

Kenai Peninsula Borough Plat Committee

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

OCTOBER 14, 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

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. September 23, 2024 Plat Committee Meeting Minutes

*4. Grouped Plats

- E1. Crane-France Subdivision; KPB File 2024-099
- E3. Shepherd Subdivision; KPB File 2024-098
- E4. Forest Hills Lookout Subdivision Watson Addition No. 2; KPB File 2024-101
- E7. Valhalla Heights 2024 Addition; KPB File 2024-093
- E8. Atkinson Subdivision Savely Addition; KPB File 2024-095

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 September 23, 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
---------	----------------------------------

E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
CRANE-FRANCE SUBDIVISION REPLAT 2024**

KPB File No.	4. 2024-099
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Alan R. & Jo Ann Crane
Surveyor:	Jason Schollenberg – Peninsula Surveying, Inc
General Location:	Forest Lane, Mile 28 Kenai River, Sterling Area
Parent Parcel No.:	063-850-24
Legal Description:	T 05N R 09W Sec 31 Seward Meridian KN 2022083 Crane-France Sub Tract B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

***Approved Under the Consent Agenda**

**ITEM #2 - PRELIMINARY PLAT
FIREWEED MEADOWS 2024**

KPB File No.	2024-092
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Emmitt & Mary Trimble Joint Revocable Trust As Owners of ENM, LLC Home Grown Construction, LLC
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Milo Fritz Ave, Anchor Point Area / Anchor Point APC
Parent Parcel No.:	169-011-30; 169-011-34; 169-011-36 through 169-011-41
Legal Description:	T 5S R 15W SEC 4 SEWARD MERIDIAN HM 2004071 FIREWEED MEADOWS NO 2 LOT 15, 21, 22, 25, 26 & Tract A T 5S R 15W SEC 4 SEWARD MERIDIAN HM 2005007 FIREWEED MEADOWS NO 1 AMENDED Tract A T 5S R 15W SEC 4 SEWARD MERIDIAN HM NE1/4 NW1/4 EXCLUDING FIREWEED MEADOWS NO 1 & FIREWEED MEADOWS NO 2
Assessing Use:	Vacant & Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Community / Onsite
Exception Request	None Requested

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Emmitt Trimble, Landowner; P.O. Box 193, Anchor Point AK 99556: Mr. Trimble made himself available for questions.

Reginald Croft: P.O. Box 1369, Anchor Point AK 99556: Mr. Croft is a neighboring landowner and had questions regarding the development of the property that were not under the authority of the Planning Commission. Chair Gillham encouraged Mr. Croft to contact the landowner directly regarding development questions.

Brian Swisher, P.O. Box 24, Anchor Point AK 99556: Mr. Swisher is a neighboring landowner and had questions regarding the development of the property that were not under the authority of the Planning Commission. Chair Gillham encouraged Mr. Swisher to contact the landowner directly regarding development questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Fireweed Meadows 2024 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Whitney, Venuti
---------	----------------------------------

**ITEM #3 - PRELIMINARY PLAT
SHEPHERD SUBDIVISION**

KPB File No.	2024-098
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	James & Mary Shepherd
Surveyor:	John Segesser / Segesser Surveys
General Location:	Tolum Road, Clam Gulch Area
Parent Parcel No.:	137-050-89
Legal Description:	T 2N R 12W SEC 23 SEWARD MERIDIAN KN GOVT LOT 4 NW1/4 NW1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

***Approved Under the Consent Agenda**

**ITEM 4 - PRELIMINARY PLAT
FOREST HILLS LOOKOUT SUBDIVISION WATSON ADDITION NO. 2**

KPB File No.	2024-101
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Ruby Ann & Jacob Eicher
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Diamond Willow Lane, Sterling Area
Parent Parcel No.:	058-362-09
Legal Description:	T 5N R 10W Sec 36 Seward Meridian KN 2012094 Forest Hills Lookout Watson Addn Lot 15A
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	On Site – On site
Exception Request	None Requested

***Approved Under the Consent Agenda**

**ITEM 5 - PRELIMINARY PLAT
GROUSE CREEK SUBDIVISION 2024 ADDITION**

KPB File No.	2022-022R2
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Marshall & Ester Ronne Living Trust
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Mile 7 Seward Highway, Bear Creek Area
Parent Parcel No.:	125-033-28; 125-033-14
Legal Description:	T 01N R 1W SEC 12 SEWARD MERIDIAN SW 2016007 GROUSE CREEK SUB 2016 ADDN TRACT B T 1N R 1W SEC 12 SEWARD MERIDIAN SW THAT PORTION OF THE N1/2 SW1/4 LYING BETWEEN THE SEWARD HIGHWAY & THE ALASKA RAILROAD ROWS EXCLUDING GROUSE CREEK SUB & THOSE PORTIONS PER WD 15 @ 251 & WD 23D @ 24 & WD 11 @ 949

