.</b>	2024-006
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Alaska Mental Health Trust Authority of Anchorage
<b>Surveyor:</b>	Buku Saliz / Fixed Height LLC
<b>General Location:</b>	Cardwell Road & Sterling Highway Kasilof Area
<b>Parent Parcel No.:</b>	131-170-28 & 131-170-29
<b>Legal Description:</b>	W1/2 SW1/4 Sec 34, T4N, R11W SM AK
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.100 – Cul-de-sacs

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Buku Saliz, Fixed Heights LLC; 225 W. 23<sup>rd</sup> Ave., Anchorage, AK 99503: Mr. Saliz was the surveyor on this project and made himself available for questions.

Richard Maxwell; 48776 Karen Lake Lane, Soldotna, AK 99669: Mr. Maxwell is a neighboring landowner and had questions regarding who would be responsible for road development within the subdivision.

James Clint; 44455 Sterling Highway, Soldotna, AK 99699: Mr. Clint is a neighboring landowner expressed interest in possibly purchasing land from the AK Mental Health Trust.

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

**MAIN MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant preliminary approval to Three Ponds Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST A:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.100 – Cul-de-sacs, citing findings 1-3 & 6 in support of standard one, findings 1-3, 5 & 6 in support of standard two and findings 1-4, 6 & 7 in support of standard three.

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

**EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**EXCEPTION REQUEST B:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.030 Proposed Street Layout & KPB 20.30.050 – Legal Access for Lot 10, citing findings 1-4 in support of standard one, findings 1-3 in support of standard two and findings 1-3 & 6 in support of standard three.

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

**EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**EXCEPTION REQUEST C:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.200 – Lot Minimum Size & KPB 20.40 Wastewater Disposal for Lot 10, citing findings 1-6 in support of standards one, two and three.

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

**EXCEPTION REQUEST C MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, 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 - 4	Gillham, Epperheimer, Morgan, Venuti
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**ITEM #2 - PRELIMINARY PLAT  
KASILOF ALASKA SUBDIVISION 2023 REPLAT**

<b>KPB File No.</b>	2023.147
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	David Harry Hallstead of Kasilof & Darlene Coyle of Kasilof
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Kalifornsky Beach / Kalifornsky APC
<b>Parent Parcel No.:</b>	131-120-32 & 131-120-33
<b>Legal Description:</b>	Lots 13 & 14 Block 1 Kasilof Alaska Subdivision Amended KN 83-166
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #3 - PRELIMINARY PLAT  
NINILCHIK RIVER ESTATES WILSON 2023 ADDITION**

<b>KPB File No.</b>	2023-124
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Diane Wilson Family Trust of Ninilchik
<b>Surveyor:</b>	Jerry Johnson/ Johnson Surveying
<b>General Location:</b>	Ninilchik Oil Well Road
<b>Parent Parcel No.:</b>	157-063-76
<b>Legal Description:</b>	Lot 3A1 Ninilchik River Estates Wilson Replat HM 2012-16
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #4 - PRELIMINARY PLAT  
WILLARD'S LEGACY**

<b>KPB File No.</b>	2024-011
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Trisha Jones & Lacy Cissney of Homer
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey + Design
<b>General Location:</b>	South Shore of Caribou Lake
<b>Parent Parcel No.:</b>	185-200-03, 185-200-04
<b>Legal Description:</b>	T 3S R 10W SEC 19 & 20 Seward Meridian HM 0004559 US Survey 4559 Lot 1 And T 3S R 10W SEC 20 Seward Meridian HM 0002825 US Survey 2825
<b>Assessing Use:</b>	Residential & Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #5 - PRELIMINARY PLAT  
5 D SUBDIVISION**

