

# 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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March 25, 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  
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. February 26, 2024 Plat Committee Meeting Minutes

### \*4. Grouped Plats

- E5. Kenai Townsite Oilers 2024 Addition; KPB File 2024-004
- E6. Galetti Subdivision; KPB File 2024-026
- E7. Airport Subdivision 2023 Replat: KPB File 2024-008
- E8. Alexander Wilson Homestead 2024 Addition; KPB File 2024-023
- E9. Cottonwood Acres Subdivision 2024 Addition; KPB File 2024-024

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 February 26, 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  
SURREAL SUBDIVISION 2023**

<b>KPB File No.</b>	2023-137
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Timothy Daugharty, Sandra Cronland, William Day & Kim Greer all of Homer, Alaska
<b>Surveyor:</b>	Stephen Smith / Geovera, LLC
<b>General Location:</b>	Diamond Ridge Homer area / Kachemak Bay APC
<b>Parent Parcel No.:</b>	173-710-09 & 173-710-10
<b>Legal Description:</b>	T 6S R 14W SEC 11 SEWARD MERIDIAN HM 0900026 SURREAL SUB UNIT 3 LOT 3B & 3C
<b>Assessing Use:</b>	Residential & Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.030 & KPB 20.30.170

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 Epperheimer moved, seconded by Commissioner Venuti to grant preliminary approval to Surreal Subdivision 2023, 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, citing findings 1-5 in support of standard one, findings 6-8 in support of standard two and findings 9-11 in support of standard three.

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

**EXCEPTION REQUEST A MOTION 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 20.30.170 – Block Length Requirements, citing findings 1-5 in support of standard one, findings 6 & 7 in support of standard two and findings 8-11 in support of standard three.

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

**EXCEPTION REQUEST B 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 #2 - PRELIMINARY PLAT  
ANGLERS CREST SUBDIVISION 2024 ADDITION**

<b>KPB File No.</b>	2024-019
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Ninilchik Native Association Inc
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Ninilchik along Sterling highway near Deep Creek Road

<b>Parent Parcel No.:</b>	159-012-86
<b>Legal Description:</b>	Tract 3A2 Anglers Crest Subdivision 2010 Addition KN 2010-40
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.170 & KPB 20.30.100

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 Venuti to grant preliminary approval to Angler's Crest 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 A:** Commissioner Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1-4 in support of standards one & two and 6 & 8 in support of standard three

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

**EXCEPTION REQUEST A MOTION 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 20.30.030 – Street Layout Requirements, 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 B 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  
MOUNT ALICE ESTATES**

<b>KPB File No.</b>	2024-025
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Resurrection Bay Investments LLC of Seward
<b>Surveyor:</b>	Kenneth Lang / Lang & Associates, inc.
<b>General Location:</b>	Nash Road Mile 3.5 Seward

<b>Parent Parcel No.:</b>	145-170-07
<b>Legal Description:</b>	SE1/4 NE1/4 & Lots 4 & 5 except Nash Road, Sec 1 T1S R1W SM AL
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Resource Management
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.100 & KPB 20.30.210

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Ken Lang, Land & Associates, Inc.; 13695 Beach Drive, Seward, AK, 99664: Mr. Lang 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 Mount Alice Estates, 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 Morgan to grant the exception request to KPB 20.30.100 – Cul-de-sacs, 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 A MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Epperheimer, Morgan, Venuti
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**EXCEPTION REQUEST B:** Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.210 – Lots-Access to Street, citing findings 1-3 in support of standards one & two and findings 4 & 5 in support of standard three.

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

**EXCEPTION REQUEST B 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 #4 - PRELIMINARY PLAT  
BIRCH FORREST NO. 3 PHASE**

<b>KPB File No.</b>	2022-151R1
<b>Plat Committee Meeting:</b>	March 25, 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>	

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini informed the committee that the surveyor request that this plat be postponed until the April 8, 2024. Since public notices had already been sent out, he suggested that the committee see if there is anyone from the public who wished to make comment on this plat.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #4 - PRELIMINARY PLAT  
KENAI TOWNSITE OILERS 2024 ADDITION**

