

# Kenai Peninsula Borough Plat Committee

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

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April 22, 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*

Pamela Gillham, Kalifornsky/Kasilof District  
Jeffrey Epperheimer, Nikiski District  
Virginia Morgan, Cooper Landing/Hope, Eastern Peninsula  
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 8, 2024 Plat Committee Meeting Minutes

- \*4. Grouped Plats  
E1 Caroline Woods; KPB File 2024-030  
E3. Fernwood Subdivision 2024; KPB File 2024-033  
E4. RNK Subdivision; KPB File 2024-032

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 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 - 4	Gillham , Epperheimer, 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  
CAROLINE WOODS**

<b>KPB File No.</b>	2024-030
<b>Plat Committee Meeting:</b>	April 22, 2024
<b>Applicant / Owner:</b>	Jeannine Williamson of Homer
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys
<b>General Location:</b>	Mile 6.3 East End Rd
<b>Parent Parcel No.:</b>	174-330-13
<b>Legal Description:</b>	Tract 2 Caroline Subdivision HM 74-1199
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**ITEM #2 - PRELIMINARY PLAT  
NINILCHIK RIVER ESTATES WILSON 2023 ADDITON**

<b>KPB File No.</b>	2023-124R1
<b>Plat Committee Meeting:</b>	April 22, 2024
<b>Applicant / Owner:</b>	Diane Wilson Family Trust of Ninilchik
<b>Surveyor:</b>	Jerry Johnson/ Johnson Surveying
<b>General Location:</b>	Ninilchik Oil Well Road
<b>Parent Parcel No.:</b>	157-063-76 & 157-063-77
<b>Legal Description:</b>	Lot 3A1 Ninilchik River Estates Wilson Replat HM 2012-16 and Lot 8A1 Ninilchik River Estates Wilson Replat No. 2 HM 2014-11
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.280 (A) & (C)

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveying; P.O. Box 27, Clam Gulch, AK 99568: Mr. Johnson 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 Morgan to grant preliminary approval to Ninilchik River Estates Wilson 2023 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 Morgan to grant the exception request to KPB 20.30.280 (A) & (C) Floodplain Requirements, citing findings 1-4 in support of standard one, findings 4-6 in support of standard two and findings 6 & 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	Gillham, Epperheimer, 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	Gillham, Epperheimer, Morgan, Venuti
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**ITEM #3 - PRELIMINARY PLAT  
SUBDIVISION NAME**

<b>KPB File No.</b>	2024-033
<b>Plat Committee Meeting:</b>	April 22, 2024
<b>Applicant / Owner:</b>	Dorothy Duncan of Homer, AK
<b>Surveyor:</b>	Stephan C. Smith / Geovera, LLC
<b>General Location:</b>	Mile 6 East End Road, Fritz Creek Area / Kachemak APC
<b>Parent Parcel No.:</b>	174-380-01
<b>Legal Description:</b>	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0740937 FERNWOOD SUB UNIT 1 TRACT 1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

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

<b>KPB File No.</b>	2024-032
<b>Plat Committee Meeting:</b>	April 22, 2024
<b>Applicant / Owner:</b>	Richard and Kate Barnard of Homer, AK
<b>Surveyor:</b>	Stephen Smith / Geovera, LLC
<b>General Location:</b>	Kachemak Dr in Homer
<b>Parent Parcel No.:</b>	179-090-09
<b>Legal Description:</b>	Gov't Lot 29 lying east of the center of Kachemak Drive Sec 14, T6S R13W SM HM 880003RS
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	City Provided
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**ITEM #5 - PRELIMINARY PLAT  
Birch Forest No. 3 Phase 1**

<b>KPB File No.</b>	2022-151R1
<b>Plat Committee Meeting:</b>	April 22, 2024
<b>Applicant / Owner:</b>	Poppin Family Revocable Community Property Trust of Soldotna, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Erlwein Road, Sterling
<b>Parent Parcel No.:</b>	063-780-25
<b>Legal Description:</b>	Tract A-2 Birch Forest No. 1, Plat KN 2005-13
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site
<b>Exception Request</b>	KPB 20.30.170; 20.30.030; 20.30.100; 20.30.190

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 Birch Forest No. 3 Phase 1, 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 20.30.030 – Proposed Street Layout Requirements and KPB 20.30.170 – Block Length Requirements for the extension of Smith Street, citing finding 1-4, 6, 9, 10 & 14 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 A PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**EXCEPTION REQUEST B:** Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.100 – Cul-de-sacs, citing findings 2-5, 7 & 8 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	Gillham, Epperheimer, Morgan, Venuti
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**EXCEPTION REQUEST C:** Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.030 – Proposed Street Layout-Requirements and 20.30.170 – Block Length-Requirements for the extension of Low Bush Street, citing findings 1-5 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 C PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**EXCEPTION REQUEST D:** Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190 Lot Dimensions, citing findings 1-3 & 5 in support of standards one & two and findings 2 & 6 in support of standard three.

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

**EXCEPTION REQUEST MOTION D PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

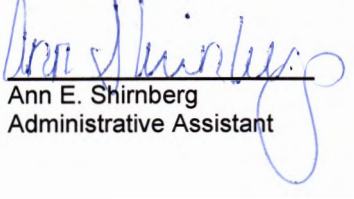
Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**F. PUBLIC COMMENT**

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 Epperheimer moved to adjourn the meeting 6:59 P.M.



Ann E. Shirnberg  
Administrative Assistant