

# **C. CONSENT AGENDA**

## **\*3. Minutes**

### **a. August 12, 2024 Plat Committee Meeting**

# 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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August 12, 2024  
6:30 PM  
UNAPPROVED 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. May 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**

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

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

**\*Passed Under Consent Agenda**

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

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

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

\*Passed Under Consent Agenda

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

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

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

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

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

\*Passed Under Consent Agenda

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

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

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

\*Passed Under Consent Agenda

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

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

<b>Parent Parcel No.:</b>	179-390-01 & 179-390-02
<b>Legal Description:</b>	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
<b>Assessing Use:</b>	Residential and Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

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

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

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Ann E. Shirnberg  
Administrative Assistant