<b>KPB File No.</b>	2024-004
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Peninsula Oilers Baseball Club Inc. / Kenai, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Cook Ave and Main St in Kenai Alaska
<b>Parent Parcel No.:</b>	04710204, 04710211 & 04710212
<b>Legal Description:</b>	Outside Way between Lot 4 Blk 18 Original Townsite of Kenai & Lot 5A & 5B Blk 18 Kenai Townsite Oilers Addition
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Central Commercial
<b>Water / Wastewater</b>	City water & sewer
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #6 - PRELIMINARY PLAT  
GALETTI SUBDIVISION**

<b>KPB File No.</b>	2024-026
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Walter E & Gesena M Galetti of Sterling
<b>Surveyor:</b>	Jason Young and Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Sterling Moose River
<b>Parent Parcel No.:</b>	065-020-05 & 065-020-06
<b>Legal Description:</b>	T 5N R 8W SEC 7 SEWARD MERIDIAN KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH N 0 DEG 08 MIN W 731.7 FT TO THE MEAN HIGH WATER LINE OF MOOSE RIVER & THE POB TH 40 DEG DOWNRIVER 189.4 FT TH 90 DEG AWAY FROM RIVER 416 FT TH 90 DEG NE 416 FT TH 90 DEG 459 FT TO THE MEAN HIGH WATER LINE TH SW ALONG MEAN HIGH WATER TO THE POB & T 5N R 8W SEC 7 SEWARD MERIDIAN KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH N 0 DEG 08 MIN W 731.7 FT TO MEAN HIGH WATER OF MOOSE RIVER TH TURN 140 DEG UPRIVER 226.6 FT TH 90 DEG TOWARD RIVER 43 FT TO MEAN HIGH WATER & THE POB TH TURN 180 DEG 459 FT AWAY FROM RIVER TH 90 DEG NE 208 FT TH 90 DEG NW TO MEAN HIGH WATER TH SW ALONG THE MEAN HIGH WATER TO THE POB
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #7 - PRELIMINARY PLAT  
AIRPORT SUBDIVISION 2023 REPLAT**

<b>KPB File No.</b>	2024-008
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Kenai Peninsula Borough of Soldotna
<b>Surveyor:</b>	James Hall / McLane Consulting, Inc
<b>General Location:</b>	Warehouse Dr and Wilson Ln in Soldotna
<b>Parent Parcel No.:</b>	060-111-01, 060-111-02, 060-115-08, 060-115-09, 060-115-10, 060-111-11, 060-111-12, & 060-115-05
<b>Legal Description:</b>	Lots 8-10 Blk 3 Hillcrest Sub KN1514, Lot 0 Block 2 1962 Airport Sub Replat KN1500, Lots 1 & 2 Blk 2 Airport Subd KN1325 & Lot 1 Airport Subd Emergency Center Replat KN 2005-112
<b>Assessing Use:</b>	Institutional
<b>Zoning:</b>	Commercial
<b>Water / Wastewater</b>	City
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #8 - PRELIMINARY PLAT  
ALEXANDER WILSON HOMESTEAD 2024 ADDITION**

<b>KPB File No.</b>	2024-023
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	William Johnston of Soldotna
<b>Surveyor:</b>	James Hall / McLane Consulting Inc.
<b>General Location:</b>	Isaak Rd in Kalifornsky

<b>Parent Parcel No.:</b>	131-045-52
<b>Legal Description:</b>	Tract B Alexander Wilson Homestead Ostby Addition KN 2007-16
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #9 - PRELIMINARY PLAT  
COTTONWOOD ACRESSUBDIVISION 2024 ADDITION**

<b>KPB File No.</b>	2024-024
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	LFC Holdings LLC of Soldotna
<b>Surveyor:</b>	James Hall / McLane Consulting LLC
<b>General Location:</b>	Miracle Ave and Dana Bayes St in the Kalifornsky area

<b>Parent Parcel No.:</b>	055-282-04
<b>Legal Description:</b>	Lot 8 Block 3 Cottonwood Acres Subdivision Addition No. 1 KN 75-77
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

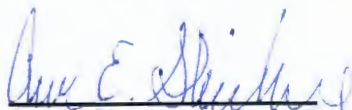
\*Passed Under Consent Agenda

**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 Venuti moved to adjourn the meeting 7:06 P.M.

  
Ann E. Shirnberg  
Administrative Assistant