Assessing Use:	Commercial & Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite/ Onsite
Exception Request	None Requested

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 Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Grouse Creek Subdivision 2024 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 Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.100 – Cul-de-sacs, citing findings

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
---------	----------------------------------

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
---------	----------------------------------

**ITEM 6 - PRELIMINARY PLAT
WOODROW FARMS NO 2 2024 REPLAT**

KPB File No.	2024-091R1
Plat Committee Meeting:	September 23, 2024
Applicant / Owner:	Louise & Jonna Dick and Darcie Larson
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Bear Creek Area
Parent Parcel No.:	125-020-85; 125-020-86
Legal Description:	T 1N R 1W SEC 13 Seward Meridian SW 0950029 WOODROW FARMS SUB NO 2 LOT 9A AND 9B
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	On Site / On Site
Exception Request	20.30.190

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 Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Woodrow Farms No. 2 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 Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.190 – Lot Dimensions, flag length for 30' flag, citing findings 1-4 in support of standard one, findings 1, 3 & 4 in support of standard two and findings 3 & 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
---------	----------------------------------

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
---------	----------------------------------

**ITEM #7 - PRELIMINARY PLAT
VALHALLA HEIGHTS 2024 ADDN**

KPB File No.	2024-093
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Grant & Amanda Wisniewski
Surveyor:	Dmitri Kimbrell / Finline Surveys
General Location:	Togiak Street & Fern Street at Milepost 6 Kenai Spur Hwy, Kenai Area
Parent Parcel No.:	049-230-36, 049-230-16 & 049-230-19
Legal Description:	T 06N R 10W SEC 31 SEWARD MERIDIAN KN 2016067 VALHALLA HEIGHTS SUB WISNIEWSKI SECOND ADDN LOT 5A-1 BLK 2 T 6N R 10W SEC 31 SEWARD MERIDIAN KN 0001634 VALHALLA HEIGHTS SUB PART 2 LOTS 4 & 7 BLK 2
Assessing Use:	Commercial, Vacant
Zoning:	Unrestricted
Water / Wastewater	Community / Community
Exception Request	None Requested

***Approved Under the Consent Agenda**

**ITEM #8 - PRELIMINARY PLAT
ATKINSON SUBDIVISION SAVELY ADDITION**

KPB File No.	2024-095
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Marty Savely Jr & Susan Savely
Surveyor:	Dmitri Kimbrell / Finline Surveys
General Location:	Crooked Creek Road, Kasilof Area
Parent Parcel No.:	137-260-39 and 137-260-40
Legal Description:	T 2N R 12W SEC 1 SEWARD MERIDIAN KN 0880050 ATKINSON SUB WIRTH 1988 SUB NO 2 TRACT B-4 LOT B-4A & B-4B
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

***Approved Under the Consent Agenda**

**ITEM 9 - PRELIMINARY PLAT
THOMAS COURT SUBDIVISION**

KPB File No.	2023-078R1
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Karen Ann Christopher & Larry Scott Chambers
Surveyor:	Dmitri Kimbrell / Finline Surveys

General Location:	East Hill Rd, Homer Area
Parent Parcel No.:	179-040-14
Legal Description:	T 6S R 13W SEC 16 SM HM 0630495 JAMES WADDELL BOUNDARY SURVEY LOT 1-E TRACT 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	City / City
Exception Request	20.30.190

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.

Commissioner Venuti requested to be recused from participating on this matter as he had voted on this plat while acting as a planning commissioner for the city of Homer. Chair Gillham approved his request.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Thomas Court 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 Whitney moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing findings 1 & 4 in support of standard one, findings 2 & 4 in support of standard two and finding 3 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 - 3	Gillham, Morgan, Whitney
Recused – 1	Venuti

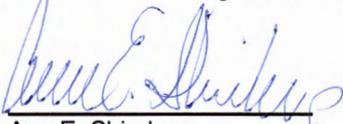
Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 3	Gillham, Morgan, Whitney
Recused – 1	Venuti

F. ADJOURNMENT

Commissioner Morgan moved to adjourn the meeting 7:25 P.M.



Ann E. Shirnberg
Administrative Assistant