

Kenai Peninsula Borough Plat Committee

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

July 24, 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. May June 24, 2024 Plat Committee Meeting Minutes

- *4. Grouped Plats
- E1. Holland Park 2024 Replat; KPB File 2024-073
 - E2. Shoreline Heights 2014 Addition Phase 1 Bowlin Replat; KPB File 2024-063
 - E3. Sagerser Subdivision Trinity Center Replat; KPB File 2024-067
 - E6. Mountain Park 2024; KPB File 2024-065
 - E7. Sweet Spot Subdivision; KPB File 2024-069

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 June 24, 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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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
HOLLAND PARK 2024 REPLAT**

KPB File No.	2024-073
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Kevin Smith / Ian Kuemerle / Stephen Maile
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Kalifornsky Beach Rd
Parent Parcel No.:	055-510-04
Legal Description:	T 5N R 11W SEC 26 SEWARD MERIDIAN KN 0780146 HOLLAND PARK SUB LOT 3 BLK 2
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

*Passed Under Consent Agenda

**ITEM #2 - PRELIMINARY PLAT
SHORELINE HEIGHTS 2014 ADDITION PHASE 1 BOWLIN REPLAT**

KPB File No.	2024-063
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Ryan Bowlin
Surveyor:	Mark Aimonetti – Edge Survey & Design, LLC
General Location:	Bree Ave & Kenai Spur Highway – Kalifornsky Area
Parent Parcel No.:	039-141-57 and 039-141-58
Legal Description:	T 06N R 12W SEC 26 SEWARD MERIDIAN KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 34 & 35
Assessing Use:	Residential & Vacant
Zoning:	Rural Residential
Water / Wastewater	City Water / Onsite Sewer
Exception Request	None

*Passed Under Consent Agenda

**ITEM #3 - PRELIMINARY PLAT
SAGERSER SUBDIVISION TRINITY CENTER REPLAT**

KPB File No.	2024-067
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Gary and Sherry Morris - Trinity Christian Church / Soldotna, AK
Surveyor:	Mark Aimonetti – Edge Survey & Design, LLC
General Location:	Kenai Spur Highway & Alex Drive – Ridgeway Area
Parent Parcel No.:	057-045-01 & 057-045-02
Legal Description:	T 5N R 10W SEC 17 SEWARD MERIDIAN KN 0920043 SAGERSER SUB NO 2 AMENDED LOTS 1 & 2 BLK 2
Assessing Use:	Institutional
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	None

*Passed Under Consent Agenda

**ITEM #4 - PRELIMINARY PLAT
BURGIN SUBDIVISION**

KPB File No.	2024-070
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Burgin & Ray Trust
Surveyor:	Mark Aimonetti / Edge Survey & Design, LLC
General Location:	Sterling Highway & Wildrose Lane - Ninilchik Area
Parent Parcel No.:	139-060-02
Legal Description:	T 1N R 12W SEC 18 SEWARD MERIDIAN HM PTN GLS 3 & 4 SOUTH OF STERLING HWY
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190, 20.30.170 & 20.30.030

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 208, Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

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 Burgin Subdivision, 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 Venuti to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing finding 1-4 in support of standard one, findings 1-5 in support of standard two and findings 1-3 & 6 in support of standard three.

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

EXCEPTION REQUEST A 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 Venuti to grant the exception request to KPB 20.30.170 – Blocks Length Requirements & KPB 20.30.030 – Proposed Street Layout Requirements, citing findings 1-6 in support of standards one & 2 and findings 1-7 in support of standard 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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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	Epperheimer, Gillham, Morgan, Venuti
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**ITEM #5 - PRELIMINARY PLAT
3 JOHN'S SUBDIVISION**

KPB File No.	2024-064
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Great Alaska Fish Camp, Inc. Poulsbo, WA
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Great Land Street – Sterling Area
Parent Parcel No.:	065-012-02
Legal Description:	T 5N R 8W SEC 7 SEWARD MERIDIAN KN GOVT LOT 12
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	20.30.190

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 3 John’s 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 Morgan to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing finding 1-4 in support of standards one and two, findings 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 PASSED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**ITEM #6 - PRELIMINARY PLAT
MOUNTAIN PARK 2024**

KPB File No.	2024-065
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Patrick & Barbara McBride & Lilac, LLC
Surveyor:	Stephen Smith – Geovera, LLC
General Location:	Highland Drive & Kelley Court – City of Homer
Parent Parcel No.:	175-290-54 & 175-290-63
Legal Description:	T6S R14W SEC 13 SEWARD MERIDIAN HM 0780010 MOUNTAIN PARK SUB LOT 6 BLK 4 And T6S R14W SEC 13 SEWARD MERIDIAN HM 2007127 HENWOOD MOUNTAIN PARK SUB TRACT 8B
Assessing Use:	Vacant
Zoning:	Rural Residential
Water / Wastewater	None
Exception Request	None

***Passed Under Consent Agenda**

**ITEM #7 - PRELIMINARY PLAT
SWEET SPOT SUBDIVISION**

KPB File No.	2024-069
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Eric Shafford
Surveyor:	Stephen Smith - Geovera, LLC
General Location:	Hutler & East End Road – Fritz Creek Area
Parent Parcel No.:	172-400-02
Legal Description:	T 5S R 12W SEC 14 SEWARD MERIDIAN HM NE1/4 SE1/4 SE1/4
Assessing Use:	Accessory Building
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	None

***Passed Under Consent Agenda**

**ITEM #8 - PRELIMINARY PLAT
TRUST LAND SURVEY 2024 EMERALD SUBDIVISION**

KPB File No.	2024-066
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Alaska Mental Health Trust Authority
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Emerald Street & Fern Street – Nikiski Area
Parent Parcel No.:	013-120-92
Legal Description:	T 7N R 11W SEC 30 SEWARD MERIDIAN KN GOVT LOT 2
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.

Buku Saliz, Fixed Height Surveys; 600 W. 41st Avenue, Unit C, Anchorage, AK 99503: Mr. Saliz was the surveyor on this project and made himself available for questions.

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 Morgan to grant preliminary approval to Trust Land Survey 2024 Emerald Subdivision, 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

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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**ITEM #9 - PRELIMINARY PLAT
KING'S CREEK URBAN ADD NO 2 KIEFER 2024 REPLAT**

KPB File No.	2024-070
Plat Committee Meeting:	July 2, 2024
Applicant / Owner:	Charles and Kathleen Kiefer Trust/ Homer, AK
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	East End Road & Finn Avenue E - Fritz Creek Area
Parent Parcel No.:	172-460-26
Legal Description:	T 5S R 12W SEC 27 SEWARD MERIDIAN HM 0860102 KINGS CREEK SUB URBAN ADDN NO 2 LOT 1-A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.030 & 20.30.120

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 King's Creek Urban Addition No. 2 Kieffer 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 20.30.030(A) – Proposed Street Layout Requirements & KPB 20.30.120 – Street Width Requirements, citing finding 1 & 6 in support of standard one, findings 2, 6 & 7 in support of standard two and findings 1, 3 & 7 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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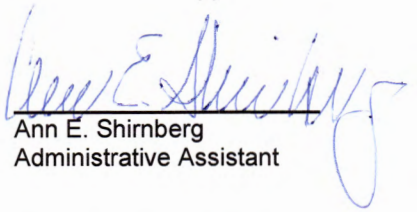
Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Venuti
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F. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting 7:03 P.M.



Ann E. Shirnberg
Administrative Assistant