

C. CONSENT AGENDA

- *3. January 9, 2023 Plat Committee Minutes**

Kenai Peninsula Borough Plat Committee

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

January 23, 2023
6:30 PM
UNAPPROVED MINUTES
(Meeting Held Via Zoom)

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 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

Samantha Lopez, Acting Planning Director
Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant
Rhonda Foster-Deskins, Land Management 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. January 9, 2023 Plat Committee Meeting Minutes
- *4. Grouped Plats

Staff report by Platting Manager Vince Piagentini.

Staff has grouped the following plats located under **AGENDA ITEM E**. They are grouped as simple or non-controversial. The type of plats grouped are lot splits, creating a small number of lots, replats, no exceptions required and no public comments were received. – Plats

1. Kingswood Estates Subdivision 2022; KPB File 2022-183
2. Ninilchik Townsite Vanek 2023 Replat; KPB File 2022-182
3. Russian Gap Subdivision 2023 Addition; KPB File 2022-185

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this group and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

END OF STAFF REPORT

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 January 9, 2023 Plat Committee meeting minutes and grouped plates 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, Staggs, Stutzer, Venuti
No - 0	

D. OLD BUSINESS – None

E. NEW BUSINESS

ITEM E1 - FEDERAL ADDITION TO SEWARD SALTWATER SAFARI REPLAT

KPB File No.	2022-184
Plat Committee Meeting:	January 23, 2023
Applicant / Owner:	Saltwater Safari Properties, LLC of Seward, Alaska
Surveyor:	Ken Lang / Lang & Associates, inc.
General Location:	C Street, Third Avenue, City of Seward

Parent Parcel No.:	147-140-05
Legal Description:	Lot 5 and Lot 6 Block 14, Federal Addition to Seward, SW 4
Assessing Use:	Residential
Zoning:	Auto-Commercial (AC)
Water / Wastewater	City

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Kenneth Lang, Lang & Associates Inc.; 11500 Daryl Ave., Anchorage, AK 99515: Mr. Lang was the surveyor for 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.

Commissioner Staggs informed Chair Gillham that he had voted on this item in his role as a planning commissioner for the City of Seward Planning & Zoning Commission. He requested to be recused from voting on this matter. Chair Gillham approved his request.

MOTION: Commissioner Venuti moved, seconded by Commissioner Stutzer to grant preliminary approval to Federal Addition to Seward Saltwater Safari Replat, 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 3	Gillham, Stutzer, Venuti
Recused 1	Staggs
No - 0	

ITEM E2 – KINGSWOOD ESTATES SUBDIVISION 2022

KPB File No.	2022-183
Plat Committee Meeting:	January 23, 2023
Applicant / Owner:	Melinda and William Nelson of Kenai, Alaska
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Equestrian Avenue, Driftnetter Street, Buoy Avenue, and Seattle Slew Street, Kalifornsky
Parent Parcel No.:	055-300-17
Legal Description:	Tract 7, Kingswood Estates Subdivision, KN 76-22, excepting therefrom, Lot 7-A, Kingswood Estates Subdivision No. 2, KN 81-104
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM E3 - NINILCHIK TOWNSITE VANEK 2023 REPLAT

KPB File No.	2022-182
Plat Committee Meeting:	January 23, 2023
Applicant / Owner:	Betsy and Rion Vanek of Ninilchik, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Mission Avenue, Bayview Street, Ninilchik area
Parent Parcel No.:	157-071-01, 157-071-05, 157-071-06, and 157-071-07
Legal Description:	Lot 1 Block 5 Ninilchik Townsite of USS 3036 A & B, HM 65-55 and Lots 2A, 3A, 4A, Block 5 Ninilchik Townsite Jackinsky-Vanek Replat, HM 97-79
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM E4 – RUSSIAN GAP SUBDIVISION 2023 ADDITION

KPB File No.	2022-185
Plat Committee Meeting:	January 23, 2023
Applicant / Owner:	Paul Tarcy of Anchorage, Alaska William Coulliette and Dusty Rose Byrd of Cooper Landing, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Russian Gap Road, Cooper Landing, Cooper Landing APC
Parent Parcel No.:	119-301-27 and 119-301-37
Legal Description:	Lot 10B Russian Gap Subdivision Reger Addition, SW 2003-7 and Tract 11A Russian Gap Subdivision 2015 Addition, SW 2015-8
Assessing Use:	Residential
Zoning:	Rural Residential (R-R) LOZD
Water / Wastewater	On Site

**Passed Under Grouped Plats Under The Consent Agenda*

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 Staggs moved to adjourn the meeting 6:41 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED