

# **C. CONSENT AGENDA**

## **\*3. Minutes**

### **a. October 28, 2024 Plat Committee Meeting**

# 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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OCTOBER 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*

Pamela Gillham, Kalifornsky/Kasilof District  
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District  
Paul Whitney, City of Soldotna  
Franco Venuti, City of Homer

### *Staff Present*

Robert Ruffner, Planning Director  
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.

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- \*3. Approval of Minutes
  - a. October 14, 2024 Plat Committee Meeting Minutes

- \*4. Grouped Plats

- E1. Whistlebait Estates Addition No. 2; KPB 2024-100
- E2. Butler-Church Subdivision; KPB 2024-105
- E3. KPB Robert Avenue West ROW Acquisition Plat; KPB 2024-104
- E4. Mattox Subdivision Corbin 2024 Replat; KPB 2024-106
- E5. Bayview Gardens Subdivision Addition 1 Jennings 2024 Replat; KPB 2024-109

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 Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the October 14, 2024 Plat Committee 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, Morgan, Whitney, Venuti
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**E. NEW BUSINESS****ITEM #1 - PRELIMINARY PLAT  
WHISTLEBAIT ESTATES NO 2**

<b>KPB File No.</b>	2024-100
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	Randy & Mary Rubbert, Daniel Michel, Whistlebait LLC
<b>Surveyor:</b>	Aaron Brown / Vector Surveying LLC
<b>General Location:</b>	Desmidt Ave & Valleyview Rd in Sterling
<b>Parent Parcel No.:</b>	063-043-77 & 063-043-78
<b>Legal Description:</b>	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2021005 WHISTLEBAIT ESTATES ADDN NO 1 TRACT A & LOT 3
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

**\*Approved Under the Consent Agenda**

**ITEM #2 - PRELIMINARY PLAT  
BUTLER-CHURCH SUBDIVISION GALLEY ADDITON #3**

<b>KPB File No.</b>	2024-105
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	John Galley, Galley Living Trust
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Funny River Rd & Lake Rd / Funny River APC
<b>Parent Parcel No.:</b>	066-130-55, 066-130-56, 066-130-57 & 066-130-58
<b>Legal Description:</b>	T 05N R 08W SEC 19 SEWARD MERIDIAN KN 2019037 BUTLER-CHURCH SUBD GALLEY ADDN NO 2 LOT 8A - 8D BLK 1
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

**\*Approved Under the Consent Agenda**

**ITEM #3 – RIGHT-OF-WAY ACQUISITION  
KPB ROBERT AVENUE WEST ROW ACQUISITION PLAT**

<b>KPB File No.</b>	2024-104
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	Marc Zimmerman & Colleen O'Connell
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting, Inc.
<b>General Location:</b>	Roberts Ave West & Rabbit Run Rd / Funny River APC
<b>Parent Parcel No.:</b>	066-040-63
<b>Legal Description:</b>	T 5N R 9W SEC 25 SEWARD MERIDIAN KN S1/2 NW1/4

