

# Kenai Peninsula Borough

## Plat Committee

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

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July 18, 2022  
5:30 PM  
APPROVED MINUTES

### A. CALL TO ORDER

Chair Brantley called the meeting to order at 6:30 p.m.

### B. ROLL CALL

#### *Plat Committee Members/Alternates*

Jeremy Brantley, District 5 – Sterling

Diane Fikes, City of Kenai

Michael Horton, District 4 - Soldotna

Virginia Morgan, District 6 – East Peninsula

Franco Venuti, City of Homer

#### *Staff Present*

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Julie Hindman, Platting Specialist

Ann Shirnberg, Planning Administrative Assistant

### C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

#### \*3 Minutes

##### a. June 27, 2022 Plat Committee Meeting Minutes

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 he then asked Mr. Piagentini to give the staff report for the grouped plats.

Platting Specialist Julie Hindman gave the staff report for the grouped plated and noted the following plats were containing in the report.

5. Fritz Creek Drive Subdivision 2022 Addition; KPB File 2022-093  
Orion Surveys / Sorensen  
Fitz Creek Area / Kachemak Bay APC
9. Lillian Walli Estates 2022 Replat; KPB File 2022-083  
Geovera, LLC / Weisser Homes, LLC  
City of Homer
10. Patsy's Creek 2022 Replat; KPB File 2022-073  
Geovera, LLC / Kusnetsov  
Fitz Creek Area / Kachemak Bay APC

11. Smurfy Acres 2022 Replat; KPB File 2022-080  
Geovera, LLC / Glanville  
Diamond Ridge Area / Kachemak Bay APC
12. Yah Sure Subdivision 2022; KPB File 2022-082  
Geovera, LLC / HCH Development Company, LLC  
City of Homer

Hearing no one wishing to comment discussion was opened among the commission.

**MOTION:** Commissioner Venuti moved, seconded by Commissioner Fikes to approve the agenda, the June 27, 2022 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	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**E. NEW BUSINESS**

Chair Brantley asked Ms. Shirnberg to read into the record the public hearing procedures.

**ITEM E1 – R SUBDIVISION**

<b>KPB File No.</b>	2022-091
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Jessica and Brian Ranguette of Nikiski, AK
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Gravel Pit Trail, Caribou Hills, Ninilchik

<b>Parent Parcel No.:</b>	185-509-24, 185-509-25, 185-509-26, 185-509-49
<b>Legal Description:</b>	NE1/4 NW1/4 of Section 1, Township 2 South, Range 12 West, also known as Tract 110 of the Right of Way Map, HM 84-115
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

Staff report given by Platting Specialist Julie Hindman.

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.

**MOTION:** Commissioner Horton moved, seconded by Commissioner Venuti to grant preliminary approval to R Subdivision based on staff recommendations and compliance to borough code.

**AMENDMENT:** Commissioner Horton moved, seconded by Commissioner Venuti to grant exception request to KPB 20.40 – Wastewater Disposal Review, citing findings 1-6 in support of standards one, two and three.

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

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**ITEM E2 – BROWN'S ACRE ESTATES**

<b>KPB File No.</b>	2022-088
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Anchorage Development and Construction LLC of Anchorage, Alaska
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Foster Avenue, Sterling

<b>Parent Parcel No.:</b>	058-350-22
<b>Legal Description:</b>	Tract A, Brown's Acres Subdivision 2021, Plat KN 2021-76
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

Staff report given by Platting Specialist Julie Hindman.

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.

**MOTION:** Commissioner Venuti moved, seconded by Commissioner Morgan to postpone until brought back by staff.

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

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**ITEM E3 - MOOSE ACRES**

<b>KPB File No.</b>	2022-087
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	A & J LLC of Soldotna, AK
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying LLC
<b>General Location:</b>	Goose Berry Avenue, Funny River / Funny River APC

<b>Parent Parcel No.:</b>	066-060-19
<b>Legal Description:</b>	SE1/4 NE1/4 S24 T05N R09W
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley opened the item for public comment.

Jim Davis, A & J, LLC: 37615 State Park Road, Soldotna, AK 99669: Mr. Davis is the landowner 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 Fikes moved, seconded by Commissioner Horton to grant preliminary approval to Moose Acres based on staff recommendations and compliance to borough code.

