

Kenai Peninsula Borough

Plat Committee

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

September 25, 2023
6:30 PM
APPROVED MINUTES

A. CALL TO ORDER

Chair 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
Dawson Slaughter, South Peninsula District
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Borough Deputy Attorney
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. September 11, 2023 Plat Committee Meeting Minutes

*4. Grouped Plats

- E1. Deitz Home Estates No. 5 Skinner 2023 Replat; KPB File 2023-096
- E2. Grewingk Glacier Vista; KPB File 2023-095
- E3. Kachemak Heights 2023; KPB File 2023-093

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 Slaughter moved, seconded by Commissioner Epperheimer to approve the agenda, the September 11, 2023 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, Slaughter, Venuti |
| No - 0 | |

E. NEW BUSINESS

Chair Gillham asked Administrative Assistant Shirnberg to read the planning commission public hearing procedures into the record.

**ITEM #1 - PRELIMINARY PLAT
DEITZ HOME ESTATES NO. 5 SKINNER 2023 REPLAT**

| | |
|--------------------------------|--|
| KPB File No. | 2023-096 |
| Plat Committee Meeting: | September 25, 2023 |
| Applicant / Owner: | Carol and Wesley Skinner Jr of Anchorage, Alaska |
| Surveyor: | Kenton Bloom / Seabright Survey + Design |
| General Location: | Kachemak City |
| Parent Parcel No.: | 174-451-02 |
| Legal Description: | T 6S R 13W SEC 12 Seward Meridian HM 0880048 Deitz Home Estates Sub No 5 Addn NO 1 Amended LOT 6 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Water: On Site / Sewer: City |
| Exception Request | None |

**Passed Under Grouped Plats Under the Consent Agenda*

**ITEM #2 - PRELIMINARY PLAT
GREWINGK GLACIER VISTA**

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|--------------------------------|--|
| KPB File No. | 2023-095 |
| Plat Committee Meeting: | September 25, 2023 |
| Applicant / Owner: | Ross Community Property Trust of Homer, Alaska |
| Surveyor: | Kenton Bloom / Seabright Survey + Design |
| General Location: | Kachemak City |
| Parent Parcel No.: | 174-192-17 |
| Legal Description: | T 6S R 13W SEC 11 Seward Meridian HM SW1/4 SE1/4 NW1/4 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Water: On site / Sewer: City |
| Exception Request | None |

**Passed Under Grouped Plats Under the Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
KACHEMAK HEIGHTS 2023**

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| KPB File No. | 2023-093 |
| Plat Committee Meeting: | September 25, 2023 |
| Applicant / Owner: | The Milne Community Property Trust and Katherine and Benjamin Mitchell all of Homer, Alaska |
| Surveyor: | Stephen Smith / Geovera, LLC |
| General Location: | Fritz Creek / Kachemak Bay APC |
| Parent Parcel No.: | 172-110-19, 172-110-20, 172-110-46 and 172-110-47 |
| Legal Description: | T 5S R 12W SEC 32 Seward Meridian HM 0780018 Kachemak Heights Resub TR C Lot 1 and 2 Blk 2 T 5S R 12W SEC 32 Seward Meridian HM 2006052 Kachemak Heights Sub Lot 1 Replat Lot 1A and 1B |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On site |
| Exception Request | None |

**Passed Under Grouped Plats Under the Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
TEAL BAY SUBDIVISION PATTISON ADDITION**

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|--------------------------------|---|
| KPB File No. | 2023-098 |
| Plat Committee Meeting: | September 11, 2023 |
| Applicant / Owner: | Wayne L & Lynette M Pattison of Kenai, Alaska |
| Surveyor: | Mark Aimonetti / Edge Survey and Design, Inc |
| General Location: | Moose Run Rd, Nikiski, Nikiski APC |
| Parent Parcel No.: | 014-134-36 |
| Legal Description: | Part of Gov't Lot 7 in T7N R12 W Sec 13 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On site |
| Exception Request | None |

Staff report given by Planning Director Robert Ruffner

Chair Gillham opened the item for public comment.

Jason Young; P.O. Box 208, Kasilof, AK, 99610: Mr. Young 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

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Slaughter to grant preliminary approval to Teal Bay Subdivision Pattison Addition based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

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

MOTION PASSED BY UNANIMOUS VOTE

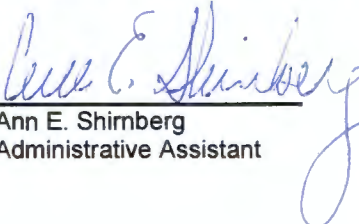
| | |
|---------------|---|
| Yes- 4 | Gillham, Epperheimer, Slaughter, Venuti |
| No - 0 | |

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 Slaughter moved to adjourn the meeting 6:39 P.M.


 Ann E. Shirmberg
 Administrative Assistant