

# 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 28, 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*

Jeffrey Epperheimer, Nikiski District  
Pamela Gillham, Kalifornsky/Kasilof District  
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District  
Franco Venuti, City of Homer

### *Staff Present*

Robert Ruffner, Planning Director  
Vince Piagentini, Platting Manager  
Chris Van Slyke, Platting Specialist  
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. April 22, 2024 Plat Committee Meeting Minutes

\*4. Grouped Plats

- E1. Diamond View Estates 2024; KPB File 2024-040
- E2. Glacier View Subdivision No. 28; KPB File 2024-041
- E3. Nowag Tract Sigler Addition; KPB File 2024-043
- E4. Moose Range Meadows 2024 Addition; KPB File 2024-045
- E6. Nikiski North Subdivision Dyer Addition; KPB File 2024-034
- E8. Detling Homestead No. 3; KPB File 2024-047
- E10. OSK Subdivision No. 3; KPB File 2024-048
- E11. Reeder Lake Subdivision 2024 Addition; KPB File 2024-039

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 April 22, 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	Epperheimer, Gillham, 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  
Diamond View Estates 2024**

<b>KPB File No.</b>	2024-040
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Jerome Sookraj of Homer, Alaska
<b>Surveyor:</b>	Stephen C. Smith – Geovera, LLC
<b>General Location:</b>	Diamond Ridge Road, Homer Area
<b>Parent Parcel No.:</b>	173-310-92 and 173-310-51
<b>Legal Description:</b>	Lot 2-A-1 Diamond View Estates Unit 3 2018 Replat HM 2018-049 & Lot 3 Diamond View Estates Sub HM 80-94
<b>Assessing Use:</b>	Residential & Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**ITEM #2 - PRELIMINARY PLAT  
GLACIER VIEW SUBDIVISION NO 28**

<b>KPB File No.</b>	2024-041
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	William Miller of Homer Alaska
<b>Surveyor:</b>	Brett Wilmot / Peninsula Land Surveys
<b>General Location:</b>	Klondike Ave in City of Homer
<b>Parent Parcel No.:</b>	177-101-01 & 177-101-05
<b>Legal Description:</b>	Lots 6 & 7 Block 10 Glacier View Subdivision No 2 Replat of Blocks 8, 9 & 10 HM 74-847
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Municipal Sewer & Water
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**ITEM #3 - PRELIMINARY PLAT  
NOWAG TRACTS SIGLER ADDITION**

<b>KPB File No.</b>	2024-043
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Gray and Barbara Sigler of Homer AK
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Land Surveys
<b>General Location:</b>	East End Rd Milepost 6 Kachemak Bay APC
<b>Parent Parcel No.:</b>	174-330-30
<b>Legal Description:</b>	Tract A-1 Nowag Tracts No 2 HM97-70
<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  
MOOSE RANGE MEADOWS 2024 ADDITION**

<b>KPB File No.</b>	2024-045
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Earl & Ann Frawner of Anchorage AK
<b>Surveyor:</b>	Mark Aimonetti & Jason Young / Edge Survey and Design LLC
<b>General Location:</b>	Keystone Drive Sterling
<b>Parent Parcel No.:</b>	135-260-37
<b>Legal Description:</b>	Tract B-5A Block 2 Moose Range Meadows Frawner Addition KN 2023-32
<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 #5 - PRELIMINARY PLAT  
GRUBER SUBDIVISION AMES ADDITION**

<b>KPB File No.</b>	2024-046
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Brook & Gable Ames of Soldotna
<b>Surveyor:</b>	Mark Aimonetti & Jason Young / Edge Survey & Design LLC
<b>General Location:</b>	Stubblefield Drin Kalifornsky Area / Kalifornsky APC
<b>Parent Parcel No.:</b>	131-330-02
<b>Legal Description:</b>	Tract 1 Gruber Subdivision KN 72-59
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.170, KPB 20.30.030, KPB 20.30.190, KPB 20.40.040 (A)

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 Epperheimer moved, seconded by Commissioner Morgan to grant preliminary approval to Gruber Subdivision Ames Addition, 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 20.30.170 Block Length Requirements & KPB 20.30.030 Street Layout; citing findings 1-3 in support of standard one, findings 1 & 2 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 A PASSED BY UNANIMOUS VOTE**

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**EXCEPTION REQUEST B:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.190 Lot Dimensions; 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 B PASSED BY UNANIMOUS VOTE**

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**EXCEPTION REQUEST C:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.40.010 Soils Analysis Report for proposed Lot 1-B; citing finds 1 & 2 in support of standard one, findings 1-5 in support of standard two and findings 5 & 6 in support of standard three.

