

Kenai Peninsula Borough Plat Committee

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

December 11, 2023
5:30 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 5:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeremy Brantley, Ridgeway/Sterling/Funny River District
Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope, Eastern Peninsula
Dawson Slaughter, South Peninsula District
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Borough Deputy Attorney
Vince Piagentini, Platting Manager
Jenny Robertson, Land Management Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

With 5 members of a 5-member committee in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Approval of Minutes
 - a. November 13, 2023 Plat Committee Meeting Minutes
- *4. Grouped Plats
 - E1. Canyon View No. 6 2023 Replat; KPB File 2023-129
 - E6. Nakada Subdivision 2023 Replat; KPB File 2023-123
 - E7. Nakada Subdivision Alexson Replat; KPB File 2023-126
 - E11. Fort Raymond Subdivision Replat Number 7; KPB File 2023-107

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 Slaughter moved, seconded by Commissioner Brantely to approve the agenda, the October 9, 2023 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, Gillham, Morgan, Slaughter, Venuti
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E. NEW BUSINESS

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

**ITEM #1 - PRELIMINARY PLAT
Canyon View No 6 2023 Replat**

KPB File No.	2023-129
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Arseny and Anfisa Polushkin Homer Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Voznesenka area / Kachemak Bay APC
Parent Parcel No.:	185-330-31
Legal Description:	T 4S R 11W SEC 26 SEWARD MERIDIAN HM 2003045 CANYON VIEW SUB NO 6 LOT 1D
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	City / Onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #2 - PRELIMINARY PLAT
Glacial Waters Subdivision Camp Addition**

KPB File No.	2023-125
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Camp Kenai LLC, South Carolina
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Eaglet Way & House Drive in Funny River APC
Parent Parcel No.:	066-061-12
Legal Description:	T 5N R 9W SEC 13 SEWARD MERIDIAN KN 0850058 GLACIAL WATERS SUB LOT 12
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 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 Slaughter moved, seconded by Commissioner Venuti to grant preliminary approval to Glacial Waters Subdivision Camp 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 Slaughter moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190 – Lot Dimensions citing findings 3-6 in support of standards one & two and findings 3-7 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 - 5	Brantley, Gillham, Morgan, Slaughter, 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 - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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**ITEM #3 - PRELIMINARY PLAT
Mooring Estates Subdivision Dunbar Addition**

KPB File No.	2023-128
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Five D Investments LLC of Kenai Alaska
Surveyor:	Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Ridgewood Drive in Soldotna
Parent Parcel No.:	059-312-56
Legal Description:	T05N R10W SEC 30 S. M. KN PTN OF S1/2 NE 1/4 EXCEPTING ANY PTNS WITHIN ALL OF THE MOORING EST SUBDS & ALSO SHOWN AS UNSUBD REMAINDER ON PLAT 92-12 MOORING EST #21
Assessing Use:	Vacant
Zoning:	Single Family / Two Family Residential District
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 208, Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

Fred Braun; 10419 Kenai Spur Hwy., #B, Kenai, AK 99611: Mr. Braun read a statement from the applicant stating the applicant supported the revised plat showing a cul-de-sac instead of a through street.

Justin Henson; 337 Ridgewood Dr., Soldotna, AK 99669: Mr. Henson stated he supports the revised plat showing a cul-de-sac instead of the through street

Ron Gilbreath; 247 N. Fireweed St., Suite A, Soldotna, AK 99669: Mr. Gilbreath stated he supports the revised plat showing a cul-de-sac instead of the through street.

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

MAIN MOTION: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant preliminary approval to Mooring Estates Subdivision Dunbar 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 Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.170 – Block Length Requirements

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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FINDING MOTION: Commissioner Brantley moved, seconded by Commissioner Slaughter to attach findings 2, 3 & 8 in support of standard one, finding 8 in support of standard two and findings 8-10 in support of standard three from the staff report in support of the exception request.

