

C. CONSENT AGENDA

***3. Minutes**

a. August 14, 2023 Plat Committee

Kenai Peninsula Borough

Plat Committee

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

August 14, 2023
5:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 5:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
Jeremy Brantley, Ridgeway/Sterling/Funny River District
Dawson Slaughter, South Peninsula District
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Madeleine Quainton, Platting Specialist
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. July 17, 2023 Plat Committee Meeting Minutes

- *4. Grouped Plats
 - 3. Cooper Subdivision 2023 Replat; KPB File 2023-082
 - 5. Tustumena Terraces 2023 Replat; KPB File 2023-080
 - 7. Folz Subdivision 2023 Replat; KPB File 2023-085
 - 9. Diamond Willow Kenai Wellness Estates Addition; KPB File 2023-079

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 Brantley to approve the agenda, the July 17, 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	Brantley, Gillham, 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 – ANNETTE’S SUBDIVISION

KPB File No.	2023-086
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	Marvin & Annette Bellamy of Halibut Cove, Alaska
Surveyor:	Kenton Bloom / Seabright Survey + Design
General Location:	Halibut Cove
Parent Parcel No.:	093-330-75
Legal Description:	Part of USS 1541
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.

MAIN MOTION: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant preliminary approval to Annette’s 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 Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.210 – Lots, Access to Streets, citing findings 2-8 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 MOTION PASSED BY UNANIMOUS VOTE

Yes- 4	Brantley, Gillham, 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	Brantley, Gillham, Slaughter, Venuti
No - 0	

ITEM 2 – BAREFOOT ACRES

KPB File No.	2023-073
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	Aaron Jackson of Anchorage, Alaska Konrad Jackson of Soldotna, Alaska Anna Marie Jackson Revocable Living Trust of Homer, Alaska
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Kachemak City
Parent Parcel No.:	174-120-01
Legal Description:	PARENT PARCEL DESCRIPTION
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	City of Homer Sewer / On site water

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.

MAIN MOTION: Commissioner Brantley moved, seconded by Commissioner Slaughter to grant preliminary approval to Barefoot Acres, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Brantley moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.190(A) Lot Dimensions 3:1 depth to width for lots two & three, citing findings 1-3 & 8 in support of standard one, findings 1-4 & 8 in support of standard two and findings 1-8 in support of standard 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, Venuti
No - 0	

EXCEPTION REQUEST B: Commissioner Brantley moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.120 - Street Width Requirements, citing findings 3, 4 & 6 in support of standard one, findings 1, 3-5 & 7 in support of standard two and findings 1 & 3-7 in support of standard 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, 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	Brantley, Gillham, Slaughter, Venuti
No - 0	

ITEM 3 - Cooper Subdivision 2023 Replat

KPB File No.	2023-082
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	Alex & Lindsay Trieweler and Donal Ryan all of Homer, Alaska
Surveyor:	Stephen Smith / GEOVERA, LLC
General Location:	Alder Lane, Homer
Parent Parcel No.:	179-300-10
Legal Description:	Lot 5 Block 2 Cooper Subdivision HM72-764
Assessing Use:	Residential
Zoning:	Rural Residential District
Water / Wastewater	City / City

**Passed Under Grouped Plats Under the Consent Agenda*

ITEM 4 – SHIPLEY SUBDIVISION

KPB File No.	2023-070
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	Mark Shipley of Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Ridgeway area
Parent Parcel No.:	058-310-08
Legal Description:	E1/2 NE1/4 NE1/4 NE1/4, Section 22 Township 5 North Range 10 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.

