

C. CONSENT AGENDA

***3. Minutes**

a. June 27, 2022 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

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

July 18, 2022
5:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

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

B. ROLL CALL

Plat Committee Members/Alternates

Jeremy Brantley, District 5 – Sterling
Diane Fikes, City of Kenai
Michael Horton, District 4 - Soldotna
Virginia Morgan, District 6 – East Peninsula
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3 Minutes

- a. June 127, 2022 Plat Committee Meeting Minutes

Chair Brantley asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment he then asked Mr. Piagentini to give the staff report for the grouped plats.

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

5. Fritz Creek Drive Subdivision 2022 Addition; KPB File 2022-093
Orion Surveys / Sorensen
Fitz Creek Area / Kachemak Bay APC
9. Lillian Walli Estates 2022 Replat; KPB File 2022-083
Geovera, LLC / Weisser Homes, LLC
City of Homer
10. Patsy's Creek 2022 Replat; KPB File 2022-073
Geovera, LLC / Kusnetsov
Fitz Creek Area / Kachemak Bay APC

11. Smurfy Acres 2022 Replat; KPB File 2022-080
Geovera, LLC / Glanville
Diamond Ridge Area / Kachemak Bay APC
12. Yah Sure Subdivision 2022; KPB File 2022-082
Geovera, LLC / HCH Development Company, LLC
City of Homer

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

MOTION: Commissioner Venuti moved, seconded by Commissioner Fikes to approve the agenda, the June 27, 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	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

E. NEW BUSINESS

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

ITEM E1 – R SUBDIVISION

KPB File No.	2022-091
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Jessica and Brian Ranguette of Nikiski, AK
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Gravel Pit Trail, Caribou Hills, Ninilchik

Parent Parcel No.:	185-509-24, 185-509-25, 185-509-26, 185-509-49
Legal Description:	NE1/4 NW1/4 of Section 1, Township 2 South, Range 12 West, also known as Tract 110 of the Right of Way Map, HM 84-115
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley 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 Horton moved, seconded by Commissioner Venuti to grant preliminary approval to R Subdivision based on staff recommendations and compliance to borough code.

AMENDMENT: Commissioner Horton moved, seconded by Commissioner Venuti to grant exception request to KPB 20.40 – Wastewater Disposal Review, citing findings 1-6 in support of standards one, two and three.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

ITEM E2 – BROWN'S ACRE ESTATES

KPB File No.	2022-088
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Anchorage Development and Construction LLC of Anchorage, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Foster Avenue, Sterling

Parent Parcel No.:	058-350-22
Legal Description:	Tract A, Brown's Acres Subdivision 2021, Plat KN 2021-76
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley 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 Venuti moved, seconded by Commissioner Morgan 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	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

ITEM E3 - MOOSE ACRES

KPB File No.	2022-087
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	A & J LLC of Soldotna, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	Goose Berry Avenue, Funny River / Funny River APC

Parent Parcel No.:	066-060-19
Legal Description:	SE1/4 NE1/4 S24 T05N R09W
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley opened the item for public comment.

Jim Davis, A & J, LLC: 37615 State Park Road, Soldotna, AK 99669: Mr. Davis is the landowner 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 Fikes moved, seconded by Commissioner Horton to grant preliminary approval to Moose Acres based on staff recommendations and compliance to borough code.

AMENDMENT: Commissioner Fikes moved, seconded by Commissioner Horton, to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements for the extension of Enterprise Avenue and KPB 20.30.170 – Block Length requirements, citing findings 8-13, 16 & 17 in support of standards one, two and three.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

ITEM E4 - DIAMOND CAPE NO 6

KPB File No.	2022-094
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Storyknife Writer's Retreat and Dana H. Stabenow Living Trust all of Homer, AK
Surveyor:	Tom Latimer / Orion Surveys
General Location:	Ridge Circle, Diamond Ridge / Kachemak Bay APC

Parent Parcel No.:	173-630-19, 173-630-20, 173-630-22, and 173-630-60
Legal Description:	Lot 4, 8, and 9 Block 5 Diamond Cape Unit 1 HM 77-78 and Lot 5-A Diamond Cape No 5 HM 2006-62
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley opened the item for public comment.

Tom Latimer, Orion Surveys; P.O. Box 15025, Fritz Creek, AK 99603: Mr. Latimer 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 Venuti moved, seconded by Commissioner Fikes to grant preliminary approval to Diamond Cape No. 6 based on staff recommendations and compliance to borough code.

AMENDMENT MOTION: Commissioner Venuti moved, seconded by Commissioner Fikes to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1-7 in support of standards one, two and three.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

ITEM 5 - FRITZ CREEK DRIVE SUBDIVISION 2022 ADDITION

KPB File No.	2022-093
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Albert E. Sorensen III
Surveyor:	Tom Latimer / Orion Surveys
General Location:	Sorensen Street, Stuart Avenue, Fritz Creek / Kachemak Bay APC

Parent Parcel No.:	172-390-02, 172-390-03, and 172-390-04
Legal Description:	Lots 7-B, 7-C, and 7-D Fritz Creek Drive Sub No 2, HM 80-101
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

****PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

ITEM E6 - BEAR LAHAI ROI SUBDIVISION 2022 ADDITION

KPB File No.	2022-089
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Jeffrey and Caroline Smardo of Kenai, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Kenai Spur Highway, North Woods Street, Nikiski

Parent Parcel No.:	025-190-27
Legal Description:	Tract A Bear Lahai Roi Sub Amended KN 2011-5
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley 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 Horton moved, seconded by Commissioner Venuti to grant preliminary approval to Bear Lahai Roi Subdivision 2022 Addition based on staff recommendations and compliance to borough code.

