



# Plat Committee Agenda

## ACTION

January 8, 2024 – 6:30 PM

Regular Meeting

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

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

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

**Virginia Morgan**  
Cooper Land / 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

### 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

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

#### A. CALL TO ORDER

#### B. ROLL CALL

##### Committee Members

- Jeremy Brantley, Ridgeway/Sterling/Funny River District
- Pamela Gillam Kalifornsky/Kasilof District
- Jeffery Epperheimer, Nikiski District
- Franco Venuti, City of Homer

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

##### \*1. Agenda

##### \*2. Member Excused Absences

- a. Virginia Morgan, Cooper Landing, Hope, Eastern Peninsula District

##### \*3. Minutes

- a. December 11, 2023 Plat Committee Meeting

##### \*4. Grouped Plats

- E2. C&C Bear Subdivision 2023 Replat; KPB File 2023-133
- E3. Marysville No. 5 Ellison 2024 Replat; KPB File 2023.143
- E7. Eagle Ridge Estates Part 3 2023 Replat; KPB File 2023-138
- E8. Gallihier Subdivision #3; KPB File 2023-140
- E9. Quartz Creek Subd. Outfitters Way Replat; KPB File 2022-060R1

**Motion to approve the agenda, the minutes from the December 11, 2023 Plat Committee meeting and the grouped plats based passed by unanimous vote (4-Yes, 0-No).**

#### D. UNFINISHED BUSINESS - None

## **E. NEW BUSINESS**

1. Moose Run Estates Williams Addition; KPB File 2023-144  
Edge Survey & Design, LLC / Williams  
Location: Wapiti Road & Rut Avenue  
Nikiski Area / Nikiski APC

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

**Motion to grant the exception request to KPB 20.40.100 Soils Analysis & Report passed by unanimous vote (4-Yes, 0-No).**

2. C & C Bear Subdivision 2023 Replat; KPB File 2023-133 **(Consent Agenda)**  
McLane Consult Group / Boling  
Location: On C&C Bear Street  
Funny River Area / Funny River APC

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

3. Marysville No. 5 Ellison 2024 Replat; KPB File 2023-143 **(Consent Agenda)**  
Seabright Surveying / Ellison  
Location: School Avenue & Marysville Street  
Anchor Point Area / Anchor Point APC

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

4. Skyline Heights Estates Kachemak Landing Airpark; KPB File 2023-142  
Seabright Surveying / Kachemak Landing, LLC  
Location: Near Sterling Highway & Aviation Way  
Diamond Ridge Area / Kachemak Bay APC

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

**Motion to grant the exception request to KPB 20.30.190 – Lot Dimensions, passed by unanimous vote (4-Yes, 0-No)**

5. Hall-Ewing Subdivision; KPB File 2023-103R1  
Segesser Surveys / Ewing, Hall  
Location: Wanda Drive off Kenai Spur Highway  
Nikiski Area / Nikiski APC

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

**Motion to grant the exception request to KPB 20.30.190 – Lot Dimensions passed by unanimous vote (4-Yes, 0-No)**

6. Gatten Subdivision 2024 Replat; KPB File 2023-136  
Segesser Surveys / Hill, Croom  
Location: Patty Avenue  
Sterling Area

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

**Motion to grant the exception request to KPB 20.40.100 Soils Analysis & Report passed by unanimous vote (4-Yes, 0-No)**

7. Eagle Ridge Estates Part 3 2023 Replat; KPB File 2023-138 **(Consent Agenda)**  
Johnson Surveying / Haman  
Location: Wildberry Court  
Kalifornsky Area

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

8. Galliher Subdivision #3; KPB File 2023-140 **(Consent Agenda)**  
Johnson Surveying / Bundy  
Location: Card Street & Lepus Avenue  
Sterling Area

**Motion to grant preliminary approval was passed by unanimous vote (4-Yes, 0-No).**

9. Quartz Creek Subdivision Outfitters Way Replat; KPB 2022-060R1 **(Consent Agenda)**  
Segesser Surveys / KPB, Three Bears Alaska Inc.  
Location: Persistent Way & Sterling Highway  
Cooper Landing Area / Cooper Landing APC

**Motion to grant preliminary approval was passed by majority vote  
3 (Brantley, Gillham, Epperheimer) – Yes  
1 (Venuti) – No**

## **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, January 22, 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**

##### **KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website: <http://www.kpb.us/planning-dept/planning-home>