

Kenai Peninsula Borough Plat Committee

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

July 17, 2023
6:30 PM
APPROVED MINUTES

A. CALL TO ORDER

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

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
John Hooper, Nikiski District
Dawson Slaughter, South Peninsula District
Franco Venuti, City of Homer

Staff Present

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 26, 2023 Plat Committee Meeting Minutes

- *4. Grouped Plats
 - 3. Reutov Subdivision; KPB File 2023-065
 - 6. Stewart Subdivision 2023 Addition; KPB File 2023-031R1

Staff report by Platting Manager Vince Piagentini.

Staff has grouped the above plats located under **AGENDA ITEM E**. They are grouped as simple or non-controversial. The type of plats grouped are lot splits, creating a small number of lots, replats, no exceptions required and no public comments were received. – 2 Plats

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this group and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

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 Hooper to approve the agenda, the June 26, 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- 4	Gillham, Hooper, Slaughter, 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 - SEAL ROCK ROOST 2023

KPB File No.	2023-059
Plat Committee Meeting:	July 17, 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

The staff report stated that the surveyor had notified platting staff that the owners were withdrawing the preliminary plat. No action by the committee is need for this item but a public hearing was advertised so Chair Gillham open public comment.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

ITEM 2 - PEASE SUBDIVISION MEADOWMERE REPLAT

KPB File No.	2023-064
Plat Committee Meeting:	July 17, 2023
Applicant / Owner:	Jeffrey Dean, Ranja Dean, and M'Fanwy Dean all of Homer, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Waterman Road and Clear Sight Avenue, Fritz Creek, Alaska

Parent Parcel No.:	174-230-09, 07, and 14
Legal Description:	Tract 4-A, Pease Subdivision Vinings' Waterman Addition, HM 2005-67 Tract 5-A, Pease Subdivision Red Rock Addition, HM 99-58 Tract 6-A, Pease Subdivision Zeeland Addition, HM 2002-76 Township 6 South Range 13 West Section 1
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 Slaughter moved, seconded by Commissioner Hooper to grant preliminary approval to Pease Subdivision Meadowmere Replat, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commission Slaughter moved, seconded by Commissioner Hooper to grant the exception request to KPB 20.60.200 - A & D Survey and Monumentation, citing findings 1-5 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	Gillham, Hooper, Slaughter, 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, Hooper, Slaughter, Venuti
No - 0	

ITEM 3 - REUTOV SUBDIVISION

KPB File No.	2023-065
Plat Committee Meeting:	July 17, 2023
Applicant / Owner:	Savaty Reutov
Surveyor:	John Segesser / Segesser Surveys
General Location:	Lawton Dr, City of Kenai

Parent Parcel No.:	049-020-08
Legal Description:	Part of NW1/4 NW1/4 Section 4 Township 5 North Range 11 West
Assessing Use:	Residential
Zoning:	Suburban Residential
Water / Wastewater	City

**Passed Under Grouped Plats Under the Consent Agenda*

ITEM 4 – WALRON-ENGLE SUBDIVISION

KPB File No.	2022-147
Plat Committee Meeting:	July 17, 2023
Applicant / Owner:	Franklin Waldron and Ella May Cooper-Waldron of Ninilchik, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Mile 127 Sterling Highway, Ninilchik

Parent Parcel No.:	139-100-33
Legal Description:	SW1/4 NW1/4 of Section 34, portion lying Northerly of Sterling Highway, Section 34, Township 1 North, Range 13 West
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.

EXCEPTION REQUEST: Commissioner Slaughter moved, seconded by Commissioner Hooper to grant exception request to KPB 20.30.190(A) 3:1 Width Ratio for Tract A, citing findings 1-5 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	Gillham, Hooper, Slaughter, Venuti
No - 0	

ITEM 5 - GRAHAM – MILLER SUBDIVISION #3

KPB File No.	2023-067
Plat Committee Meeting:	July 17, 2023
Applicant / Owner:	Linda L. Graham Trust of Hope AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Bear Creek Road, Hope, Alaska, Hope/Sunrise APC

Parent Parcel No.:	035-030-81
Legal Description:	Tract A1 of Graham – Miller Subdivision #2 SWD 2013-12
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.

Commissioner Slaughter noted that the applicant was a family member and while he had no financial interest in this property, he wanted to inform the committee of this relationship. Chair Gillham noted that she had the same issue a while back and at the time she chose to recuse herself. Commissioner Slaughter agreed that it would be best practice for him to recuse himself from this matter. Chair Gillham approved his recusal.

MOTION: Commissioner Venuti moved, seconded by Commissioner Hooper to grant preliminary approval to Graham-Miller Subdivision #3 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commission Venuti moved, seconded by Commissioner Hooper to grant the exception request to KPB 20.30.190(B) – Lots Dimensions, for width and length of access portion of the flag, citing findings 2 – 4 in support of standard one and finds 2-4 & 6 in support of standards 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- 3	Gillham, Hooper, Venuti
Recused – 1	Slaughter

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

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes- 3	Gillham, Hooper, Venuti
Recused - 1	Slaughter

ITEM 6 – STEWART SUBDIVISION 2023 ADDITION

KPB File No.	2023-031R1
Plat Committee Meeting:	July 17, 2023
Applicant / Owner:	Philip Zimmerman of Seward, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Salmon Creek Road, Avalon Street, Bear Creek

Parent Parcel No.:	144-110-05
Legal Description:	Lot 4, Block 2, Stewart Subdivision of Ole Martin Homestead, Plat SW 11
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

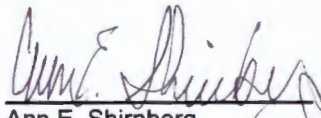
**Passed Under Grouped Plats Under the Consent Agenda*

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 Venuti moved to adjourn the meeting 7:00 P.M.



Ann E. Shirnberg
Administrative Assistant