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

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

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**ITEM #6 - PRELIMINARY PLAT  
NIKISKI NORTH SUBDIVISION DYER ADDITION**

<b>KPB File No.</b>	2024-034
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Ryan Dyer of Kenai
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Bohlin Street in Nikiski / Nikiski APC
<b>Parent Parcel No.:</b>	013-350-05
<b>Legal Description:</b>	Tract C Block 2 Nikiski North Subdivision KN 76-121
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**ITEM #7 - PRELIMINARY PLAT  
MARVEL MANOR SUBDIVISION PHASE 6**

<b>KPB File No.</b>	2024-035
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Mark Hansen, Richland WA / Lori Stone, Sterling AK Sue Moline, Stanley ND
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	High Point Ave / Sterling
<b>Parent Parcel No.:</b>	063-012-74
<b>Legal Description:</b>	Tract 3F Marvel Manor Subdivision Phase 2 KN 2000-027
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Rombach; 38539 High Point Avenue, Sterling AK 99672: Mr. Rombach is a neighboring landowner and expressed concerns related to the maintenance of High Point Road. He noted that he had also submitted a written comment which was included in the meeting packet.

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 Marvel Manor Subdivision Phase 6, 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 A PASSED BY UNANIMOUS VOTE**

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**ITEM #8 - PRELIMINARY PLAT  
DETILING HOMESTEAD #3**

<b>KPB File No.</b>	2024-047
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Estate of Paul Gebhart of Kasilof
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Cohoe Loop / Cohoe
<b>Parent Parcel No.:</b>	133-530-76
<b>Legal Description:</b>	Tract A Detling Homestead KPB 2002-30
<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 #9 - PRELIMINARY PLAT  
CLARK SUBDIVISION & FRITZ CREEK ACRES HUYCK 2024 REPLAT**

<b>KPB File No.</b>	2024-036
<b>Plat Committee Meeting:</b>	May 28, 2024
<b>Applicant / Owner:</b>	Andrea L. Huyck of Homer, AK and Adrian J. Dixon of Anchorage, AK
<b>Surveyor:</b>	Katherine A. Kirsis - Seabright Survey & Design
<b>General Location:</b>	East End Road, Homer, Alaska / Kachemak Bay APC
<b>Parent Parcel No.:</b>	172-200-14 & 172-200-18
<b>Legal Description:</b>	A replat of Fritz Creek Valley Drive Right-of-Way, Lot 1 Clark Sub., HM 78-54, & Tract D Fritz Creek Acres Addn. Tracts D & E, HM 78-105, Located in the SW1/4 Sec. 28 & the SE1/4 Sec. 29, T5S, R12W, SM, KPB 3 <sup>rd</sup> Judicial District, Alaska
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.170

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.

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant preliminary approval to Clark Subdivision & Fritz Creek Acres Huyck 2024 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 Epperheimer moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.170 Block Length Requirements citing findings 1-3 in support of standard one, findings 1, 2 & 4 in support of standard 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	Epperheimer, Gillham, Morgan, Venuti
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**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**ITEM #10 - PRELIMINARY PLAT  
OSK SUBDIVISION NO. 3**

<b>KPB File No.</b>	2024-048
<b>Plat Committee Meeting:</b>	May 28, 2024
<b>Applicant / Owner:</b>	Offshore Systems – Kenai of Nikiski, AK
<b>Surveyor:</b>	James Hall / McLane Consulting Inc.
<b>General Location:</b>	Nikiski Beach Road, Nikiski, Alaska / Nikiski APC

<b>Parent Parcel No.:</b>	012-020-28
<b>Legal Description:</b>	T 08N R 12W SEC 36 SEWARD MERIDIAN KN 2019025 OSK SUBDIVISION NO 2 TRACT 1A
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**ITEM #11 - PRELIMINARY PLAT  
REEDER LAKE SUBDIVISION 2024 ADDITION**

<b>KPB File No.</b>	2024-039
<b>Plat Committee Meeting:</b>	May 28, 2024
<b>Applicant / Owner:</b>	Lee Q. Wiley
<b>Surveyor:</b>	Jerry Johnson – Johnson Surveying
<b>General Location:</b>	Sterling Highway, Clam Gulch, Alaska

<b>Parent Parcel No.:</b>	137-180-01, 137-180-02, 137-180-03
<b>Legal Description:</b>	A replat of Lots 1, 2, and 5 Reeder Lake Subdivision, KN 73-21, including a vacation of Circe Lane ROW. Located in the NW ¼ Sec 22, T2N, R12W, SM, Clam Gulch, Alaska, Kenai Recording District.
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

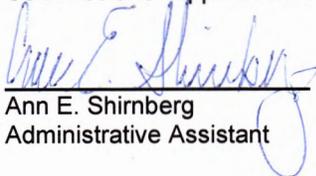
**\*Passed Under Consent Agenda**

**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 Epperheimer moved to adjourn the meeting 6:59 P.M.



Ann E. Shirnberg  
Administrative Assistant