**AMENDMENT:** Commissioner Fikes moved, seconded by Commissioner Horton, to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements for the extension of Enterprise Avenue and KPB 20.30.170 – Block Length requirements, citing findings 8-13, 16 & 17 in support of standards one, two and three.

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

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**ITEM E4 - DIAMOND CAPE NO 6**

<b>KPB File No.</b>	2022-094
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Storyknife Writer's Retreat and Dana H. Stabenow Living Trust all of Homer, AK
<b>Surveyor:</b>	Tom Latimer / Orion Surveys
<b>General Location:</b>	Ridge Circle, Diamond Ridge / Kachemak Bay APC

<b>Parent Parcel No.:</b>	173-630-19, 173-630-20, 173-630-22, and 173-630-60
<b>Legal Description:</b>	Lot 4, 8, and 9 Block 5 Diamond Cape Unit 1 HM 77-78 and Lot 5-A Diamond Cape No 5 HM 2006-62
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley opened the item for public comment.

Tom Latimer, Orion Surveys; P.O. Box 15025, Fritz Creek, AK 99603: Mr. Latimer 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 Venuti moved, seconded by Commissioner Fikes to grant preliminary approval to Diamond Cape No. 6 based on staff recommendations and compliance to borough code.

**AMENDMENT MOTION:** Commissioner Venuti moved, seconded by Commissioner Fikes to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1-7 in support of standards one, two and three.

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

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**ITEM 5 - FRITZ CREEK DRIVE SUBDIVISION 2022 ADDITION**

<b>KPB File No.</b>	2022-093
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Albert E. Sorensen III
<b>Surveyor:</b>	Tom Latimer / Orion Surveys
<b>General Location:</b>	Sorensen Street, Stuart Avenue, Fritz Creek / Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-390-02, 172-390-03, and 172-390-04
<b>Legal Description:</b>	Lots 7-B, 7-C, and 7-D Fritz Creek Drive Sub No 2, HM 80-101
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

***\*PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

**ITEM E6 - BEAR LAHAI ROI SUBDIVISION 2022 ADDITION**

<b>KPB File No.</b>	2022-089
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Jeffrey and Caroline Smardo of Kenai, AK
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Kenai Spur Highway, North Woods Street, Nikiski

<b>Parent Parcel No.:</b>	025-190-27
<b>Legal Description:</b>	Tract A Bear Lahai Roi Sub Amended KN 2011-5
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report given by Platting Specialist Julie Hindman.

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.

**MOTION:** Commissioner Horton moved, seconded by Commissioner Venuti to grant preliminary approval to Bear Lahai Roi Subdivision 2022 Addition based on staff recommendations and compliance to borough code.

**AMENDMENT MOTION:** Commissioner Horton moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 3-8 in support of standards one, two and three.

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

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**ITEM E7 - BEAR LAHAI ROI SUBDIVISION SOCKEYE RUN VIEW ADDITION**

<b>KPB File No.</b>	2022-074
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Paul and Suzette Huber of Kenai, AK
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Kenai Spur Highway, North Woods Street, Nikiski

<b>Parent Parcel No.:</b>	025-190-26 & 025-190-28
<b>Legal Description:</b>	Tract B Bear Lahai Roi Sub Amended Plat No 2011-5 and the SE1/4 NW1/4 and portion of the NE1/4 SW1/4 lying south of the Kenai Spur Highway T08N R10W S19
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report given by Platting Specialist Julie Hindman.

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.

**MOTION:** Commissioner Morgan moved, seconded by Commissioner Venuti to grant preliminary approval to Bear Lahai Roi Subdivision Sockeye Run View Addition based on staff recommendations and compliance to borough code.

**AMENDMENT MOTION A:** Commissioner Morgan moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 4 & 7-13 in support of standards one, two and three.

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

**AMENDMENT A MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**AMENDMENT MOTION B:** Commissioner Morgan moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to widths ratio for Tract b-3, Tract B-4 and Tract B-8, citing findings 4 & 5 in support of standards one, two and three.

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

**AMENDMENT B MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**ITEM E8 - WAHL SUBDIVISION**

<b>KPB File No.</b>	2022-092
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Beverly A Wahl of Sterling, AK
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Robinson Loop Road, Montgomery Avenue, Sterling

<b>Parent Parcel No.:</b>	063-016-14
<b>Legal Description:</b>	W1/2 SE1/4 T05N R09W S05
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report given by Platting Specialist Julie Hindman.

