

# Kenai Peninsula Borough Plat Committee

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

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October 10, 2022  
6:00 PM  
APPROVED MINUTES

## A. CALL TO ORDER

Chair Gillham called the meeting to order at 6:00 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Pamela Gillham, District 1 – Kalifornsky

Franco Venuti, City of Homer

Dawson Slaughter, District 9 – South Peninsula

Troy Staggs, City of Seward

### *Staff Present*

Vince Piagentini, Platting Manager

Julie Hindman, Platting Specialist

Walker Steinhage, Deputy Borough Attorney

Ann Shirnberg, Planning Administrative Assistant

Rhonda Foster-Deskins, LMD Administrative Assistant

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

### \*3 Minutes

- a. September 26, 2022 Plat Committee Meeting Minutes

### \*4 Grouped Plats

1. Clam Gulch Heights 2022 Addition; KPB File 2022-136  
Johnson Surveying / Wann Family Trust, Ciccone  
Location: Ciccone Street & Russel Avenue  
Clam Gulch Area
2. Kachemak Estates 17; KPB File 2022-144  
Orion Surveys / Turkington  
Location: Carolyn Circle & East End Road  
Kachemak Area

Chair Gillham asked Platting Manager Vince Piagentini to give the staff report for the grouped plats.

Platting Manager Vince Piagentini gave the staff report for the grouped plats and noted that there was one plat containing in the report, Clam Gulch Heights 2022 Addition; KPB File 2022-136.

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

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Venuti to approve the agenda, the September 12, 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	4	Gillham, Slaughter, Staggs, Venuti
No	0	

**E. NEW BUSINESS**

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

Platting Specialist, Julie Hindman, informed Chair Gillham that plat, Charles & Barbara Scott Subdivision, KPB File 2022-118, had been pulled from the agenda after initial notices had been sent out. A second notice was sent out, informing the recipients of the earlier notice, that the plat had been pulled. Just in case someone had not seen the second notice, Ms. Hindman requested that Chair Gillham check and see if there was anyone in attendance that wished to comment on this plat.

Chair Gillham asked if there was anyone wishing to comment on Charles & Barbara Scott Subdivision. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM E1 – CLAM GULCH HEIGHTS 2022 ADDITION**

<b>KPB File No.</b>	2022-136
<b>Plat Committee Meeting:</b>	October 10, 2022
<b>Applicant / Owner:</b>	Jim and Debbie Wann Family Trust of Clam Gulch, Alaska and Anthony and Kathleen Ciccone of Houston, Texas
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Russell Avenue, Clam Gulch

<b>Parent Parcel No.:</b>	137-370-13, 137-370-14, and 137-370-30
<b>Legal Description:</b>	Lots 11 and 12 of Clam Gulch Heights Glendening 1979 Subdivision of Tracts 12-18 (KN 81-135) and Lot 8A of Clam Gulch Heights 2011 Addition (KN 2011-60)
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On-site

*\*Passed Under The Consent Agenda*

**ITEM E2 – KACHEMAK ESTATES 17**

<b>KPB File No.</b>	2022-144
<b>Plat Committee Meeting:</b>	October 10, 2022
<b>Applicant / Owner:</b>	Alan and Joyce Turkington of Homer, Alaska
<b>Surveyor:</b>	Tom Latimer / Orion Surveys
<b>General Location:</b>	East End Road, Carolyn Circle, City of Kachemak

<b>Parent Parcel No.:</b>	174-060-70, 174-060-90
<b>Legal Description:</b>	Tract C-2-A Kachemak Estates 15, HM 2016-30 and Tract A1 Kachemak Estates 14, HM 2006-102
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

*\*Passed Under The Consent Agenda*

**ITEM E3 – STUTES ESTATE**

<b>KPB File No.</b>	2022-139
<b>Plat Committee Meeting:</b>	October 24, 2022
<b>Applicant / Owner:</b>	Dorothy Florence Stutes Trust of Anchor Point, Alaska
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Haven Avenue, Anchor Point, Anchor Point APC

<b>Parent Parcel No.:</b>	165-162-24
<b>Legal Description:</b>	N1/2 NE1/4 and NE1/4 NW1/4 of Section 25, Township 4 South, Range 15 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	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 Staggs to grant preliminary approval to Stutes Estate, based on staff recommendations and compliance to borough code.

**EXCEPTION REQUEST A1:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements and KPB 20.30.170 – Block Length Requirements, for dedications along the south boundary east of the proposed Lloyd Street dedication, citing findings 4, 5, and 8-11 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 A1 PASSED BY UNANIMOUS VOTE**

Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

**EXCEPTION REQUEST A2:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements and KPB 20.30.170 – Block Length Requirements, for dedications along the west boundary and the south boundary west of the Lloyd Street dedication.

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

**EXCEPTION REQUEST A2 FAILED BY UNANIMOUS VOTE**

Yes	0	
No	4	Gillham, Slaughter, Staggs, Venuti

**FINDINGS MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to attach findings 1-3, 12-15 & 17 in support of the denial.

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

**FINDINGS MOTION PASSED BY UNANIMOUS VOTE**

Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

**EXCEPTION REQUEST B:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.190(B) – Lot Dimensions for Tract C, subject to plat notes regarding possible future limitations being added to the plat, citing findings 2, 3 and 7-12 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 PASSED BY UNANIMOUS VOTE**

Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

**EXCEPTION REQUEST C:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request to KPB 20.60.050 – Dedication & Construction of Anadromous Waterbody Crossings for the dedication for Otta Street, subject to providing confirmation that there is not a crossing being used across the stream, citing findings 1, 2, 5, 7, 10 & 13, 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 C PASSED BY UNANIMOUS VOTE**

Yes	4	Gillham, Slaughter, Staggs, 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**

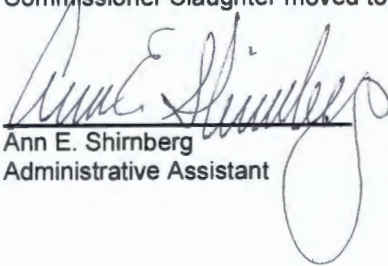
Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

**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 Slaughter moved to adjourn the meeting 6:30 P.M.



Ann E. Shirnberg  
Administrative Assistant