

Kenai Peninsula Borough Plat Committee

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

DECEMBER 16, 2024
6:30 PM
APPROVED MINUTES

A. CALL TO ORDER

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

B. ROLL CALL

Plat Committee Members/Alternates

Jeremy Brantley, Sterling / Funny River
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
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. November 18, 2024 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.

- E3. Stone Steps Estates; KPB File 2024-125
- E4. Hubbard's View Subdivision 2024; KPB File 2024-129
- E6. Dawn Estates Whittenberg Addition; KPB File 2024-120R1
- E7. Kyzer Subdivision; KPB File 2024-130
- E8. Apache Acres Part Nine; KPB File 2024-123
- E9. Rumley Collie Subdivision Nine; KPB File 2024-136

Chair Brantley 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 November 18, 2024 Plat Committee 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 | Brantley, Morgan, Whitney, Venuti |
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
CLAN MAXWELL ESTATES LYON ADDITION**

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|--------------------------------|---|
| KPB File No. | 2024-122 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | David F. Lyon Jr. & Nickole D. Lyon |
| Surveyor: | Stacy Wessel – AK Lands Land Surveying, LLC |
| General Location: | Bear Creek Area, Maximilian Drive, Maxwell Court & Big Bear Street |
| Parent Parcel No.: | 144-010-74 |
| Legal Description: | Township 01N, Range 01W, Section 22, Seward Meridian, SW 2018005, Clan Maxwell Estates Avalon Heights Addn #4, Lot 5A |
| Assessing Use: | Residential Dwellings |
| Zoning: | Unrestricted |
| Water / Wastewater | On Site – On-Site |
| Exception Request | None Requested |

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Stacy Wessel, AK Lands Land Surveying; P.O. Box 110485, Anchorage, AK 99515: Ms. Wessel was the surveyor on this project and made herself available for questions.

Charles Pettijohn, 37795 Sara Street, Soldotna, AK 99669: Mr. Pettijohn is a neighboring landowner and had questions regarding how the property was to be developed.

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 Whitney to grant preliminary approval to Clan Maxwell Estates Lyon 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 BY UNANIMOUS VOTE

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| Yes - 4 | Brantley, Morgan, Whitney, Venuti |
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**ITEM #2 - PRELIMINARY PLAT
KINGSWOOD ESTATES SUBDIVISION 2025 ADDITION**

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| KPB File No. | 2024-124 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | Paula N. Keohane |
| Surveyor: | Andrew Hamilton – McLane Surveying |
| General Location: | Kalifornsky Beach Area, Kalifornsky Beach Road, Equestrian Avenue & Karluk Street |
| Parent Parcel No.: | 055-300-07 |
| Legal Description: | Township 5 North, Range 11 West, Section 30, Seward Meridian, KN 76-22, Kingswood Estates Subdivision, Tract 1 |
| Assessing Use: | Vacant |
| Zoning: | Unrestricted |
| Water / Wastewater | On-Site – On-Site |
| Exception Request | 20.40.040 (A) Wastewater Disposal |

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley 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 Kingswood Estates Subdivision 2025 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 Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.40.040 (A) Conventional Onsite Soil Absorption Systems, citing finding 1 – 4 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 MOTION PASSED BY UNANIMOUS VOTE

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| Yes - 4 | Brantley, 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

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| Yes - 4 | Brantley, Morgan, Whitney, Venuti |
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**ITEM #3 - PRELIMINARY PLAT
STONE STEP ESTATES**

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| KPB File No. | 2024-125 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | Moose Meadows, LLC |
| Surveyor: | Christopher Mullikin – Mullikin Surveys, LLC |
| General Location: | 2 miles easterly of Kachemak City limits and 1.5 miles east of East End Road |

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|---------------------------|---|
| Parent Parcel No.: | 174-320-49 |
| Legal Description: | T 5S & 6S R 12W SEC 4 & 33 SEWARD MERIDIAN HM 2009016 STONE STEP NO 2 TRACT A |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | None Requested |

**Passed Under Grouped Plats On Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
HUBBARD'S VIEW SUBDIVISION 2024**

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| KPB File No. | 2024-129 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | George Hubbard |
| Surveyor: | Jason Schollenberg / Peninsula Surveying, LLC |
| General Location: | East End Road near Old East End Rd / Kachemak Bay APC |

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|---------------------------|---|
| Parent Parcel No.: | 172-072-29, 172-073-03, 172-072-78 & 172-072-10 |
| Legal Description: | T 5S R 11W SEC 8 SEWARD MERIDIAN HM SW1/4 SW1/4 & NW1/4 SW1/4 EXCLUDING HUBBARD'S VIEW SUB & HUBBARD'S VIEW SUB ADDN NO 1 & T 5S R 11W SEC 7 SEWARD MERIDIAN HM SE1/4 SE1/4 EXC HOMESTEAD HEIGHTS & HOMESTEAD HEIGHTS TWO & PORTION OF NE1/4 SE1/4 EXC HOMESTEAD HEIGHTS SUBS |
| Assessing Use: | Residential, Vacant & Accessory Building |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | None Requested |

