



Plat Committee Agenda

ACTION

May 28, 2024 - 6:30 PM

Regular Meeting

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

Jeremy Brantley, Chair
Ridgeway / Sterling
Funny River District
Term Expires 2024

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Charlene Tauffest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2025

Troy Staggs
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

*1. Agenda

*2. Member Excused Absences - None

*3. Minutes

- a. April 22, 2024 Plat Committee Meeting

*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

Motion to approve the consent and regular agenda passed by unanimous vote (4-Yes)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

1. Diamond View Estates 2024; KPB File 2024-040
Geovera, LLC / Sookraj
Location: Diamond Ridge Road & Volcano View Court
Diamond Ridge Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

2. Glacier View Subdivision No. 28; KPB File 2024-041
Peninsula Land Surveys / Miller
Location: Klondike Avenue
City of Homer

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

3. Nowag Tract Sigler Addition; KPB File 2024-043
Peninsula Surveying, LLC / Sigler
Location: East End Road
Fritz Creek Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

4. Moose Range Meadows 2024 Addition; KPB File 2024-045
Edge Survey & Design, LLC / Frawner
Location: Keystone Drive
Sterling Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

5. Gruber Subdivision Ames Addition; KPB File 2024-046
Edge Survey & Design, LLC / Ames
Location: Stubblefield Drive
Kalifornsky Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

Motion to grant the exception request to KPB 20.30.170 - Block Length Requirements & KPB 20.30.030 - Street Layout Requirements, passed by unanimous vote.(4-Yes)

Motion to grant the exception request to KPB 20.30.190 - Lot Dimensions, passed by unanimous vote (4-Yes).

Motion to grant the exception request to KPB 20.40.010 - Soils Analysis Report for proposed Lot 1-B, passed by unanimous vote (4-Yes).

6. Nikiski North Subdivision Dyer Addition; KPB File 2024-034
Segesser Surveys / Dyer
Location: Hinson Avenue & Bohlin Street
Nikiski Area / Nikiski APC

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

7. Marvel Manor Subdivision Phase 6; KPB File 2024-035
Segesser Surveys / Stone, Hanson, Moline
Location: High Point Avenue off Robinson Loop Road
Sterling Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

8. Detling Homestead No. 3; KPB File 2024-047
Johnson Surveying / Gebhart
Location: Cohoe Loop Road, Denise Street, Detling Avenue & Marie Street
Cohoe Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

9. Clark Subdivision & Fritz Creek Acres Huyck 2024 Replat; KPB File 2024-036
Seabright Surveying / Dixon, Huyck
Location: Fritz Creek Valley Road
Fritz Creek Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

Motion to grant the exception request to KPB 20.30.170 - Block Length Requirements passed by unanimous vote (4-Yes)

10. OSK Subdivision No. 3; KPB File 2024-048 **(Approved by Consent Agenda)**
McLane Consulting Group / Offshore Systems – Kenai
Location: Nikishka Beach Road & OSK Avenue
Nikiski Area / Nikiski APC

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

11. Reeder Lake Subdivision 2024 Addition; KPB File 2024-039 **(Approved by Consent Agenda)**
Johnson Surveying / Wiley
Location: Reeder Avenue
Cohoe Area

Motion to grant preliminary approval passed by unanimous vote (4-Yes).

F. OTHER (No Public Hearing)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, June 10, 2024** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **5:30 p.m.**

CONTACT INFORMATION

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