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

FINDINGS MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Morgan, Slaughter, 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 - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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**ITEM #4 - PRELIMINARY PLAT
Broken Axle No. 2**

KPB File No.	2023-134
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Kip Taeschner of Soldotna AK
Surveyor:	James Hall / McLane Consulting LLC
General Location:	Halibut Cove
Parent Parcel No.:	193-281-05
Legal Description:	T 7S R 11W SEC 6 SEWARD MERIDIAN HM 2006029 BROKEN AXLE SUB LOT 5
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.210; KPB 20.30.030; KPB 20.30.050

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

James Hall, McLane Consulting Group; P.O. Box 468, Soldotna, AK 99669: Mr. Hall 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 Brantley moved, seconded by Commissioner Slaughter to grant preliminary approval to Broken Axle No. 2 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Brantley moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.210 – Lots Access to Streets, KPB 20.30.030 – Street Layout and KPB 20.30.050 – Legal Access, citing findings 1-5, 8 & 10 in support of standard one, findings 1-5, 7 & 8 in support of standard two and findings 1, 4 & 7 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 - 5	Brantley, Gillham, Morgan, Slaughter, 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 - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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**ITEM #5 - PRELIMINARY PLAT
Rappe Park Oliva Addition**

KPB File No.	2023-114
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Louis and Stacy Oliva of Nikiski, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Park Road and Sara Jane Street, Nikiski, Nikiski APC
Parent Parcel No.:	013-410-69; 013-410-53; 013-410-37; 013-410-73
Legal Description:	GOVERNMENT LOTS 17, 18 & 37 IN SEC34, T 8N R 11W SEWARD MERIDIAN & LOT 1 RAPPE PARK SUBDIVISION AMENDED KN 87-105
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

James Hall, McLane Consulting Group; P.O. Box 468, Soldotna, AK 99669: Mr. Hall was the surveyor on this project and made himself available for questions.

Jeff West; P.O. Box 7994, Nikiski, AK 99635: Mr. West is a neighboring landowner and spoke in opposition to this plat.

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

MOTION: Commissioner Brantley moved, seconded by Commissioner Slaughter to grant preliminary approval to Rappe Park Oliva Addition 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 BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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**ITEM #6 - PRELIMINARY PLAT
Nakada Subdivision 2023 Replat**

KPB File No.	2023-123
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Charles & Laura Kelly of Homer Alaska
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Heather Street in Kachemak APC
Parent Parcel No.:	173-033-15
Legal Description:	T 6S R 14W SEC 2 & 3 SEWARD MERIDIAN HM 0920018 NAKADA SUB LOT 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #7 - PRELIMINARY PLAT
Nakada Subdivision Alexson Replat**

KPB File No.	2023-126
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Peter & Marie Alexson of Homer Alaska
Surveyor:	Stephen Smith / Geovera LLC
General Location:	Heather Street in Kachemak APC
Parent Parcel No.:	173-033-18, 173-033-23 & 173-033-24
Legal Description:	Lot 6 NAKADA SUBDIVISION HM 92-18 AND LOTS 7A & 7B NAKADA SUBDIVISION NO. 2 HM 2004-50
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

**Passed Under the Consent Agenda*

**ITEM #8 - PRELIMINARY PLAT
Kinder Subdivision Blake Addition No. 1**

KPB File No.	2023-127
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	The Homestead, LLC / Kasilof, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Cohoe Loop Road, Cohoe area
Parent Parcel No.:	133-110-34
Legal Description:	T 03N R 12W SEC 26 SEWARD MERIDIAN KN 2022061 KINDER SUB BLK 1 TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jonathan Elenbaas; P.O. Box 1071, Kasilof, AK 99610: Mr. Elenbaas is a neighboring landowner and spoke in support of approving the plat.

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

MAIN MOTION: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant preliminary approval to Kinder Subdivision Blake Addition No. 1 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.170 – Block Length Requirements citing findings 1-3 & 5 in support of standard one, findings 2, 3 & 5 in support of standard two and findings 1-4 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 - 5	Brantley, Gillham, Morgan, Slaughter, 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 - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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**ITEM #9 - PRELIMINARY PLAT
Tulin Birch Lake Subdivision**

KPB File No.	2023-011
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Alaska Growth Properties, LLC located in Anchorage
Surveyor:	John Segesser / Segesser Surveys
General Location:	Rector Street in Nikiski
Parent Parcel No.:	013-211-14
Legal Description:	T 7N R 11W SEC 7 SEWARD MERIDIAN KN GOVT LOT 3
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.040

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Brad Ackman; 51020 Eagle Avenue, Nikiski, AK 99611: Mr. Ackman is a neighboring landowner and stated that he supports approving the plat. He also stated that he withdrew his written comments from December 8, 2023.