<b>KPB File No.</b>	2024-012
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Five D Investments LLC of Kenai
<b>Surveyor:</b>	Mark Aimonetti & Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	First Ave and Birch St in City of Kenai
<b>Parent Parcel No.:</b>	043-170-13
<b>Legal Description:</b>	T 6N R 11W SEC 31 Seward Meridian KN GOV Lot 170
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	General Commercial
<b>Water / Wastewater</b>	City
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**ITEM #6 - PRELIMINARY PLAT  
RIVER QUEST PHASE 3**

<b>KPB File No.</b>	2024-013
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Leland Corporation of Boise Idaho
<b>Surveyor:</b>	Mark Aimonetti & Jason Young / Edge Survey and Design LLC
<b>General Location:</b>	Porter Road, Brooklyn Avenue
<b>Parent Parcel No.:</b>	055-032-93
<b>Legal Description:</b>	T 5N R 10W SEC 19 Seward Meridian KN 2009011 River Quest Phase 2 Block 2 Tract E
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Community / Onsite
<b>Exception Request</b>	None

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; POB 208, Kasilof, AK 99610; Mr. Young was the surveyor on this project and made himself available for questions.

Robert Nash; 10365 W. Highlander Road, Boise, ID; 83709; Mr. Nash is the landowner 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 Epperheimer moved, seconded by Commissioner Venuti to grant preliminary approval to River Quest Phase 3, 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 - 4	Gillham, Epperheimer, Morgan, Venuti
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**ITEM #7 - PRELIMINARY PLAT  
COTTONWOOD SUBDIVISION JOSE REPLAT**

<b>KPB File No.</b>	2024-003
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Bruce and Jaemi Jose of Soldotna Alaska
<b>Surveyor:</b>	Mark Aimonetti / Edge Survey & Design, LLC
<b>General Location:</b>	Tundra Rose Circle in Kalifornsky area
<b>Parent Parcel No.:</b>	055-282-33 - 36
<b>Legal Description:</b>	Lots 4-A, 4-B 4-C and 4-D in Resubdivision of Lots 4 & 5 Cottonwood Acres Subdivision KN 78-224
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.120 – Street Width Requirements KPB 20.30.030 – Proposed Street Layout

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; POB 208, 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 Epperheimer moved, seconded by Commissioner Venuti to grant preliminary approval to Cottonwood Subdivision Jose Replat, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST A:** Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.120 – Street Width Requirements, citing find 1-6 in support of standard one, findings 1-5 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 A MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**EXCEPTION REQUEST B:** Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 1-6 in support of standards one & two and findings 1-8 in support of standard three.

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

**EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, 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 - 4	Gillham, Epperheimer, Morgan, Venuti
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**ITEM #8 - PRELIMINARY PLAT  
BEAR COVE AIRPARK ADDITION**

<b>KPB File No.</b>	2024-014
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Jack C Farnworth Residuary Trust of Soldotna
<b>Surveyor:</b>	James Hall / McLane Consulting Inc.
<b>General Location:</b>	Bear Cove Kachemak Bay
<b>Parent Parcel No.:</b>	193-250-18
<b>Legal Description:</b>	T 5S R 10W SEC 17 & 20 Seward Meridian HM 2007091 Bear Cove Farm Sub Tract A
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.170 – Cul-de-sacs KPB 20.30.100 – Block Length Requirement

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

James Hall, McLane Consulting Group, P.O. Box 468, Soldotna, AK 99669: Mr. Hall was the surveyor on this project and made himself available for questions.

Gregory Anderson; 1110 Angler Drive, Kenai, AK 9961: Mr. Anderson is a neighboring landowner. He stated that he has been using this airstrip for several years and wanted to know if he would be able to continue to use the airstrip. Planning Director Robert Ruffner replied that Mr. Anderson would have to contact the landowner to discuss this matter.

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 Morgan to grant preliminary approval to Bear Cove Airpark 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 Venuti moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.170 – Cul-de-sacs and KPB 20.30.100 – Block Length Requirements

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, Epperheimer, Morgan, Venuti
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**FINDINGS MOTION:** Commissioner Venuti moved, seconded by Commissioner Morgan to attach the following findings from the staff in support of granting the exception request to KPB 20.30.170 & KPB 20.30.100

- Findings 1, 3 & 4 appear to support standard one.
- Findings 3, 5 & 8 appear to support standard two.
- Findings 2, 4 & 7 appear to support standard three.

