



# Plat Committee Agenda

## ACTION

November, 13, 2023 – 5:30 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 / Kaslof 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

**Vacant**  
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

#### 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

##### \*3. Minutes

a. October 9, 2023 Plat Committee Meeting

##### \*4. Grouped Plats

- E1. Anchor View Estates 2023 Addition; KPB File 2023-116
- E2. Baron Wood Subdivision 2023 Replat; KPB File 2023-105
- E4. Seward Original Townsite Verhey Replat; KPB File 2023-108
- E5. Townsite of Kaslof Pree Replat; KPB File 2023-117
- E9. Evenson Subdivision 2023 Replat; KPB File 2023-119
- E10. South Bend Bluff Estates 2023 Replat; KPB File 2023-112
- E11. Tuttle subdivision 2023 Replat; KPB File 2023-120
- E13. Peaceful Acres Redwine Addition; KPB File 2023-122
- E14. Shoreline Heights 2023 Addition; KPB File 2023-121
- E15. St. Luke Luther Church Replat; KPB File 2023-118

**Motion to approve the consent & regular agendas passed by unanimous vote.  
(5-Yes)**

#### D. UNFINISHED BUSINESS - None

## **E. NEW BUSINESS**

1. Anchor View Estates 2023 Addition; KPB File 2023-116 *(Grouped Plats)*  
Fineline Surveys, Inc. / Kimbrell, Beller  
Location: Shorebird Lane off the Sterling Highway  
Anchor Point Area / Anchor Point APC

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

2. Baron Wood Subdivision 2023 Replat; KPB File 2023-105 *(Grouped Plats)*  
Johnson Surveying / Hardcastle  
Location: Childs Avenue off Bridge Access Road  
City of Kenai

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

3. Marysville 2023; KPB File 2023-106  
Geovera, LLC / Emmitt & Mary Trimble Joint Revocable Trust  
Location: Birch Street  
Anchor Point Area / Anchor Point APC

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

**Motion to grant the exception request to KPB 20.30.120 – Street Width Requirements, passed by unanimous vote (5-Yes)**

4. Seward Original Townsite Verhey Replat; KPB File 2023-108 *(Grouped Plats)*  
AK Lands / Verhey  
Location Second Avenue  
City of Seward

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

5. Townsite of Kasilof Pree Replat; KPB File 2023-117 *(Grouped Plats)*  
Edge Survey & Design, LLC / Kenai Peninsula Borough, Pree  
Location: Heine Berger Lane off Kalifornsky Beach Road  
Kasilof Area

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

6. Two Moose Creek Reserve Golden Eagle Airpark Unit 1; KPB File 2023-113  
Seabright Surveying / East Road Services, Inc.  
Location: Benson Road off Sterling Highway  
Anchor Point Area / Anchor Point APC

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

**Motion to grant the exception request to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes)**

7. Waterfront Tracts Resubdivision; KPB File 2023-104  
Stantec Consulting Services, Inc. / City of Seward  
Location: Railway Avenue & Lowell Point Road  
City of Seward

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

**Motion to grant the exception request to KPB 20.60.200(D) - Survey and monumentation, passed by unanimous vote (5-Yes).**

8. Bings Landing Subdivision Gregory Addition; KPB File 2023-110  
McLane Consulting Group  
Keys, Collins, Christine S & Bradley J Goetz Trust Agreement, Roberts  
Location: Sterling Highway, Jalapeno Street, Bings Landing Road  
Sterling Area

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

**Motion to grant the exception request KPB 20.30.030(A) - Proposed Street Layout and 20.30.170 - Block Length Requirements passed by unanimous vote (5-Yes).**

**Motion to grant the exception request KPB 20.30.100 – Cul-de-sacs. Passed by unanimous vote (5-Yes).**

9. Evenson Subdivision 2023 Replat; KPB File 2023-119 *(Grouped Plats)*  
McLane Consulting Group / Carroll  
Location: Cobbler Lane Off Kalifornsky Beach Road  
Kasilof Area

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

10. South Bend Bluff Estates 2023 Replat; KPB File 2023-112 *(Grouped Plats)*  
McLane Consulting Group / Cunningham, Presley, Roberts  
Location: Winridge Avenue  
Kalifornsky Area / Kalifornsky APC

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

11. Tuttle Subdivision 2023 Replat; KPB File 2023-120 *(Grouped Plats)*  
McLane Consulting Group / Rozak, Pond  
Location: Moraine Vista Street off the Sterling Highway  
Kasilof Area

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

- 12. Hall-Ewing Subdivision; KPB File 2023-103**  
Segesser Surveys / Hall, Ewing  
Location: New Orleans Avenue  
Nikiski Area / Nikiski APC

**Motion to postpone passed by unanimous vote (5-Yes).**

13. Peaceful Acres Redwine Addition; KPB File 2023-122 (*Grouped Plats*)  
Segesser Surveys / Redwine  
Location: Cardwell Road  
Kalifornsky Area / Kalifornsky APC

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

14. Shoreline Heights 2023 Addition; KPB File 2023-121 (*Grouped Plats*)  
Segesser Surveys / Lowe  
Location: Pey Drive  
City of Kenai

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

15. St. Luke Lutheran Church Replat; KPB File 2023-118 (*Grouped Plats*)  
Segesser Surveys / St. Luke Lutheran Church of the Unaltered Augsburg Confession  
Location: Kenai Spur Highway  
Salamatof Area / Nikiski APC

**Motion to grant preliminary approval passed by unanimous vote (5-Yes).**

**F. PUBLIC COMMENT ON ITEMS NOT APPEARING ON THE AGENDA**

**G. ADJOURNMENT**

**MISCELLANEOUS INFORMATIONAL ITEMS**

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Plat Committee meeting will be held **Monday, December 11, 2023** 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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