

C. CONSENT AGENDA

***3. Minutes**

a. May 28, Plat Committee Meeting

Kenai Peninsula Borough Plat Committee

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

May 28, 2024
6:30 PM
UNAPPROVED 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**

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

***Passed Under Consent Agenda**

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

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

***Passed Under Consent Agenda**

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

KPB File No.	2024-043
Plat Committee Meeting:	May 13, 2024
Applicant / Owner:	Gray and Barbara Sigler of Homer AK
Surveyor:	Jason Schollenberg / Peninsula Land Surveys
General Location:	East End Rd Milepost 6 Kachemak Bay APC
Parent Parcel No.:	174-330-30
Legal Description:	Tract A-1 Nowag Tracts No 2 HM97-70
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

***Passed Under Consent Agenda**

**ITEM #4 - PRELIMINARY PLAT
MOOSE RANGE MEADOWS 2024 ADDITION**

KPB File No.	2024-045
Plat Committee Meeting:	May 13, 2024
Applicant / Owner:	Earl & Ann Frawner of Anchorage AK
Surveyor:	Mark Aimonetti & Jason Young / Edge Survey and Design LLC
General Location:	Keystone Drive Sterling
Parent Parcel No.:	135-260-37
Legal Description:	Tract B-5A Block 2 Moose Range Meadows Frawner Addition KN 2023-32
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

*Passed Under Consent Agenda

**ITEM #5 - PRELIMINARY PLAT
GRUBER SUBDIVISION AMES ADDITION**

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

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

***Passed Under Consent Agenda**

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

KPB File No.	2024-035
Plat Committee Meeting:	May 13, 2024
Applicant / Owner:	Mark Hansen, Richland WA / Lori Stone, Sterling AK Sue Moline, Stanley ND
Surveyor:	John Segesser / Segesser Surveys
General Location:	High Point Ave / Sterling
Parent Parcel No.:	063-012-74
Legal Description:	Tract 3F Marvel Manor Subdivision Phase 2 KN 2000-027
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	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**

KPB File No.	2024-047
Plat Committee Meeting:	May 13, 2024
Applicant / Owner:	Estate of Paul Gebhart of Kasilof
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Cohoe Loop / Cohoe
Parent Parcel No.:	133-530-76
Legal Description:	Tract A Detling Homestead KPB 2002-30
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

***Passed Under Consent Agenda**

**ITEM #9 - PRELIMINARY PLAT
CLARK SUBDIVISION & FRITZ CREEK ACRES HUYCK 2024 REPLAT**

KPB File No.	2024-036
Plat Committee Meeting:	May 28, 2024
Applicant / Owner:	Andrea L. Huyck of Homer, AK and Adrian J. Dixon of Anchorage, AK
Surveyor:	Katherine A. Kirsis - Seabright Survey & Design
General Location:	East End Road, Homer, Alaska / Kachemak Bay APC
Parent Parcel No.:	172-200-14 & 172-200-18
Legal Description:	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 rd Judicial District, Alaska
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	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 Epperhemier 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**

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

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

***Passed Under Consent Agenda**

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

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

Parent Parcel No.:	137-180-01, 137-180-02, 137-180-03
Legal Description:	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.
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	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

UNAPPROVED