

# 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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January 22, 2024  
6:30 PM  
APPROVED MINUTES

## A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 5:30 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*

Samantha Lopez, Acting 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. January 8, 2024 Plat Committee Meeting Minutes
- \*4. Grouped Plats
  - E1. Fox Hills Estates Subdivision Part 3: KPB File 2023-146
  - E2. Sprucewood Glen Subdivision No. 11; KPB File 2020-001

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 Venuti moved, seconded by Commissioner Epperheimer to approve the agenda, the January 8, 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 -	Gillham , Epperheimer, Morgan, Venuti
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## E. NEW BUSINESS

Chair Gillham asked Administrative Assistant Shirnberg to read the planning commission public hearing procedures into the record.

**ITEM #1 - PRELIMINARY PLAT  
FOXHILLS ESTATES SUBDIVISION PART 3**

<b>KPB File No.</b>	2023-146
<b>Plat Committee Meeting:</b>	January 22, 2024
<b>Applicant / Owner:</b>	Foxhills Estates Subdivision LLC of Kasilof Alaska
<b>Surveyor:</b>	Mark Aimonetti / Edge Survey & Design, LLC
<b>General Location:</b>	Kasilof/ Cohoe area

<b>Parent Parcel No.:</b>	133-071-38
<b>Legal Description:</b>	T 3N R 12W SEC 13 Seward Meridian KN Government Lot 6 & Portion of Lot 11 Excluding Subdivisions
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

*\*Passed Under the Consent Agenda*

**ITEM #2 - PRELIMINARY PLAT  
SPRUCEWOOD GLEN SUBDIVISION NO. 11**

<b>KPB File No.</b>	2024-001
<b>Plat Committee Meeting:</b>	January 22, 2024
<b>Applicant / Owner:</b>	Three Bears Alaska INC. / Wasilla Alaska
<b>Surveyor:</b>	Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Kenai Spur Highway / City of Kenai Alaska

<b>Parent Parcel No.:</b>	047-052-38, 047-052-41 & 047-052-24
<b>Legal Description:</b>	Lot 2A & Tract F of Sprucewood Glen Subdivision No 10 & Tract F-1B of Sprucewood Glen Subdivision No. 3
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	General Commercial
<b>Water / Wastewater</b>	City
<b>Exception Request</b>	None

*\*Passed Under the Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT  
WONDER VIEW SUBDIVISION**

<b>KPB File No.</b>	2023-139
<b>Plat Committee Meeting:</b>	January 22, 2024
<b>Applicant / Owner:</b>	Alaska Mental Health Trust Authority / Anchorage, Alaska
<b>Surveyor:</b>	Buku Saliz / Fixed Height LLC
<b>General Location:</b>	Wolf Street in Nikiski, Nikiski APC

<b>Parent Parcel No.:</b>	013-213-11
<b>Legal Description:</b>	Government Lot 9 in Sec 4, T 7N R 11W Seward Meridian Alaska
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	onsite
<b>Exception Request</b>	20.30.100, 20.30.170

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Diane Durfee, P.O. Box 8067, Nikiski, AK 99635: Ms. Durfee is a neighboring landowner. She stated that for years she and other neighbors have crossed this lot owned by the AK Mental Health Trust in order to access the lake. She wanted to request that the Blackbear Way right-of-way be extended down to the lake. That way the neighboring landowners would still be able to access the lake.

Platting Manager Piagentini stated that the borough could not require the landowner to extend the proposed right-of-way but that he would share this request with the surveyor and see if the landowner would be willing to do that.

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 Wonder View Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.100 Cul-de-sacs and KPB 20.30.170 Block – Length Requirements, citing findings 1-4 in support of standards one & two and findings 1-5 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, Epperheimer, Morgan, Slaughter, 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**

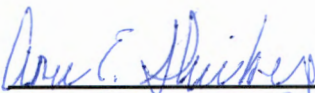
Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**F. PUBLIC COMMENT**

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 6:49 P.M.



Ann E. Shirnberg  
Administrative Assistant