

Kenai Peninsula Borough Plat Committee

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

August 12, 2024
6:30 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:50 p.m. (*Late Meeting Start*)

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Troy Staggs, City of Seward
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
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.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Approval of Minutes
 - a. July 22, 2024 Plat Committee Meeting Minutes
- *4. Grouped Plats
 - E2. Atwood Homestead Estates; KPB File 2024-078
 - E3. Fair Ridge Subdivision Part Seven; KPB File 2024-005R1
 - E5. Pacific Park Subdivision 2024 Addition; KPB File 2024-077
 - E6. Bayview Subdivision Chow 2024 Replat; KPB File 2024-072
 - E7. Scenic View No. 6 Lovett 2024 Replat; KPB File 2024-079

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 Staggs moved, seconded by Commissioner Morgan to approve the agenda, the July 22, 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	Gillham, Morgan, Staggs, Venuti
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
CHARLES AND BARBARA SCOTT SUBDIVISION**

KPB File No.	2022-118R1
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Charles & Barbara Scott / Tuscan, AZ
Surveyor:	John Segesser / Segesser Surveys
General Location:	North Kenai / Nikiski APC
Parent Parcel No.:	017-140-34 & 017-140-35
Legal Description:	T 6N R 12W SEC 14 SEWARD MERIDIAN KN GOVT LOTS 44 & 45
Assessing Use:	Residential & Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.130

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

John Segesser/Segesser Surveys; 30485 Rosland Street, Soldotna AK 99669: Mr. Segesser 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.

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Venuti to grant preliminary approval to Charles & Barbara Scott Subdivision based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Staggs moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.130 – Streets Curve Requirements, citing finding 1-5 in support of standard one, findings 1-4 in support of standard two and findings 2 & 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 A PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Staggs, 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	Gillham, Morgan, Staggs, Venuti
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**ITEM #2 - PRELIMINARY PLAT
ATWOOD HOMESTEAD ESTATES**

KPB File No.	2024-078
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Richard Burger / Clam Gulch, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Wise Owl Ave & Sterling Highway / Clam Gulch, AK
Parent Parcel No.:	139-06-004
Legal Description:	T 1N R 12W SEC 18 SEWARD MERIDIAN HM PORTION OF THE NE1/4 NW1/4 LYING EAST OF STERLING HWY
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite/ Onsite
Exception Request	None

***Passed Under Consent Agenda**

**ITEM #3 - PRELIMINARY PLAT
FAIR RIDGE SUBDIVISION PART SEVEN**

KPB File No.	2024-005R1
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Clark Fair of Homer
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Forest Lane, Sterling

Parent Parcel No.:	063-181-38
Legal Description:	T 5N R 9W SEC 31 SEWARD MERIDIAN KN 2013058 FAIR RIDGE SUB 2013 REPLAT TRACT B-1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite/ Onsite
Exception Request	None

*Passed Under Consent Agenda

**ITEM #4 - PRELIMINARY PLAT
ANCHOR VIEW ESTATES – STALCUP ADDITION**

KPB File No.	2024-074
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Shawn & Joshua Stalcup / Anchor Point, AK
Surveyor:	Dmitri Kimbrell / Fine Line Surveys
General Location:	Shorebird Lane, Anchor Point / Anchor Point APC

Parent Parcel No.:	165-450-40
Legal Description:	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 16 BLK 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190

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.

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Venuti to grant preliminary approval to Anchor View Estates-Stalcup 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 Staggs moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190 – Lot Dimensions, citing findings 1 & 7 in support of standard one, findings 2 & 4 in support of standard two and findings 3 & 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	Gillham, Morgan, Staggs, 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	Gillham, Morgan, Staggs, Venuti
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**ITEM #5 - PRELIMINARY PLAT
PACIFIC PARK SUBDIVISION 2024 ADDITION**

KPB File No.	2024-077
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Zachary Blauvelt / Anchor Point, AK
Surveyor:	Dmitri Kimbrell / Fineline Surveys
General Location:	Whiskey Gulch St in Anchor Point / Anchor Point APC

Parent Parcel No.:	165-165-22
Legal Description:	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 2004027 PACIFIC PARK LOT 7 BLK 3
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None

*Passed Under Consent Agenda

**ITEM #6 - PRELIMINARY PLAT
BAY VIEW SUBDIVISION CHOW 2024 REPLAT**

KPB File No.	2024-072
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Chow Community Property Trust / Homer, AK
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	Lakeshore Dr / City of Homer

Parent Parcel No.:	179-183-05 & 179-183-06
Legal Description:	T6S R13W SEC 21 SEWARD MERIDIAN HM 00839 BAY VIEW SUB LOT 60 & 61
Assessing Use:	Vacant & Accessory Building
Zoning:	Unrestricted
Water / Wastewater	City / City
Exception Request	None

*Passed Under Consent Agenda

**ITEM #7 - PRELIMINARY PLAT
SCENIC VIEW NO. 6 LOVETT 2024 REPLAT**

KPB File No.	2024-079
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Shannon Lane, LLC / Homer, AK
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	East End Rd / City of Homer, AK

Parent Parcel No.:	179-390-01 & 179-390-02
Legal Description:	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT F10-A and LOT F7-A EXCLUDING DOT ROW
Assessing Use:	Residential and Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	City / City
Exception Request	None

*Passed Under Consent Agenda

**ITEM #8 - PRELIMINARY PLAT
PAUL TAYLOR SUBDIVISION**

KPB File No.	2024-080
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Paul Taylor / Anchor Point, Alaska
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	Diamond Ridge area / Kachemak Bay APC
Parent Parcel No.:	171-102-13
Legal Description:	T 5S R 13W SEC 33 SEWARD MERIDIAN HM S1/2 S1/2
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170, 20.30.030

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Katherine Kirsis, Seabright Survey & Design; 1044 East End Road Suite A, Homer, AK 99603: Mis Kirsis was the surveyor on this project and made herself available for questions.

James Hughes; 79 Old San Marcos Trail, Santa Fe, NM 87508: Mr. Hughes is neighboring landowner and spoke in opposition to approving this plat.

Lois Parshley; P.O. Box 3274, Homer AK 99603: Ms. Parshley is a neighboring landowner and spoke in opposition to approving this plat.

Sue Mauger; 61019 Crossman Ridge Road, Homer AK 99603: Ms. Mauger is a neighboring landowner and spoke in opposition to approving this plat.

Mike Byerly; 61019 Crossman Ridge Road, Homer AK 99603: Mr. Byerly is a neighboring landowner and spoke in opposition to approving this plat.

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

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Venuti to grant preliminary approval to Paul Taylor Subdivision based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Staggs moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.17 – Block Length Requirements & KPB 20.30.030 – Proposed Street Layout Requirements, citing findings 1, 2 & 4 in support of standard one, findings 1-5 in support of standard two and findings 1 & 6 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	Gillham, Morgan, Staggs, 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	Gillham, Morgan, Staggs, Venuti
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F. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting 7:43 P.M.


Ann E. Shirnberg
Administrative Assistant