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

MAIN MOTION: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant preliminary approval to Tulin Birch Lake 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 Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.040 – Streets Within 100' of Waterbodies, citing findings 1, 2 & 4 in support of standard one, findings 1 & 4 in support of standard two and 1, 2 & 5 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 - 5	Brantley, Gillham, Morgan, Slaughter, 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 - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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**ITEM #10 - PRELIMINARY PLAT
Fort Raymond Subdivision Replat No 6**

KPB File No.	2023-109
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	City of Seward / Seward, AK
Surveyor:	Stacy Wessel / AK Lands Land Surveying
General Location:	Sea Lion Avenue, City of Seward
Parent Parcel No.:	145-026-30
Legal Description:	T 01N R 01W SEC 34 SEWARD MERIDIAN SW 2023001 FORT RAYMOND SUB REPLAT NUMBER 5 LOT 6A-4
Assessing Use:	Institutional
Zoning:	Institutional
Water / Wastewater	Onsite, Municipal
Exception Request	KPB 20.30.030; 20.30.210; 20.30.120; 20.30.190

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Stacy Wessel, Alaska Lands Survey; P.O. Box 110485, Anchorage, AK 99511: Ms. Wessel is 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.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Venuti to grant preliminary approval to Fort Raymond Subdivision Replat No. 6 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Morgan moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.030 – Proposed Street Layout & KPB 20.30.210 – Lot Access To Streets, citing findings 5 – 9 in support of standards one, two and three.

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

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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EXCEPTION REQUEST B: Commissioner Morgan moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.120 Street Width Requirements and KPB 20.30.190 – Lot Dimensions, citing findings 2–4 & 6-7 in support of standard one, findings 1, 3, & 4 in support of standard two and findings 2-4 & 7 in support of standard three.

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

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Morgan, Slaughter, 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 - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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**ITEM #11 - PRELIMINARY PLAT
Fort Raymond Subdivision Replat Number 7**

KPB File No.	2023-107
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	City of Seward / Seward, AK
Surveyor:	Stacy Wessel / AK Lands Land Surveying
General Location:	City of Seward
Parent Parcel No.:	145-026-08
Legal Description:	T 1N R 1W SEC 34 SEWARD MERIDIAN SW 0870012 FORT RAYMOND SUB REPLAT NO 1 LOT 10A
Assessing Use:	Institutional
Zoning:	Institutional
Water / Wastewater	Onsite, Municipal
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #12 - PRELIMINARY PLAT
Woodrow Farms Taylor Addition**

KPB File No.	2023-130
Plat Committee Meeting:	December 11, 2023
Applicant / Owner:	Nancy Taylor / Seward Alaska
Surveyor:	Stacy Wessel / AK Lands Land Surveying
General Location:	City of Seward
Parent Parcel No.:	125-020-37
Legal Description:	Lot 2 Woodrow Farms Subdivision S - 9
Assessing Use:	Commercial
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.120

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Stacy Wessel, Alaska Lands Survey, P.O. Box 110485, Anchorage, AK 99511: Ms. Wessel is 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.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Venuti to grant preliminary approval to Woodrow Farms Taylor 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 Morgan moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.120 – Street Width Requirements, citing findings 1, 3, 5-7 in support of standard one, findings 1, 3, 5, 6 & 8 in support of standard two and findings 1, 3 7 & 8 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 - 5	Brantley, Gillham, Morgan, Slaughter, 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

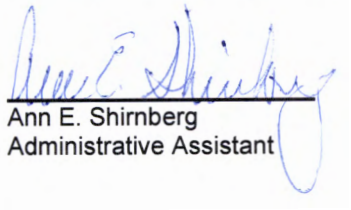
Yes - 5	Brantley, Gillham, Morgan, Slaughter, Venuti
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F. PUBLIC COMMENT

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 Brantley moved to adjourn the meeting 7:15 P.M.



Ann E. Shirnberg
Administrative Assistant