**\*Approved Under the Consent Agenda**

**ITEM #4 - PRELIMINARY PLAT  
MATTOX SUBDIVISION CORBIN 2024 REPLAT**

<b>KPB File No.</b>	2024-106
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	4178 Mattox LLC
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design
<b>General Location:</b>	East End Rd. & Mattox Rd., City of Homer
<b>Parent Parcel No.:</b>	179-064-99
<b>Legal Description:</b>	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003017 - RS MATTOX SUB LOT 17 & PTN OF SW1/4 SW1/4 DESCRIBED AS: BEGIN @SEC CORNER COMMON TO SECS 16,17,20&21; TH N89 DEG 55'30"E 499.32 FT; TH N28 DEG 38'10"W 316.53 FT ALONG E BOUNDARY OF MATTOX RD TO SW CORNER OF PARCEL & POB; TH N28 DEG 38'10"W 59.58 FT ALONG MATTOX RD; TH N 337.53 FT ALONG E BOUNDARY OF LT 17 MATTOX SUB TO POINT ON SLY ROW OF HOMER EAST RD & NW CORNER OF PARCEL; TH FROM TANGENT BEARING N45 DEG 31'30"E ALONG CURVE TO LEFT WITH RADIUS OF 985.2' THRU ANGLE OF 8DEG 17' FOR 142.43 FT ALONG S ROW OF HOMER EAST RD; TH N57 DEG 14'30"E 99.95 FT ALONG S ROW LINE OF HOMER EAST RD TO NE CORNER OF PARCEL; TH SOUTH 512.03 FT ALONG W BOUNDARY OF LTS 5&6 MATTOX SUB TO SE CORNER OF PARCEL; TH W 180.45 FT ALONG N BOUNDARY OF LT 16 MATTOX SUB TO POB EXCL DOT ROW
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Residential Office District
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	None

\*Approved Under the Consent Agenda

**ITEM #5 - PRELIMINARY PLAT  
BAYVIEW GARDENS SUBDIVISION ADDN 1 JENNINGS 2024 REPLAT**

<b>KPB File No.</b>	2024-109
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	Jennings Community Property Trust
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design
<b>General Location:</b>	East Hill Rd Area, City of Homer
<b>Parent Parcel No.:</b>	177-010-29 & 177-010-30
<b>Legal Description:</b>	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760104 BAYVIEW GARDENS SUB ADDN NO 1 LOTS 8 & 12 BLK 9
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	None

\*Approved Under the Consent Agenda

**ITEM #6 - PRELIMINARY PLAT  
SCHOLZ-REDISKA SUBDIVISION**

<b>KPB File No.</b>	2024-107
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	Tadhg Bernard Scholz & Tyroan James Rediske
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design
<b>General Location:</b>	Ohlson Mountain North of Homer/ Kachemak APC

<b>Parent Parcel No.:</b>	171-101-11 & 171-101-14
<b>Legal Description:</b>	T 5S R 13W SEC 29 SEWARD MERIDIAN HM THAT PTN OF E1/2 W1/2 NE1/4 SE1/4 SE1/4 LYING SOUTH OF OHLSON MTN RD & SE1/4 SE1/4 SE1/4 T 5S R 13W SEC 29
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170 & 20.30.030

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Katie Kirsis, Seabright Survey & Design; 1044 East End Road #A, Homer AK 99603; Ms. Kirsis was the surveyor on this project and made herself 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 Venuti moved, seconded by Commissioner Morgan to grant preliminary approval to Scholz-Rediska 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 Venuti moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.170 - Block Length & KPB 20.30.030 - Proposed Street Layout, citing findings 1 – 4 in support of standard one, findings 1 – 3 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 A PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Whitney, 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, Morgan, Whitney, Venuti
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**ITEM #7 - PRELIMINARY PLAT  
DUNHAM SUBDIVISION TWO HANDS 2024 REPLAT**

<b>KPB File No.</b>	2024-108
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	Bill Hand, Two Hands Construction
<b>Surveyor:</b>	Seabright Survey & Design / Homer, Alaska
<b>General Location:</b>	City of Homer Kachemak Area

<b>Parent Parcel No.:</b>	174-310-01 & 174-310-03
<b>Legal Description:</b>	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0741577 DUNHAM SUB TRACT 5 & 6
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.190(B)

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Katie Kirsis, Seabright Survey & Design; 1044 East End Road #A, Homer AK 99603; Ms. Kirsis was the surveyor on this project and made herself 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 Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Dunham Subdivision Two Hands 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 Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190(b) – Lot Dimension, citing findings 1 – 4 in support of standards one & two and finding 5 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	Gillham, Morgan, Venuti, Whitney
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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, Morgan, Venuti Whitney
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**F. ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting 6:49 P.M.

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Ann E. Shirnberg  
Administrative Assistant