



Plat Committee Agenda

ACTION

April 22, 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 Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Charlene Tautfest
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

A. CALL TO ORDER

B. ROLL CALL

PLAT COMMITTEE MEMBERS:

- Jeffrey Epperheimer, Nikiski District
- Pamela Gillham, Kalifornsky/Kasilof District
- Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
- Franco Venuti, City of Homer

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. April 8, 2024 Plat Committee Meeting
- *4. **Grouped Plats**
 - E1 Caroline Woods; KPB File 2024-030
 - E3 Fernwood Subdivision 2024; KPB File 2024-033
 - E4 RNK Subdivision; KPB File 2024-032

Motion to approve the agenda, the minutes from the April 8, 2024 Plat Committee meeting and the grouped plats passed by unanimous vote.

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

1. Caroline Woods; KPB File 2024-030
Mullikin Surveys / Williamson
Location: East End Road & Shiloh Avenue
Fritz Creek Area / Kachemak Bay APC

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

2. Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124R1
Johnson Surveying / Diane Wilson Family Trust
Location: Garrison Ridge Road & Wild Salmon Way
Ninilchik Area

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

Motion to grant the exception request to KPB 20.30.280 (A) & (C) Floodplain Requirements, passed by unanimous vote (4-Yes)

3. Fernwood Subdivision 2024; KPB File 2024-033
Geovera, LLC / Duncan
Location: Fernwood Drive
Fritz Creek Area / Kachemak Bay APC

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

4. RNK Subdivision; KPB File 2024-032
Geovera, LLC / Barnard
Location: Kachemak Drive
City of Homer

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

5. Birch Forest No. 3 Phase 1; KPB File 2022-151R1
Edge Survey & Design / Poppin Family Revocable Community Property Trust
Location: Erlwein Road, Erlwein Circle, Smith Road & Shishmaref Drive
Sterling Area

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 and KPB 20.30.170 – Block Length Requirements for the extension of Smith Street, 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 20.30.030 – Proposed Street Layout-Requirements and 20.30.170 – Block Length-Requirements for the extension of Low Bush Street, passed by unanimous vote (4-Yes).

Motion to grant the exception request to KPB 20.30.190 Lot Dimensions, 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, May 13, 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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