

C. CONSENT AGENDA

***3. Minutes**

- a. January 22, 2024 Plat Committee Meeting**

Kenai Peninsula Borough Plat Committee

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

January 22, 2024
6:30 PM
UNAPPROVED 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**

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

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

**Passed Under the Consent Agenda*

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

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

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

**Passed Under the Consent Agenda*

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

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

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