

Kenai Peninsula Borough Plat Committee

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

October 24, 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
Virginia Morgan, District 6 – East Peninsula
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

6. Grouse Creek Subdivision 2022 Addition; KPB File 2022-022R1
Johnson Surveying / Ronne Living Trust
Location: Seward Highway & Punkin Avenue
Bear Creek Area
8. Waldron-Engle Subdivision; KPB File 2022-147
Johnson Surveying / Waldron, Cooper-Waldron
Location: Approximately MP 127 of Sterling Highway
Ninilchik 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 Staggs to approve the agenda, the October 10, 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	Gillham, Morgan, Slaughter, Staggs, Venuti
No	0	

E. NEW BUSINESS

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

ITEM E1 – NORTH 20 SUBDIVISION AHO REPLAT

KPB File No.	2022-152
Plat Committee Meeting:	October 24, 2022
Applicant / Owner:	David Kudwa, Joe Whitteberry, and Ting Fang Wang all of Homer, AK
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Pyrenees Way, Lulu Court, Fritz Creek area

Parent Parcel No.:	172-061-06
Legal Description:	LOT 1, NORTH 20 SUBDIVISION, PLAT HM 94-9
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 Morgan moved, seconded by Commission Staggs, to grant preliminary approval to North 20 subdivision AHO Replat, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Morgan moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 7-13 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	5	Gillham, Morgan, 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	5	Gillham, Morgan, Slaughter, Staggs, Venuti
No	0	

ITEM E2 – BIRCH FOREST NO. 3

KPB File No.	2022-151
Plat Committee Meeting:	October 24, 2022
Applicant / Owner:	Poppin Family Revocable Community Property Trust of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Erlwein Road, Sterling

Parent Parcel No.:	063-780-25
Legal Description:	Tract A-2 Birch Forest No. 1, Plat KN 2005-13
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.

Jason Young, Edge Survey & Design; P.O. Box 208, 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 Staggs moved, seconded by Commission Slaughter, to grant preliminary approval to Birch Forest No. 3, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST A MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 1-4, 6, 9, 10 & 14 in support of standards one, two & 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	5	Gillham, Morgan, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST B MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.100 – Cul-de-sacs, citing findings 2-5, 8 & 9 in support of standards one, two & 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	5	Gillham, Morgan, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST C MOTION: Commissioner Morgan moved, seconded by Commission Slaughter to grant exception request to KPB 20.30.100-Cul-de-Sacs, for the new east-west dedication, citing findings 1, 2 & 4-8 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 C MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Morgan, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST D MOTION: Commissioner Morgan moved, seconded by Commission Slaughter to grant exception request to KPB 20.30.170-Block Length Requirements, citing findings 1-5 & 7-10 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 D MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Morgan, 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	

ITEM E3 – R SUBDIVISION

KPB File No.	2022-091R1
Plat Committee Meeting:	October 24, 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 and 185-509-26
Legal Description:	Portions of NE1/4 NW1/4 Section 1, Township 2 South, Range 12 West, portions of what is 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 Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 208, 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 Slaughter moved, seconded by Commission Morgan, to grant preliminary approval to R Subdivision, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTON: Commissioner Slaughter moved, seconded by Commissioner Morgan to grant exception requestion to KPB 20.40 – Wastewater Disposal Review, citing findings 1-6 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	5	Gillham, Morgan, 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	5	Gillham, Morgan, Slaughter, Staggs, Venuti
No	0	

ITEM E4 – RED BOAT SUBDIVISION

KPB File No.	2022-150
Plat Committee Meeting:	October 24, 2022
Applicant / Owner:	Red Boat Club LLC of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Big Eddy Road, Ridgeway

Parent Parcel No.:	057-042-25
Legal Description:	Portion of Government Lot 15, Section 19, 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.

Jason Young, Edge Survey & Design; P.O. Box 208, 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.

Commissioner Gillham recused herself from participating on this matter. The owner of Red Boat Subdivision is her neighbor.

MAIN MOTION: Commissioner Venuti moved, seconded by Commission Staggs, to grant preliminary approval to Red Boat Subdivision, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST A MOTION: Commissioner Venuti moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.030 – Street Layout & KPB 20.30.120 – Street Width Requirements, to not dedicate the north 30' of Rebel Run Road, citing findings 1-4, 9, 10 & 12 in support of standards one, two & 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	Morgan, Slaughter, Staggs, Venuti
No	0	
Recused	1	Gillham

EXCEPTION REQUEST B MOTION: Commissioner Venuti moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.190 – Lot Dimensions, citing findings 1-3 & 5 in support of standards one, two & 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	Morgan, Slaughter, Staggs, Venuti
No	0	
Recused	1	Gillham

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	Morgan, Slaughter, Staggs, Venuti
No	0	
Recused	1	Gillham

ITEM E5 – D&J SUBDIVISION BURT ADDN 2022 REPLAT

KPB File No.	2022-145
Plat Meeting:	October 24, 2022
Applicant / Owner:	Dianne MacLean, Jan Gundersen, Steve Brandt, and Angela Brandt all of Soldotna, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Sterling Highway, Burt Avenue, Kalifornsky
Parent Parcel No.:	131-300-37 and 131-300-38
Legal Description:	Lots 1 and 2, D & J Subdivision Burt Addition (KN 84-69)
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini requested that action on this plat be postponed. Staff had received an email from the landowners stating there were concerns expressed by DOT that needed to be addressed.

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 Morgan to postpone action on this plat 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	Gillham, Morgan, Slaughter, Staggs, Venuti
No	0	

ITEM E6 – GROUSE CREEK SUBDIVISION 2022 ADDITION

KPB File No.	2022-022R1
Plat Committee Meeting:	October 24, 2022
Applicant / Owner:	Marshall and Ester Ronne Living Trust and Dyllon Paquette all of Seward, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Mile 7 Seward Highway, Bear Creek

Parent Parcel No.:	125-033-28 and 125-033-28
Legal Description:	Tract B Grouse Creek Subdivision 2016 Addition Plat No SW 2016-7 and deed parcel
Assessing Use:	Lodge - Multiple Cabins, Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under the Consent Agenda*

ITEM E7 – KDM SUBDIVISION 2022 ADDITION

KPB File No.	2022-146
Plat Committee Meeting:	October 24, 2022
Applicant / Owner:	Stuart Kizer of Anchorage, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Kalifornsky Beach Road, Dog Fish Avenue, Kalifornsky area

Parent Parcel No.:	055-290-01
Legal Description:	Lot 1 Block 1, KDM Subdivision, Plat KN 76-18
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.

Jerry Johnson, Johnson Surveying, P.O. Box 27, Clam Gulch, AK, 99568: Mr. Johnson 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 Morgan moved, seconded by Commission Slaughter, to grant preliminary approval to KMD Subdivision 2022 Addition, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTON: Commissioner Morgan moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.190 – Lot Dimensions, for flag length for Lot 1B & setback, subject to a plat note indicating possible limitation on future subdivision, citing findings 3-6 and 8-1 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	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	

ITEM E8 – WALDRON-ENGLE SUBDIVISION

KPB File No.	2022-147
Plat Committee Meeting:	October 24, 2022
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

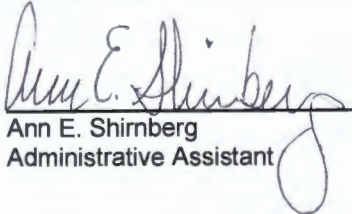
**Passed Under the Consent Agenda*

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 Slaughter moved to adjourn the meeting 7.06 P.M.


Ann E. Shirnberg
Administrative Assistant