

C. CONSENT AGENDA

***3. Minutes**

a. September 23, 2024 Plat Committee Meeting

Kenai Peninsula Borough Plat Committee

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

**SEPTEMBER 23, 2024
6:30 PM
UNAPPROVED MINUTES**

A. CALL TO ORDER

Commissioner Brantley called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

Staff Present

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. September 9, 2024 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 wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Morgan to approve the agenda and the September 9, 2024 Plat Committee minutes.

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

MOTION PASSED BY UNANIMOUS VOTE

| | |
|---------|----------------------------------|
| Yes - 4 | Gillham, Morgan, Whitney, Venuti |
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E. NEW BUSINESS

ITEM 1 - PRELIMINARY PLAT WOODROW FARMS NO. 2 2024 REPLAT

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| KPB File No. | 2024-091 |
| Plat Committee Meeting: | September 23, 2024 |
| Applicant / Owner: | Louise & Jonna Dick and Darcie Larson |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Bear Creek Area |
| Parent Parcel No.: | 125-020-85; 125-020-86 |
| Legal Description: | T 1N R 1W SEC 13 Seward Meridian SW 0950029 WOODROW FARMS SUB NO 2 LOT 9A AND 9B |

| | |
|---------------------------|-------------------|
| Assessing Use: | Residential |
| Zoning: | Unrestricted |
| Water / Wastewater | On Site / On Site |
| Exception Request | None Requested |

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini stated after public notices had been sent out the plat was pulled from the schedule by the surveyor due to substantial revisions. Since public notice had been sent out his recommendation was that the committee open public comment and see if there is anyone in attendance who would like to testify on this plat.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed. No action was required by the committee.

**ITEM 2 - PRELIMINARY PLAT
ADAMS-SHAW SUBDIVISION**

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| KPB File No. | 2024-096 |
| Plat Committee Meeting: | September 23, 2024 |
| Applicant / Owner: | Benjamin Adams |
| Surveyor: | Jason Young / Edge Survey and Design, LLC |
| General Location: | Sterling Area |

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|---------------------------|---|
| Parent Parcel No.: | 063-870-24 |
| Legal Description: | T 5N R 9W SEC 15 Seward Meridian KN SW1/4 SE1/4 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On Site / On Site |
| Exception Request | 20.30.170; 20.30.030 and 20.30.100 |

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof AK 99610: Mr. Young 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 Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to Adams-Shaw 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 Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.170 – Block Length Requirements, KPB 20.30.030 – Proposed Street Layout and KPB 20.30.100 – Cul-de-sacs, citing findings 1, 2, 4, 5,11 & 12 in support of standard one, findings 6, 7 & 12 in support of standard two and findings 3, 10 & 12 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

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| Yes - 4 | Gillham, Morgan, Whitney, 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

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|---------|----------------------------------|
| Yes - 4 | Gillham, Morgan, Whitney, Venuti |
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**ITEM #3 - PRELIMINARY PLAT
CROOKED CREEK RIDGE 2024 ADDITION**

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| KPB File No. | 2024-097 |
| Plat Committee Meeting: | September 23, 2024 |
| Applicant / Owner: | Brett & Nancy Wendt and Stuart & Diane McElhinney |
| Surveyor: | Mark Aimonetti / Edge Survey & Design |
| General Location: | Frosty Foot Ave in the Cohoe area |

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|---------------------------|---|
| Parent Parcel No.: | 137-270-13 |
| Legal Description: | T 2N R 12W SEC 13 SEWARD MERIDIAN KN 0770152 CROOKED CREEK RIDGE SUB TRACT 20 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | 20.40.040 |

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof AK 99610: Mr. Young 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 Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Crooked Creek Ridge 2024 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 Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.40.040 – Soils Analysis Report for proposed Tracts 20-A & 20-B, citing findings 1-5 in support of standards one & two and, findings 5 & 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

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|---------|----------------------------------|
| Yes - 4 | Gillham, Morgan, Whitney, 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

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|---------|----------------------------------|
| Yes - 4 | Gillham, Morgan, Whitney, Venuti |
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F. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting 6:50 P.M.

Ann E. Shirnberg
Administrative Assistant