

Kenai Peninsula Borough Plat Committee

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

January 8, 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

Jeremy Brantley, Ridgeway/Sterling/Funny River District
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Franco Venuti, City of Homer

Staff Present

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.

Election of Officers

Commissioner Venuti nominated, seconded by Commissioner Brantley, Commissioner Gillham for the position of Chairman. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chairman.

Commissioner Venuti nominated, seconded by Commissioner Brantley, Commissioner Epperheimer for the position of Vice Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Epperheimer was appointed Vice-Chairman.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

- a. December 11, 2023 Plat Committee Meeting Minutes

*4. Grouped Plats

- E2. C&C Bear Subdivision 2023 Replat; KPB File 2023-133
- E3. Marysville No. 5 Ellison 2024 Replat; KPB File 2023.143
- E7. Eagle Ridge Estates Part 3 2023 Replat; KPB File 2023-138
- E8. Galliher Subdivision #3; KPB File 2023-140

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 Brantley moved, seconded by Commissioner Venuti to approve the agenda, the December 11, 2023 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	Brantley, Gillham, Epperheimer, 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
MOOSE RUN ESTATES WILLIAM ADDITION**

KPB File No.	2023-144
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Jeffrey Williams
Surveyor:	Jason Young / Edge Survey & Design
General Location:	Wapiti Road & Rut Avenue – Nikiski APC
Parent Parcel No.:	013-690-29
Legal Description:	T 07N R 11W SEC 18 SEWARD MERIDIAN KN 2015074 MOOSE RUN ESTATES 2015 ADDN TRACT A-3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.40.100

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 Brantley to grant preliminary approval to Moose Run Estates William 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 Epperheimer moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.40.100 Soils Analysis & Report citing findings 1, 2 & 6 in support of standards one, findings 1, 5 & 6 in support of standard two and findings 2-4 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	Brantley, Gillham, Epperheimer, 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	Brantley, Gillham, Epperheimer, Venuti
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**ITEM #2 - PRELIMINARY PLAT
C&C Bear Subdivision 2023 Replat**

KPB File No.	2023-133
Plat Committee Meeting:	January 8, 2023
Applicant / Owner:	Beth Boiling of Homer Alaska
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Funny River Road - Funny River APC
Parent Parcel No.:	066-041-02 & 066-041-03
Legal Description:	T 5N R 9W SEC 26 SEWARD MERIDIAN KN 2003074 C & C BEAR SUB TRACTS 2 & 3
Assessing Use:	Residential / Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
Marysville No 5 Ellison 2024 Replat**

KPB File No.	2023-143
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Jeffery & Sharon Ellison of Anchor Point AK
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	School Avenue & Marysville Street - Anchor Point APC
Parent Parcel No.:	169-040-42
Legal Description:	T 5S R 15W SEC 4 SEWARD MERIDIAN HM 2010008 MARYSVILLE NO 5 LOT 1-A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
SKYLINE HEIGHTS ESTATES KACHEMAK LANDING AIRPARK**

KPB File No.	2023-142
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Kachemak Landing, LLC / Homer, AK
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	Near Sterling Highway & Aviation Way – Kachemak Bay APC
Parent Parcel No.:	173-310-69 to 173-310-91, 173-310-42 & 173-310-45 to 173-310-47
Legal Description:	T 6S R 14W SEC 10 SEWARD MERIDIAN HM 2008090 TULIN SKYLINE HEIGHTS ESTATES # 2 LOTS 33A, 33B, 34A, 34B, 35A, 35B, 36A, 36B, 36C, 36D, 37A, 37B, 37C, 37D, 38A, 39A, 40A, 41A, 43A, 44A, & 48A T 6S R 14W SEC 10 SEWARD MERIDIAN HM 0700358 SKYLINE HEIGHTS ESTATES SUB LOTS 42, 45, 46 & 47
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Kristin Hanes, Kachemak Landing, LLC; POB 3337, Homer, AK 99603: Ms. Hanes is the landowner and gave a brief overview of the proposed development.

Alan Rawlins; POB 1329, Homer, AK 99603: Mr. Rawlins is a neighboring landowner and he spoke in support of approving this this plat.