**Passed Under Grouped Plats On Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
BAYVIEW SUBDIVISION LIGHTHOUSE VILLAGE REPLAT**

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| KPB File No. | 2024-131 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | Doyon, Limited & Doyon Tourism, Inc. |
| Surveyor: | Katherine Kirsis/ Seabright Survey & Design |
| General Location: | Base of Homer Spit / City of Homer |
| Parent Parcel No.: | 181-010-34, 181-010-35 & 179-210-15 |
| Legal Description: | T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0940051 BAYVIEW SUB NO 6 LOTS 164-A & 164-B AND T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 163 & ROW BETWEEN BEING VACATED |
| Assessing Use: | Commercial & Vacant |
| Zoning: | General Commercial & Rural Residential |
| Water / Wastewater | City / City |
| Exception Request | None Requested |

**Postponed To The 1/13/25 Plat Committee Meeting*

**ITEM #6 - PRELIMINARY PLAT
DAWN ESTATES WHITTENBERG ADDITION**

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| KPB File No. | 2024-120R1 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | Robert & Betty Whittenberg |
| Surveyor: | Jason Young – Edge Surveying & Design, LLC |
| General Location: | Sterling |
| Parent Parcel No.: | 063-320-09 |
| Legal Description: | Tract 7A, Dawn Estates No 2, KN 99-15, Seward Meridian, T 05N, R09W, Section 29 |
| Assessing Use: | Residential Dwelling |
| Zoning: | Unrestricted |
| Water / Wastewater | On-Site – On-Site |
| Exception Request | None Requested |

**Passed Under Grouped Plats On Consent Agenda*

**ITEM #7 - PRELIMINARY PLAT
KYZER SUBDIVISION CARLSON ADDITION**

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| KPB File No. | 2024-130 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | Leif & Blanche Michelle Carlson |
| Surveyor: | Jason Young – Edge Survey & Design, LLC |
| General Location: | Kalifornsky Beach area / Kalifornsky APC |
| Parent Parcel No.: | 055-340-05 |
| Legal Description: | T 5N R 11W SEC 18 SEWARD MERIDIAN KN 0770106 KYZER PROPERTY SUB TR A & B TRACT A |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | None Requested |

**Passed Under Grouped Plats On Consent Agenda*

**ITEM #8 - PRELIMINARY PLAT
APACHE ACRES PART NINE**

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| KPB File No. | 2024-123 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | John Robert Stevens |
| Surveyor: | Jerry Johnson – Johnson Surveying |
| General Location: | Funny River Area – Funny River APC |
| Parent Parcel No.: | 066-280-22 |
| Legal Description: | Township 5 North, Range 8 West, Section 18, Seward Meridian, KN, That portion of the north 440 feet of government Lot 6, lying east of Sara Street, except Apache Acres Subdivision Part 6 |
| Assessing Use: | Residential Dwelling |
| Zoning: | Unrestricted |
| Water / Wastewater | On-site – On-Site |
| Exception Request | None Requested |

**Passed Under Grouped Plats On Consent Agenda*

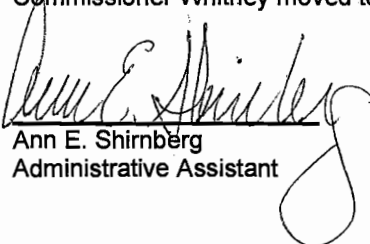
**ITEM #9 - PRELIMINARY PLAT
RUMLEY COLLIE SUBDIVISION NINE**

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|--------------------------------|---|
| KPB File No. | 2024-126 |
| Plat Committee Meeting: | December 16, 2024 |
| Applicant / Owner: | East End Mini Storage, LLC & Seaton Community Property Trust |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | East End Road / City of Homer |
| Parent Parcel No.: | 174-203-19 & 174-203-09 |
| Legal Description: | T 06S R 13W SEC 11 SEWARD MERIDIAN HM 2020039 RUMLEY COLLIE SUB EIGHT TRACT BC-2 & HM 0870069 RUMLEY - COLLIE FOUR TRACT A-3B |
| Assessing Use: | Commercial |
| Zoning: | Unrestricted |
| Water / Wastewater | City / City |
| Exception Request | None Requested |

**Passed Under Grouped Plats On Consent Agenda*

F. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:55 P.M.


Ann E. Shirnberg
Administrative Assistant