MAIN MOTION: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant preliminary approval to Shipley 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 Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.030(A) Proposed Street Layout Requirements, citing finding 1-7 in support of standards one, two & 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, 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	Brantley, Gillham, Slaughter, Venuti
No - 0	

ITEM 5 – Tustamena Terraces 2023 Replat

KPB File No.	2023-080
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	Aaron & Carleen Ducker, Kasilof, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Between Burton Dr and Terrace Dr in Kasilof
Parent Parcel No.:	133-570-14 & 133-570-06
Legal Description:	Lots 19 & 42 Tustumena Terraces KRD 80-85
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Grouped Plats Under the Consent Agenda*

ITEM 6 - ASLS No 2023-16 Anchors Aweigh North Subdivision

KPB File No.	2023-084
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	State of Alaska Department of Natural Resources, Division of Mining, Land & Water of Anchorage, Alaska
Surveyor:	James Hall / McLane Consulting Group
General Location:	Anchor Point/ Anchor Point APC
Parent Parcel No.:	159-180-22 & 159-180-23
Legal Description:	N1/2 SW1/4 & SW1/4 SW1/4 Sec 36 T3S R15W SM Alaska, Except Sterling Highway
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.

James Hall, McLane Consulting Group; P.O. Box 468, Soldotna, AK 99669: Mr. Hall was the surveyor on this project and made himself available for questions.

Joel Cooper, Stewardship Director, Kachemak Heritage Land Trust (KHLT); 315 Klondike Ave., Homer, AK 99603: Mr. Cooper noted KHLT is a neighboring landowner. KHLT is not opposed to this subdivision but wanted to make the Kenai Peninsula Borough and the subdivision landowners aware that KHLT's parcel is a protected salmon conservation area that is open to the public.

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

MAIN MOTION: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant preliminary approval to ASLS 2023-16 Anchors Aweigh North Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.030 Proposed Street Layout Requirements & KPB 20.30.170 Block Length Requirements, 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 A MOTION PASSED BY UNANIMOUS VOTE

Yes- 4	Brantley, Gillham, Slaughter, Venuti
No - 0	

EXCEPTION REQUEST B: Commissioner Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.150(B) Street Intersection Requirements, citing findings 1-4 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, 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	Brantley, Gillham, Slaughter, Venuti
No - 0	

ITEM 7 - Folz Subdivision 2023 Replat

KPB File No.	2023-085
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	ZPA LLC / ANCHORAGE, AK
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Bear Creek area
Parent Parcel No.:	144-130-10, 144-130-87, 144-130-88
Legal Description:	Tract C Folz Subd Revised SW 24, Tracts E3 & E4 Folz Subd 2021 Addition SW2022-5
Assessing Use:	Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

**Passed Under Grouped Plats Under the Consent Agenda*

ITEM 8 - Oberts Silver Salmon Subdivision

KPB File No.	2023-081
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	Nathan Oberts of Kenai , Alaska
Surveyor:	James Hall, McLane Consulting Inc
General Location:	Silver Salmon Drive off Kenai Spur Hwy, Kenai
Parent Parcel No.:	049-730-13
Legal Description:	Gov't Lot 10 & Portion of NE1/4 SE1/4 Section 7, T5N, R10W SM Alaska
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

James Hall, McLane Consulting Group; P.O. Box 468, Soldotna, AK 99669: Mr. Hall 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 Brantley moved, seconded by Commissioner Slaughter to grant preliminary approval to Oberts Silver Salmon Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Brantley moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.170 Block Length Requirements, citing findings 1, 3,&4 in support of standard one, findings 1-3 & 5 in support of standard two and findings 1 &3-5 in support of standard 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, Venuti
No - 0	

EXCEPTION REQUEST B: Commissioner Brantley moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.190 Lot Dimensions, 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:

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes- 4	Brantley, Gillham, 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	Brantley, Gillham, Slaughter, Venuti
No - 0	

ITEM 9 – DIAMOND WILLOW KENAI WELLNESS ESTATES ADDITION

KPB File No.	2023-079
Plat Committee Meeting:	August 14, 2023
Applicant / Owner:	Consolidated Development and Management LLC of Anchorage, Alaska
Surveyor:	James Hall / McLane Consulting
General Location:	Kalifornsky area
Parent Parcel No.:	055-270-70
Legal Description:	Tract A, Diamond Willow Estates Subdivision Sunville Acres Addition, KN 2015-69; Section 24 Township 5 North Range 11 West
Assessing Use:	Residential
Zoning:	Single-family Residential District (R-1); LOZD Diamond Willow – Fairfield Zoning District
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 Brantley moved to adjourn the meeting 6:21 P.M.

Ann E. Shirnberg
Administrative Assistant