Rob Olsen-Drye; POB 52, Anchor Point, AK 99556: Mr. Olsen-Drye spoke in support of approving this plat.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Brantley moved, seconded by Commissioner Venuti to grant preliminary approval to Skyline Heights Estate Kachemak Landing Airpark based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Brantley moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing findings 1-4 in support of standards one, findings 3-6 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 PASSED BY UNANIMOUS VOTE

Yes - 4	Brantley, Gillham, Epperheimer, 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	Brantley, Gillham, Epperheimer, Venuti
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**ITEM #5 - PRELIMINARY PLAT
HALL-EWING SUBDIVISION**

KPB File No.	2023-103R1
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Andre Ewing of Nikiski, Alaska Jonathan Hall, James Hall & Joshua Hall of Kenai, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Wanda Drive of Kenai Spur Highway - Nikiski APC
Parent Parcel No.:	013-020-12, 013-021-18 & 013-020-77
Legal Description:	T 8N R 11W SEC 22 SEWARD MERIDIAN KN GOVT LOTS 2 & 3 AND NE1/4 SW1/4 T 8N R 11W SEC 22 & SW1/4 SE1/4 LYING WEST OF WANDA DR & EXCLUDING COTTONWOOD GOLF RETREAT
Assessing Use:	Vacant & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
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.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant preliminary approval to Hall-Ewing 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 20.30.190 – Lot Dimensions citing findings 1, 3, 6 & 7 in support of standards one & 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 PASSED BY UNANIMOUS VOTE

Yes - 4	Brantley, Gillham, Epperheimer, 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	Brantley, Gillham, Epperheimer Venuti
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**ITEM #6 - PRELIMINARY PLAT
GATTEN SUBDIVISION 2024 REPLAT**

KPB File No.	2023-136
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Glendale Croom of Sterling & Jon Hill of Sterling, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Patty Avenue in Sterling AK
Parent Parcel No.:	065-041-06, 065-041-07 & 065-041-08
Legal Description:	T 5N R 8W SEC 7 SEWARD MERIDIAN KN 0000995 GATTEN SUB LOTS 13, 14 & 15
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.40.100

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 Brantley moved, seconded by Commissioner Venuti to grant preliminary approval to Gatten Subdivision 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 Brantley moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.40.100 Soils Analysis & Report citing findings 1-4 & 6 in support of standard one, findings 1, 2, 4 & 7 in support of standard two and findings 3, 4 & 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	Brantley, Gillham, Epperheimer, 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	Brantley, Gillham, Epperheimer, Venuti
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**ITEM #7 - PRELIMINARY PLAT
EAGLE RIDGE ESTATES PART 3 REPLAT**

KPB File No.	2023-138
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Stanley and Susan Haman of Kenai, AK
Surveyor:	Jerry Johnson / Johnson surveying
General Location:	Wildberry Court - Kalifornsky APC
Parent Parcel No.:	055-421-82 & 055-421-83
Legal Description:	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0960023 EAGLE RIDGE ESTATES PART 3 LOTS 21 & 22
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #8 - PRELIMINARY PLAT
GALLIHER SUBDIVISION #3**

KPB File No.	2023-140
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Diane & Amanda Bundy of Sterling, AK
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Card Street in Sterling area

Parent Parcel No.:	065-161-03
Legal Description:	T 5N R 8W SEC 13 SEWARD MERIDIAN KN 0760176 GALLIHER SUB TRACT 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under Consent Agenda*

**ITEM #9 - FINAL PLAT
QUARTZ CREEK SUBDIVISION OUTFITTER WAY REPLAT**

KPB File No.	2022-060R1
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Kenai Peninsula Borough & Three Bears Alaska, Inc.
Surveyor:	John Segesser / Segesser Surveys
General Location:	Persistent Way & Sterling Highway - Cooper Landing APC

Parent Parcel No.:	119-124-17, 119-124-18, & 119-124-19
Legal Description:	T 5N R 3W SEC 36 SEWARD MERIDIAN SW 0940011 QUARTZ CREEK SUB TRACTS A, B & C
Assessing Use:	Residential 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.

Marcus Mueller, Land Management Manager, KPB: Mr. Mueller spoke on behalf of the borough and made himself available for any questions.

David Story; POB 863, Cooper Landing, AK 99572: Mr. Story is a member of the Cooper Landing Advisory Planning Commission (APC). He stated the APC still has concerns related to this project. He acknowledged that their concerns were not related to this platting action but are concerns related to the development. The APC wanted their concerns noted in the record and that is why they made the recommendation for denial.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Brantley moved, seconded by Commissioner Epperheimer to grant final approval to Quartz Creek Subdivision Outfitter Way Replat, 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 MAJORITY VOTE

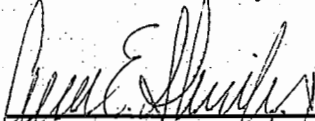
Yes - 3	Brantley, Gillham, Epperheimer
No - 1	Venuti

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 Brantley moved to adjourn the meeting 7:37 P.M.



Ann E. Shirnberg
Administrative Assistant