

Kenai Peninsula Borough Plat Committee

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

**SEPTEMBER 9, 2024
6:30 PM
APPROVED MINUTES**

A. CALL TO ORDER

Commissioner Brantley called the meeting to order at 6:50 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeffery Epperheimer, Nikiski District
Jeremy Brantley, Sterling/Funny River District
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

Staff Present

Vince Piagentini, Platting Manager
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.

Election of Chair for the Meeting

Commissioner Epperheimer nominated, seconded by Commissioner Whitney, Commissioner Brantley for the position of Plat Committee Chair for the meeting. Seeing and hearing no objections, discussion or other nominations, Commissioner Brantley was appointed Chair.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Approval of Minutes
 - a. August 26, 2024 Plat Committee Meeting Minutes
- *4. Grouped Plats
 - E1. Ageya Homestead 2024 Replat; KPB 2024-088
 - E2. Eker Estates No. 3 Tract A-1 2024 Replat; KPB File 2024-089
 - E4. Iliamna Meadows 2024 Addition; KPB File 2024-087
 - E6. Sleepy Hollow Subdivision 2024 Addition; KPB File 2024-085

Chair Brantley 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 Epperheimer moved, seconded by Commissioner Whitney to approve the agenda, the August 26, 2024 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	Brantley, Epperheimer, Whitney, Venuti
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
AGEYA HOMESTEAD 2024 REPLAT**

KPB File No.	2024-088
Plat Committee Meeting:	September 9, 2024
Applicant / Owner:	Dee-Dolese Community Property Trust of Anchorage, Alaska and SW Florida Home Decoeur Retirement LLC of Homer, Alaska
Surveyor:	Katherine A. Kirsis / Seabright & Design
General Location:	Diamond Ridge / Kachemak Bay APC
Parent Parcel No.:	17305241; 17305242; 17305243
Legal Description:	T 6S R 13W SEC 4 Seward Meridian HM 0960009 AGEYA HOMESTEAD LOTS 1, 2, AND 3
Assessing Use:	Residential, Commercial, and Accessory Building
Zoning:	Bridge Creek Watershed Protection District
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

***Passed Under Consent Agenda**

**ITEM #2 - PRELIMINARY PLAT
EKER ESTATES NO. 3 TRACT A-1 2024 REPLAT**

KPB File No.	2024-089
Plat Committee Meeting:	September 9, 2024
Applicant / Owner:	Kurt Weichhand & Beth Ann Van Sandt of Homer, AK
Surveyor:	Katherine A. Kirsis / Seabright Survey & Design
General Location:	Skyline Drive, Scenic Place & Cottonwood Lane, City of Homer
Parent Parcel No.:	174-051-27
Legal Description:	T 6S R 13W SEC 9 Seward Meridian HM 2010058 EKER ESTATE NO 3 REPLAT 2010 TRACT A-1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

***Passed Under Consent Agenda**

**ITEM #3 - PRELIMINARY PLAT
FRANK RABY 1971 ADDITION TRACT M 2024 REPLAT**

KPB File No.	2024-090
Plat Committee Meeting:	September 9, 2024
Applicant / Owner:	Amy C. Rhyneer of Juneau, AK
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	North of Seldovia
Parent Parcel No.:	191-180-01
Legal Description:	T 8S R 14W SEC 29 SEWARD MERIDIAN SL 0720060 FRANK RABY SUB 1971 ADDN AMD TRACT M
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Katherine Kirsis, Seabright Survey; 1044 East End Road, Suite A, Homer AK 99603: Ms. Kirsis was the surveyor on this project and made herself 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 Whitney to grant preliminary approval to Frank Raby 1971 Addition Tract M 2024 Replat 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 AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Whitney, Venuti
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**ITEM #4 - PRELIMINARY PLAT
ILIAMNA MEADOWS 2024 ADDITION**

KPB File No.	2024-087
Plat Committee Meeting:	September 9, 2024
Applicant / Owner:	Jimmie E Book of Soldotna, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Bonnard Circle & Katrina Boulevard, Ninilchik
Parent Parcel No.:	157-210-21
Legal Description:	T 1S R 13W SEC 5 Seward Meridian HM 0770046 ILIAMNA MEADOWS SUB LOT 2
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

***Passed Under Consent Agenda**

**ITEM #5 - PRELIMINARY PLAT
LIBENTHAL SUBDIVISION 2024 ADDITION**

KPB File No.	2024-086
Plat Committee Meeting:	September 9, 2024
Applicant / Owner:	Rick Needs of Soldotna, Alaska / Gary & Lela Muller of Sterling, AK / Keith Crowder of Soldotna, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Caribou Hills
Parent Parcel No.:	185-516-23
Legal Description:	T 2S R 12W SEC 12 SEWARD MERIDIAN HM 2001060 LIEBENTHAL SUB TRACT 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite/ Onsite
Exception Request	20.40

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Libenthal Subdivision 2024 Addition based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.40 Wastewater Review, citing findings 1 - 4 in support of standards one & two and finding 5 in support of standard three.

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

EXCEPTION REQUEST MOTION A PASSED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Whitney, Venuti
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Brantley, Epperheimer, Whitney, Venuti
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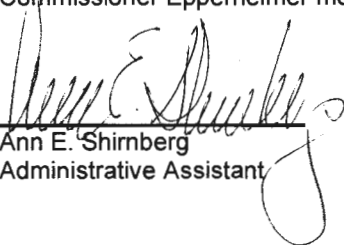
**ITEM 6 - PRELIMINARY PLAT
SLEEP HOLLOW SUBDIVISION 2024 ADDITION**

KPB File No.	2024-085
Plat Committee Meeting:	September 9, 2024
Applicant / Owner:	Alexander E & Annette B Villa of Sterling, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Alma Avenue & Van Dyke Street, Sterling
Parent Parcel No.:	063-630-10
Legal Description:	T 5N R 9W SEC 30 Seward Meridian KN 0780079 SLEEPY HOLLOW SUB LOT 4 BLK 3
Assessing Use:	Residential Dwellings 2-4
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

***Passed Under Consent Agenda**

F. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting 6:50 P.M.


 Ann E. Shirnberg
 Administrative Assistant