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

**FINDINGS MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, 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 - 4	Gillham, Epperheimer, Morgan, Venuti
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**ITEM #9 - PRELIMINARY PLAT  
SHAMROCK SUBDIVISION NO. 3**

<b>KPB File No.</b>	2024-015
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Louise Heite of Kenai
<b>Surveyor:</b>	James Hall / McLane Consulting, Inc
<b>General Location:</b>	Blueberry Avenue, Nikiski
<b>Parent Parcel No.:</b>	015-150-59
<b>Legal Description:</b>	T 07N R 12W SEC 25 Seward Meridian KN 2018087 Shamrock Sub. No. 2 Tract B
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #10 - PRELIMINARY PLAT  
CITY PARK SUBDIVISION REPLAT 2023**

<b>KPB File No.</b>	2023-145
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Boys and Girls Club of the Kenai Peninsula Thor Evenson, Anchorage
<b>Surveyor:</b>	James Hall / McLane Consulting, LLC
<b>General Location:</b>	S. Spruce Street, City of Kenai
<b>Parent Parcel No.:</b>	047-010-28, 047-010-18 & 047-010-05
<b>Legal Description:</b>	Tract A City Park Subdivision No 2 KRD 2007-146, Tract a Park View Subdivision KRD 79-156 & T 5N R 11W SEC 6 Seward Meridian KN W1/2 E1/2 SE1/4 SW1/4 NE1/4 & E1/2 W1/2 SE1/4 SW1/4 NE1/4 Except That Portion As PER P U ESMT 27 @ 122 & Vacated ROW Proposed
<b>Assessing Use:</b>	Institutional / Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	City
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #11 - PRELIMINARY PLAT  
STRAWBERRY HILL ESTATES 2023 ADDITION**

<b>KPB File No.</b>	2024-016
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	David & Tracey Bunts of Sterling
<b>Surveyor:</b>	James Hall / McLane Consulting Inc
<b>General Location:</b>	Strawberry Road & Kenai Spur Highway
<b>Parent Parcel No.:</b>	049-510-27
<b>Legal Description:</b>	T 5N R 10W SEC 6 Seward Meridian KN That portion of the S1/2 SE1/4 Lying Northeast of the Kenai Spur Hwy Excluding Davidson Homestead Tracts A & B-1 & C & E & F & Hornday Property Survey & Strawberry Hill Estates Sub & Myers/Strawberry Road ROW Map & Strawberry Hill Estates Sub Jonisee Addn & that Portion As Per WD 79 @ 314
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #12 - PRELIMINARY PLAT  
JAKE ESTATES ROW REPLAT**

<b>KPB File No.</b>	2023-115
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Jody Asimakopoulos of Soldotna, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc
<b>General Location:</b>	Kalifornsky
<b>Parent Parcel No.:</b>	055-370-28
<b>Legal Description:</b>	T 5N R 10W SEC 30 Seward Meridian KN 0880056 Jake Estates Sub Salmon Nest Addn Lot 6C BLK 2
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

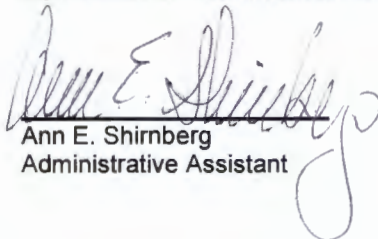
**\*Passed Under Consent Agenda**

**F. PUBLIC COMMENT**

Chair Gillham asked if there was anyone from the public who would like to comment on anything not appearing on the agenda. No one wished to comment

**G. ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting 7:25 P.M.

  
Ann E. Shirnberg  
Administrative Assistant