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.

**MOTION:** Commissioner Fikes moved, seconded by Commissioner Venuti to grant preliminary approval to Wahl Subdivision based on staff recommendations and compliance with borough code.

**AMENDMENT MOTION:** Commissioner Fikes moved, seconded by Commissioner Venuti, to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 1-12 in support of standards one, two & three.

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

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**ITEM E9 - LILLIAN WALLI ESTATE 2022 REPLAT**

<b>KPB File No.</b>	2022-083
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Weisser Homes LLC of Homer, AK
<b>Surveyor:</b>	Stephen Smith / Geovera LLC
<b>General Location:</b>	Eric Lane, City of Homer

<b>Parent Parcel No.:</b>	175-240-27
<b>Legal Description:</b>	Lot 28-A Lillian Walli Estate 2020 Replat HM 2021-47
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential District (in the process of rezoning to Urban Residential)
<b>Water / Wastewater</b>	City

***\*PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

**ITEM E10 - PATSY'S CREEK 2022 REPLAT**

<b>KPB File No.</b>	2022-073
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Alexandre and Marfa Kusnetsov of Homer, AK
<b>Surveyor:</b>	Stephen Smith / Geovera LLC
<b>General Location:</b>	Wynn Lane, Morrison Drive, Fritz Creek / Kachemak APC

<b>Parent Parcel No.:</b>	185-360-14
<b>Legal Description:</b>	Lot 3 Pasty's Creek No 3 HM 82-72
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

***\*PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

**ITEM E11 - SMURFY ACRES 2022 REPLAT**

<b>KPB File No.</b>	2022-080
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	John and Laurie Glanville of Homer, AK
<b>Surveyor:</b>	Stephen Smith / Geovera LLC
<b>General Location:</b>	Sterling Highway, Diamond Ridge Road, Diamond Ridge / Kachemak APC

<b>Parent Parcel No.:</b>	173-310-56
<b>Legal Description:</b>	Lot 1 of Smurfy Acres HM 85-30
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

***\*PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

**ITEM E12 - YAH SURE SUBDIVISION 2022**

<b>KPB File No.</b>	2022-082
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	HCH Development Company LLC of Green Valley, AZ
<b>Surveyor:</b>	Stephen Smith / Geovera LLC
<b>General Location:</b>	Lake Street, Ben Walters Lane, City of Homer

<b>Parent Parcel No.:</b>	177-120-08 and 177-120-31
<b>Legal Description:</b>	Lot 2A of Yah Sure Sub 2013 HM 2013-54 and metes and bounds parcels
<b>Assessing Use:</b>	General Commercial
<b>Zoning:</b>	Central Business District
<b>Water / Wastewater</b>	City

***\*PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

**ITEM E13 – RIGHT-OF-WAY PROJECT SEWARD HIGHWAY MP 25.5-36 TRAIL RIVER TO STERLING WYE, REHABILITATION 0311(031) / Z546590000**

<b>KPB File No.</b>	2022-063
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	State of Alaska Department of Transportation and Public Facilities
<b>Surveyor:</b>	Travis Test and Robert Keiner / State of Alaska DOT&PF
<b>General Location:</b>	Seward Highway, Moose Pass / Moose Pass APC

<b>Parent Parcel No.:</b>	Multiple
<b>Legal Description:</b>	Highway Rehabilitation from MP 25.5 to 36

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley opened the item for public comment.

John Smart; P.O. Box 243, Moose Pass, AK 99631: Mr. Smart spoke in support of postponing action on this plat.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Morgan moved, seconded by Commissioner Venuti to postpone until brought back by staff.

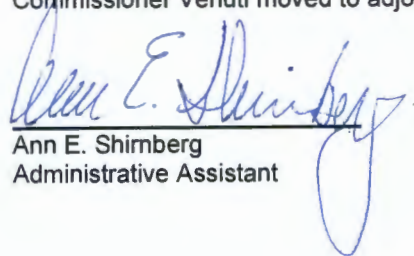
Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

**F. PUBLIC COMMENT - None****G. ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting 6:38 P.M.

  
Ann E. Shimberg  
Administrative Assistant