

C. CONSENT AGENDA

***3. Minutes**

a. April 22, 2024 Plat Committee Meeting

Kenai Peninsula Borough Plat Committee

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

2024-033

April 22, 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

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**

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

***Passed Under Consent Agenda**

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

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

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

***Passed Under Consent Agenda**

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

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

***Passed Under Consent Agenda**

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

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

UNAPPROVED