AMENDMENT MOTION: Commissioner Horton moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 3-8 in support of standards one, two and three.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

ITEM E7 - BEAR LAHAI ROI SUBDIVISION SOCKEYE RUN VIEW ADDITION

KPB File No.	2022-074
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Paul and Suzette Huber of Kenai, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Kenai Spur Highway, North Woods Street, Nikiski

Parent Parcel No.:	025-190-26 & 025-190-28
Legal Description:	Tract B Bear Lahai Roi Sub Amended Plat No 2011-5 and the SE1/4 NW1/4 and portion of the NE1/4 SW1/4 lying south of the Kenai Spur Highway T08N R10W S19
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley 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 Morgan moved, seconded by Commissioner Venuti to grant preliminary approval to Bear Lahai Roi Subdivision Sockeye Run View Addition based on staff recommendations and compliance to borough code.

AMENDMENT MOTION A: Commissioner Morgan moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 4 & 7-13 in support of standards one, two and three.

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

AMENDMENT A MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

AMENDMENT MOTION B: Commissioner Morgan moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to widths ratio for Tract b-3, Tract B-4 and Tract B-8, citing findings 4 & 5 in support of standards one, two and three.

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

AMENDMENT B MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

ITEM E8 - WAHL SUBDIVISION

KPB File No.	2022-092
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Beverly A Wahl of Sterling, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Robinson Loop Road, Montgomery Avenue, Sterling

Parent Parcel No.:	063-016-14
Legal Description:	W1/2 SE1/4 T05N R09W S05
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley 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 Fikes moved, seconded by Commissioner Venuti to grant preliminary approval to Wahl Subdivision based on staff recommendations and compliance with borough code.

AMENDMENT MOTION: Commissioner Fikes moved, seconded by Commissioner Venuti, to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 1-12 in support of standards one, two & three.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

ITEM E9 - LILLIAN WALLI ESTATE 2022 REPLAT

KPB File No.	2022-083
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Weisser Homes LLC of Homer, AK
Surveyor:	Stephen Smith / Geovera LLC
General Location:	Eric Lane, City of Homer

Parent Parcel No.:	175-240-27
Legal Description:	Lot 28-A Lillian Walli Estate 2020 Replat HM 2021-47
Assessing Use:	Residential
Zoning:	Rural Residential District (in the process of rezoning to Urban Residential)
Water / Wastewater	City

***PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA**

ITEM E10 - PATSY'S CREEK 2022 REPLAT

KPB File No.	2022-073
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	Alexandre and Marfa Kusnetsov of Homer, AK
Surveyor:	Stephen Smith / Geovera LLC
General Location:	Wynn Lane, Morrison Drive, Fritz Creek / Kachemak APC

Parent Parcel No.:	185-360-14
Legal Description:	Lot 3 Pasty's Creek No 3 HM 82-72
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

****PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

ITEM E11 - SMURFY ACRES 2022 REPLAT

KPB File No.	2022-080
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	John and Laurie Glanville of Homer, AK
Surveyor:	Stephen Smith / Geovera LLC
General Location:	Sterling Highway, Diamond Ridge Road, Diamond Ridge / Kachemak APC

Parent Parcel No.:	173-310-56
Legal Description:	Lot 1 of Smurfy Acres HM 85-30
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

****PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

ITEM E12 - YAH SURE SUBDIVISION 2022

KPB File No.	2022-082
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	HCH Development Company LLC of Green Valley, AZ
Surveyor:	Stephen Smith / Geovera LLC
General Location:	Lake Street, Ben Walters Lane, City of Homer

Parent Parcel No.:	177-120-08 and 177-120-31
Legal Description:	Lot 2A of Yah Sure Sub 2013 HM 2013-54 and metes and bounds parcels
Assessing Use:	General Commercial
Zoning:	Central Business District
Water / Wastewater	City

****PASSED BY GROUPED PLATS UNDER THE CONSENT AGENDA***

ITEM E13 – RIGHT-OF-WAY PROJECT SEWARD HIGHWAY MP 25.5-36 TRAIL RIVER TO STERLING WYE, REHABILITATION 0311(031) / Z546590000

KPB File No.	2022-063
Plat Committee Meeting:	July 18, 2022
Applicant / Owner:	State of Alaska Department of Transportation and Public Facilities
Surveyor:	Travis Test and Robert Keiner / State of Alaska DOT&PF
General Location:	Seward Highway, Moose Pass / Moose Pass APC

Parent Parcel No.:	Multiple
Legal Description:	Highway Rehabilitation from MP 25.5 to 36

Staff report given by Platting Specialist Julie Hindman.

Chair Brantley opened the item for public comment.

John Smart; P.O. Box 243, Moose Pass, AK 99631: Mr. Smart spoke in support of postponing action on this plat.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Morgan moved, seconded by Commissioner Venuti 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	5	Brantley, Fikes, Horton, Morgan, Venuti
No	0	

F. PUBLIC COMMENT - None

G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting 6:38 P.M.

Ann E. Shirnberg
Administrative Assistant