

# 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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September 26, 2022  
6:30 PM  
APPROVED MINUTES

## A. CALL TO ORDER

Chair Gillham called the meeting to order at 6:15 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Pamela Gillham, District 1 – Kalifornsky  
Jeremy Brantley, District 5 – Sterling/Funny River  
Dawson Slaughter, District 9 – South Peninsula  
Troy Staggs, City of Seward

### *Staff Present*

Vince Piagentini, Platting Manager  
Julie Hindman, Platting Specialist  
Walker Steinhage, Deputy Borough Attorney  
Ann Shirnberg, Planning Administrative Assistant  
Rhonda Foster-Deskins, LMD Administrative Assistant

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

### \*3 Minutes

- a. September 12, 2022 Plat Committee Meeting Minutes

Chair Gillham asked Platting Manager Vince Piagentini to give the staff report for the grouped plats.

Platting Manager Vince Piagentini gave the staff report for the grouped plats and noted the following plats were containing in the report.

3. Granross Grove 2022 Replat; KPB File 2022-134  
Mullikin Surveys / Baumgardner  
Location: Ester Avenue & Granross Street  
Anchor Area / Anchor Point APC
5. Baltic Woods Lot 2 Replat; KPB File 2022-128  
Ability Surveys / Murray & Murray-Elmer  
Mansfield Avenue off East End Road  
Fritz Creek Area / Kachemak Bay APC
6. Baywood 2022; KPB File 2022-129  
Ability Surveys / Barlow  
Location: East End Road & Old East End Road  
Fritz Creek Area / Kachemak Bay APC
7. Spruce Woods Lot 1 Replat; KPB File 2022-132  
Ability Surveys / Ivanov  
Location: Woody Circle & East End Road  
Fritz Creek Area / Kachemak Bay APC

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. Hearing no one wishing to comment, discussion was opened among the commission.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to approve the agenda, the September 12, 2022 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	Brantley, Gillham, Slaughter, Staggs
No	0	

**E. NEW BUSINESS**

Chair Gillham asked Ms. Shirnberg to read into the record the public hearing procedures.

**ITEM E1 - COREA BEND SUBDIVISION 2022 ADDITION**

<b>KPB File No.</b>	2022-131
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	David & Katie Blossom and Heath & Diane Duncan all of Kasilof, AK
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Corea Bend Road & Floyd Blossom Ave, Ninilchik area

<b>Parent Parcel No.:</b>	139-101-29
<b>Legal Description:</b>	Tract D of Corea Bend Subdivision #2
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	onsite

Staff report was given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveying; P.O. Box 27, Clam Gulch, AK 99568: Mr. Johnson 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.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Brantley, to grant preliminary approval to Corea Bend Subdivision 2022 Addition, based on staff recommendations and compliance to borough code.

**EXCEPTION REQUEST A MOTION:** Commissioner Slaughter moved, seconded by Commissioner Brantley to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements and KPB 20.30.100 – Cul-de-sacs, citing findings 1-8 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	4	Brantley, Gillham, Slaughter, Staggs
No	0	

**EXCEPTION REQUEST B MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 4-10 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 B MOTION PASSED BY UNANIMOUS VOTE**

Yes	4	Brantley, Gillham, Slaughter, Staggs
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	Brantley, Gillham, Slaughter, Staggs
No	0	

**ITEM E2 – TROUT VIEW SUBDIVISION**

<b>KPB File No.</b>	2022-127
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	Alaska Mental Health Trust Authority of Anchorage, AK
<b>Surveyor:</b>	Taylor Moore / Kuna Engineering
<b>General Location:</b>	Browns Lake Road, Funny River, Funny River APC

<b>Parent Parcel No.:</b>	066-321-34
<b>Legal Description:</b>	Government Lot 5 in Section 29, Township 5 North, Range 8 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report was given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Taylor Moore, Kuna Engineering; 4300 B Street, Suite 605, Anchorage, AK 99503: Mr. Taylor was the surveyor for this project and made himself available for questions.

Jerry Herring; 32215 Lakefront Drive, Soldotna, AK 99669: Mr. Herring is a neighboring landowner and spoke in opposition to this plat. He stated that the exception request should not be allowed and that the petitioner should be required to follow code. He does not want Lakefront Drive extended.

Taylor Moore, Kuna Engineering; 4300 B Street, Suite 605, Anchorage, AK 99503: Mr. Moore stated that it is not possible to punch Lakefront Drive all the way through to the section line easement on the east side of the property. There are wetlands that prohibit that from happening. He also noted that the area to the east is already served by another road.

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 Trout View Subdivision, based on staff recommendations and compliance to borough code.

