

Kenai Peninsula Borough

Plat Committee

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

June 26, 2023
6:00 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:00 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, District 1 – Kalifornsky

Troy Staggs, City of Seward

David Stutzer, District 8 – Homer

Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director

Walker Steinhage, Deputy Borough Attorney

Vince Piagentini, Platting Manager

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. June 12, 2023 Plat Committee Meeting Minutes

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 Venuti moved, seconded by Commissioner Staggs to approve the agenda & the June 12, 2023 Plat Committee meeting minutes.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes- 4	Gillham, Staggs, Stutzer, Venuti
No - 0	

D. OLD BUSINESS – None

E. NEW BUSINESS

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

ITEM 1– RIGHT-OF-WAY ACQUISITION PARK ROAD KPB 2023-033

KPB File No.	2023-033
Plat Committee Meeting:	June 26, 2023
Applicant / Owner:	Louis and Stacy Oliva of Nikiski, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Park Road, Nikiski, Nikiski APC

Parent Parcel No.:	013-410-69
Legal Description:	Government Lot 17 of Section 34 Township 8N Range 11W

Staff report given by Platting Manager Vince Piagentini. He noted the landowners had requested to postpone action on this item.

Chair Gillham 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 Stutzer moved, seconded by Commissioner Staggs 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- 4	Gillham, Staggs, Stutzer, Venuti
No - 0	

ITEM 2 - FOX SPARROW SUBDIVISION

KPB File No.	2023-060
Plat Committee Meeting:	June 26, 2023
Applicant / Owner:	Mary Ann Cooper Living Trust of Homer, Alaska
Surveyor:	Kenton Bloom / Seabright Surveying
General Location:	Glacier View Road North, Fritz Creek / Kachemak Bay APC

Parent Parcel No.:	172-031-16
Legal Description:	NW1/4 NE1/4 SE1/4 Township 5 South Range 12 West Section 31
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham 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 Stutzer moved, seconded by Commissioner Venuti to grant preliminary approval to Fox Sparrow Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commission Stutzer moved, seconded by Commission Venuti to grant the exception request to KPB 20.30.120 – Streets Width Requirements citing findings 1, 3 & 4 in support of standards one and two and findings 1, 3, 4 & 6 in support of standard three.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes- 4	Gillham, Staggs, Stutzer, Venuti
No - 0	

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	Gillham, Staggs, Stutzer, Venuti
No - 0	

ITEM 3 - SEAL ROCK ROOST 2023

KPB File No.	2023-059
Plat Committee Meeting:	June 26, 2023
Applicant / Owner:	Annette Koth of Homer, Alaska
Surveyor:	Gary Nelson / Ability Surveys
General Location:	City of Homer

Parent Parcel No.:	174-210-36
Legal Description:	Tract 1, Seal Rock Roost Subdivision, Plat No HM 80-65
Assessing Use:	Residential
Zoning:	Rural Residential District
Water / Wastewater	On site

Staff report given by Platting Manager Vince Piagentini. He noted the surveyor had requested to postpone action on this item.

Chair Gillham 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.

Commissioner Venuti informed Chair Gillham that he had voted on this matter in his position as a planning commissioner for the city of Homer. He requested to be recused, Chair

MOTION: Commissioner Staggs moved, seconded by Commissioner Stutzer to postpone to the July 17, 2023 plat committee meeting.

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

MOTION PASSED BY UNANIMOUS VOTE

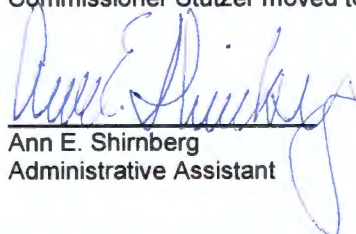
Yes- 3	Gillham, Staggs, Stutzer
Recused - 1	Venuti

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 Stutzer moved to adjourn the meeting 6:29 P.M.



Ann E. Shirnberg
Administrative Assistant