

Kenai Peninsula Borough Plat Committee

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

February 12, 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
Jeffery Epperheimer, Nikiski District
Virginia Morgan, Cooper Landing/Hope, Eastern Peninsula
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
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.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Approval of Minutes
 - a. January 22, 2024 Plat Committee Meeting Minutes

- *4. Grouped Plats

- E2. Soldotna Creek the Point Addition; KPB File 2024-007
- E3. Wellness Tract 2023 Replat; KPB File 2024-009
- E5. Fair Ridge Subdivision Part 7; KPB File 2024-005

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 Venuti moved, seconded by Commissioner Epperheimer to approve the agenda, the January 22, 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 |
|---------|---------------------------------------|

Chair Gillham asked Administrative Assistant Shirnberg to read the planning commission public hearing procedures into the record.

E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
US SURVEY 3564 REPLAT**

| | |
|--------------------------------|--|
| KPB File No. | 2024-141 |
| Plat Committee Meeting: | February 12, 2024 |
| Applicant / Owner: | Paul and Marcia Zimmerman of Kasilof |
| Surveyor: | James Hall / McLane Consulting LLC |
| General Location: | Kalifornsky Beach Rd and Sadie Lane in Kasilof |

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|---------------------------|--|
| Parent Parcel No.: | 133-130-21, 133-130-07, 133-130-01, 133-130-02 & 133-130-03 |
| Legal Description: | Lots 2 – 7 Block 11 US Survey No 3564 Alaska Townsite of Kasilof KN 3564 SEC 30 T 3N R 11W & Vacated 30' Alley Adj to Lots 2-4 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | KPB 20.30.240 & KPB 20.30.060 |

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

James Hall, McLane Consulting Group; P.O. Box 468, Soldotna, AK 99669: Mr. Hall 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 US Survey 3564, 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 20.30.240 – Building Setbacks & KPB 20.30.060 – Easement Requirements, citing findings 1, 2, 4 & 5 in support of standard one, findings 2-4 in support of standard two and findings 4, 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

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|---------|--------------------------------------|
| Yes - 4 | Gillham, Epperheimer, Morgan, Venuti |
|---------|--------------------------------------|

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

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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| Yes - 4 | Gillham, Epperheimer, Morgan, Venuti |
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**ITEM #2 - PRELIMINARY PLAT
SOLDOTNA CREEK THE POINTE ADDITION**

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| KPB File No. | 2024-007 |
| Plat Committee Meeting: | February 12, 2024 |
| Applicant / Owner: | David L & Linda Hutchings of Soldotna |
| Surveyor: | James Hall / McLane Consulting Inc. |
| General Location: | Sterling Highway and Forty-Seventh St in Soldotna |

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|---------------------------|---|
| 060-410-06 | 060-410-05 & 060-410-06 |
| Legal Description: | Lot 1A Block 1 Soldotna Creek Park Subdivision KN 2010-10 & Lot 2-A Block 1 Soldotna Junction Subdivision Addition No 18 KN 94-80 |
| Assessing Use: | Commercial |
| Zoning: | Commercial |
| Water / Wastewater | City supplied |
| Exception Request | None |

*Passed Under Consent Agenda

**ITEM #3 - PRELIMINARY PLAT
WELLNESS TRACT 2023 REPLAT**

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|--------------------------------|--|
| KPB File No. | 2024-009 |
| Plat Committee Meeting: | February 12, 2024 |
| Applicant / Owner: | Darrell Knackstedt of Kenai & Richard L. Johnson Living Trust, Richard L. Johnson (Trustee) of Cameron, OK |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Yewell Road, Kalifornsky area |

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|---------------------------|---------------------------------------|
| Parent Parcel No.: | 131-460-46 & 131-460-47 |
| Legal Description: | Tract A & B Wellness Tract KN 2010-52 |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | None |

*Passed Under Consent Agenda

**ITEM #4 - PRELIMINARY PLAT
HAUCK'S VIEW SUBDIVISION #2**

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| KPB File No. | 2024-010 |
| Plat Committee Meeting: | February 12, 2024 |
| Applicant / Owner: | Richard Hauck of Kasilof |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Cohoe Loop Road in Cohoe area |

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|---------------------------|--|
| Parent Parcel No.: | 133-100-52 |
| Legal Description: | T 03N R 12W SEC 28 SEWARD MERIDIAN KN E1/2 NW1/4 & NE1/4 SW1/4 EXCL COHOE LP RD ROW & HAUCK'S VIEW |
| Assessing Use: | Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | KPB 20.30.170 Block Length Requirements |

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 Venuti moved, seconded by Commissioner Epperheimer to grant preliminary approval to Hauck's View Subdivision #2, 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 Epperheimer to grant the exception request to KPB 20.30.170 Block Length Requirements, citing findings 2 & 3 in support of standard one, findings 1 & 2 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

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|---------|--------------------------------------|
| Yes - 4 | Gillham, Epperheimer, Morgan, Venuti |
|---------|--------------------------------------|

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

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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|---------|--------------------------------------|
| Yes - 4 | Gillham, Epperheimer, Morgan, Venuti |
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**ITEM #5 - PRELIMINARY PLAT
FAIR RIDGESUBDIVISION PART SEVEN**

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| KPB File No. | 2024-005 |
| Plat Committee Meeting: | February 12, 2024 |
| Applicant / Owner: | Clark Fair of Homer |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Forest Lane, Sterling |

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|---------------------------|--|
| Parent Parcel No.: | 063-181-35, 063-181-38 |
| Legal Description: | Tract B-1 Fair Ridge Sub 2013 Replat KN 2013-58 & Tract A1-A Fair Ridge Subdivision Part Six KN 2011-4 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | none |

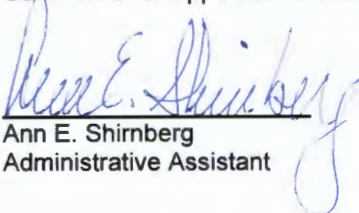
***Passed Under Consent Agenda**

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 6:48 P.M.


 Ann E. Shirnberg
 Administrative Assistant