**EXCEPTION REQUEST MOTION:** Commissioner Brantley moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.100 – Cul-de-sacs and KPB 20.30.170 – Block Length Requirements, citing findings 1, 2, 5-7, 9 & 11-13 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 MOTION PASSED BY UNANIMOUS VOTE**

Yes	4	Brantley, Gillham, Slaughter, Staggs
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	Brantley, Gillham, Slaughter, Staggs
No	0	

**ITEM E3 - GRANROSS GROVE 2022 REPLAT**

<b>KPB File No.</b>	2022-134
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	Kent Baumgardner of Anchor Point AK
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys
<b>General Location:</b>	Ester Avenue, Anchor Point / Anchor Point APC

<b>Parent Parcel No.:</b>	165-510-44, 165-510-45
<b>Legal Description:</b>	Lots 31 & 32 Granross Grove Unit 1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / City

*\*Grouped Plat – Passed Under Consent Agenda*

**ITEM E4 - HESKETH SOUTHWEST**

<b>KPB File No.</b>	2022-135
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	Bradley Kloeckl of Homer, AK
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys
<b>General Location:</b>	Remote, Hesketh Island

<b>Parent Parcel No.:</b>	191-010-54
<b>Legal Description:</b>	Lot 5 of Hesketh Island Adventure
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report was given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Christopher Mullikin, Mullikin Surveys; P.O. Box 1023, Homer, AK 99603: Mr. Mullikin 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.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs, to grant preliminary approval to Hesketh Southwest, 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	Brantley, Gillham, Slaughter, Staggs
No	0	

**ITEM E5 – BALTIC WOODS LOT 2 REPLAT**

<b>KPB File No.</b>	2022-128
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	Patricia Murray-Elmer of Homer, AK
<b>Surveyor:</b>	Gary Nelson / Ability Surveys
<b>General Location:</b>	Mansfield Avenue, Fritz Creek area, Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-230-27
<b>Legal Description:</b>	Lot 2 Baltic Woods Subdivision HM 97-29
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

*\*Grouped Plat – Passed Under Consent Agenda*

**ITEM E6 - BAYWOOD 2022**

<b>KPB File No.</b>	2022-129
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	James Barlow of Homer, AK
<b>Surveyor:</b>	Gary Nelson / Ability Surveys
<b>General Location:</b>	East End Road, Old East End Road, Fritz Creek area / Kachemak APC

<b>Parent Parcel No.:</b>	172-420-06 & 172-420-07
<b>Legal Description:</b>	Lots 1 & 2 Baywood
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite

*\*Grouped Plat – Passed Under Consent Agenda*

**ITEM E7 - SPRUCE WOODS LOT REPLAT**

<b>KPB File No.</b>	2022-134
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	Anatoly Ivanov of Homer, AK
<b>Surveyor:</b>	Gary Nelson / Ability Surveys
<b>General Location:</b>	Woody Circle, Fritz Creek Area, Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-133-13
<b>Legal Description:</b>	Lot 1 Block 1 Spruce Woods Subdivision 1976 Addition
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite

*\*Grouped Plat – Passed Under Consent Agenda*

**ITEM E8 - WAHL SUBDIVISION**

<b>KPB File No.</b>	2022-092R1
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	Beverly A Wahl of Sterling, AK
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Adele Avenue, Robinson Loop Road, Montgomery Avenue, Sterling

<b>Parent Parcel No.:</b>	063-016-14 & 063-01-604
<b>Legal Description:</b>	W1/2 SE1/4 T05N R09W S05 and Tract A Montgomery Homestead KN 76-46
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

Staff report was 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 Brantley moved, seconded by Commissioner Slaughter, to grant preliminary approval to Wahl Subdivision, based on staff recommendations and compliance to borough code.

**EXCEPTION REQUEST MOTION:** Commissioner Brantley moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements, subject to the conditions stated in the staff report, citing findings 1, 2, 5-8 & 12 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 MOTION PASSED BY UNANIMOUS VOTE**

Yes	4	Brantley, Gillham, Slaughter, Staggs
No	0	

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

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

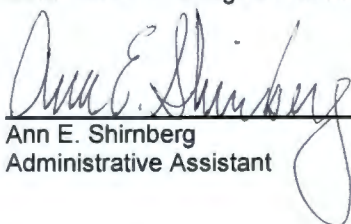
Yes	4	Brantley, Gillham, Slaughter, Staggs
No	0	

**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 Slaughter moved to adjourn the meeting 7:07 P.M.

  
 Ann E. Shirnberg  
 Administrative Assistant