

C. CONSENT AGENDA

***3. Minutes**

- a. June 26, 2023 Plat Committee

Kenai Peninsula Borough Plat Committee

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

June 26, 2023
6:00 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:00 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

Robert Ruffner, Planning Director
Walker Steinhage, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Madeleine Quainton, Platting Specialist
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. June 12, 2023 Plat Committee Meeting Minutes

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one else wishing to comment discussion was opened among the commission

MOTION: Commissioner Venuti moved, seconded by Commissioner Staggs to approve the agenda & the June 12, 2023 Plat Committee meeting minutes.

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

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

ITEM 1– RIGHT-OF-WAY ACQUISITION PARK ROAD KPB 2023-033

| | |
|--------------------------------|--|
| KPB File No. | 2023-033 |
| Plat Committee Meeting: | June 26, 2023 |
| Applicant / Owner: | Louis and Stacy Oliva of Nikiski, Alaska |
| Surveyor: | James Hall / McLane Consulting Inc |
| General Location: | Park Road, Nikiski, Nikiski APC |

| | |
|---------------------------|---|
| Parent Parcel No.: | 013-410-69 |
| Legal Description: | Government Lot 17 of Section 34 Township 8N Range 11W |

Staff report given by Platting Manager Vince Piagentini. He noted the landowners had requested to postpone action on this item.

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 Stutzer moved, seconded by Commissioner Staggs to postpone until brought back by staff.

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 | |

ITEM 2 - FOX SPARROW SUBDIVISION

| | |
|--------------------------------|---|
| KPB File No. | 2023-060 |
| Plat Committee Meeting: | June 26, 2023 |
| Applicant / Owner: | Mary Ann Cooper Living Trust of Homer, Alaska |
| Surveyor: | Kenton Bloom / Seabright Surveying |
| General Location: | Glacier View Road North, Fritz Creek / Kachemak Bay APC |

| | |
|---------------------------|---|
| Parent Parcel No.: | 172-031-16 |
| Legal Description: | NW1/4 NE1/4 SE1/4 Township 5 South Range 12 West Section 31 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On site |

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.

MOTION: Commissioner Stutzer moved, seconded by Commissioner Venuti to grant preliminary approval to Fox Sparrow Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commission Stutzer moved, seconded by Commission Venuti to grant the exception request to KPB 20.30.120 – Streets Width Requirements citing findings 1, 3 & 4 in support of standards one and two and findings 1, 3, 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 PASSED BY UNANIMOUS VOTE

| | |
|--------|----------------------------------|
| Yes- 4 | Gillham, Staggs, Stutzer, Venuti |
| 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 | Gillham, Staggs, Stutzer, Venuti |
| No - 0 | |

ITEM 3 - SEAL ROCK ROOST 2023

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|--------------------------------|-------------------------------|
| KPB File No. | 2023-059 |
| Plat Committee Meeting: | June 26, 2023 |
| Applicant / Owner: | Annette Koth of Homer, Alaska |
| Surveyor: | Gary Nelson / Ability Surveys |
| General Location: | City of Homer |

| | |
|---------------------------|--|
| Parent Parcel No.: | 174-210-36 |
| Legal Description: | Tract 1, Seal Rock Roost Subdivision, Plat No HM 80-65 |
| Assessing Use: | Residential |
| Zoning: | Rural Residential District |
| Water / Wastewater | On site |

Staff report given by Platting Manager Vince Piagentini. He noted the surveyor had requested to postpone action on this item.

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.

Commissioner Venuti informed Chair Gillham that he had voted on this matter in his position as a planning commissioner for the city of Homer. He requested to be recused, Chair

MOTION: Commissioner Staggs moved, seconded by Commissioner Stutzer to postpone to the July 17, 2023 plat committee meeting.

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

MOTION PASSED BY UNANIMOUS VOTE

| | |
|-------------|--------------------------|
| Yes- 3 | Gillham, Staggs, Stutzer |
| Recused - 1 | Venuti |

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 Stutzer moved to adjourn the meeting 6:29 P.M.

Ann E. Shirnberg
Administrative Assistant