



# Plat Committee Agenda

## ACTION

March 25, 2024 - 6:30 PM

Regular Meeting

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

### ZOOM MEETING DETAILS

**Zoom Meeting Link:** <https://us06web.zoom.us/j/9077142200>  
**Zoom Toll Free Phone Numbers:** 888-788-0099 or 877-853-5247  
**Zoom Meeting ID:** 907 714 2200

**Jeremy Brantley**, Chair  
Ridgeway / Sterling  
Funny River District  
Term Expires 2024

**Pamela Gillham**, Vice Chair  
Kalifornsky / Kasilof District  
Term Expires 2026

**Virginia Morgan**  
Cooper Landing / Hope  
Eastern Peninsula District  
Term Expires 2025

**Diane Fikes**  
City of Kenai  
Term Expires 2025

**Charlene Tauffest**  
City of Soldotna  
Term Expires 2024

**Franco Venuti**  
City of Homer  
Term Expires 2025

**Troy Staggs**  
City of Seward  
Term Expires 2026

**Jeffrey Epperheimer**  
Nikiski District  
Term Expires 2026

**Dawson Slaughter**  
South Peninsula District  
Term Expires 2025

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (\*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

**\*1. Agenda**

**\*2. Member Excused Absences - None**

**\*3. Minutes**

a. February 26, 2024 Plat Committee Meeting

**\*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

E8. Alexander Wilson Homestead 2024 Addition; KPB File 2024-023

E9. Cottonwood Acres Subdivision 2024 Addition; KPB File 2024-024

**Motion to approve the agenda, the minutes from the February 12, 2024 Plat Committee meeting and the grouped plats passed by unanimous vote (4-Yes).**

#### D. UNFINISHED BUSINESS – None

## **E. NEW BUSINESS**

1. Surreal Subdivision 2023; KPB File 2023-137  
Geovera, LLC / Daugharty, Greer, Cronland  
Location: Elliot Court & Nearly Level Road  
Diamond Ridge Area / Kachemak Bay APC

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

**Motion to grant the exception request to KPB 20.30.030 – Proposed Street Layout Requirements, passed by unanimous vote (4-Yes).**

**Motion to grant the exception request to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (4-Yes).**

2. **Anglers Crest Subdivision 2024 Addition; KPB File 2024-019**

Johnson Surveying / Ninilchik Native Association, Inc.  
Location: Shavila Road, Matriona Drive & Kimeluk Street  
Happy Valley Area

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

**Motion to grant the exception request to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (4-Yes).**

**Motion to grant the exception request to KPB 20.30.030 – Street Layout Requirements, passed by unanimous vote (4-Yes)**

3. **Mount Alice Estates; KPB File 2024-025**

Lang & Associates Inc. / Resurrection Bay Investments, LLC  
Location: Nash Road  
City of Seward

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

**Motion to grant the exception request to KPB 20.30.100 – Cul-de-sacs, passed by unanimous vote (4-Yes).**

**Motion to grant the exception request to KPB 20.30.210 – Lots-Access to Street, passed by unanimous vote (4-Yes).**

4. Birch Forest No. 3; KPB File 2022-151R1 **(Moved to 4/8/24 Meeting)**  
Edge Survey & Design / Poppin Family Revocable Community Property Trust  
Location: Erlwein Road, Erlwein Circle, Smith Road & Shishmaref Drive  
Sterling Area

5. Kenai Townsite Oiler's 2024 Addition; KPB File 2024-004  
Edge Survey & Design, LLC / Peninsula Oilers Baseball Club Inc.  
Location: Cook Avenue & Riverview Drive  
City of Kenai

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

6. Galetti Subdivision; KPB File 2024-026  
Edge Survey & Design, LLC / Galetti  
Location: A Private Road  
Sterling Area

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

7. Airport Subdivision 2023 Replat; KPB File 2024-008  
McLane Consulting Group / Kenai Peninsula Borough  
Location: Warehouse Drive & Wilson Lane  
City of Soldotna

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

8. Alexander Wilson Homestead 2024 Addition; KPB File 2024-023  
McLane Consulting Group / Johnston  
Location: Isaak Road off Sterling Highway  
Kalifornsky Area

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

9. Cottonwood Acres Subdivision 2024 Addition; KPB File 2024-024  
McLane Consulting Group / LCF Holding, LLC  
Miracle Avenue & Dana Bayes Street North  
Kalifornsky Area

**Motion to grant preliminary approval passed by unanimous vote (4-Yes).**

**F. OTHER (No Public Hearing)**

**G. ADJOURNMENT**

**MISCELLANEOUS INFORMATIONAL ITEMS**

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Plat Committee meeting will be held **Monday, April 8, 2024** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **5:30 p.m.**

**CONTACT INFORMATION**

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