

Kenai Peninsula Borough

Plat Committee

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

December 12, 2022
6:00 P.M.
APPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Chair Gillham called the meeting to order at 6:10 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Pamela Gillham, District 1 – Kalifornsky
Troy Staggs, City of Seward
Dawson Slaughter, District 9 – South Peninsula
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. APPROVAL OF AGENDA, CONSENT AGENDA & MINUTES

- *3. Minutes
 - a. November 14, 2022 Plat Committee Meeting Minutes

- *4. Grouped Plats

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

Platting Manager Vince Piagentini gave the grouped plats staff report. The following plats were a part of the Grouped Plats report:

- E1. Gateway Subdivision 2022 Lindquist Addition; KPB File 2022-164
- E3. McCall Subdivision 2022 Replat; KPB File 2022-166
- E4. Pace's Pleasant Haven 2022 Replat; KPB File 2022-168
- E5. Razdolna 2023 Replate Lot 10-D-2; KPB File 2022-163
- E6. Terra Firma Subdivision Johnson Addition; KPB File 2022-171
- E7. Petaluma Acres Koonz Addition; KPB File 2022-173

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda.

Commissioner Staggs informed the committee that he had voted on Gateway Subdivision 2022 Lindquist Addition in his role as a planning commissioner for the City of Seward. He then requested that he be recused from voting on this one item on the consent agenda. Chair Gillham approved his request.

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

MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs to approve the agenda, the October 24, 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	

AGENDA ITEM E. NEW BUSINESS

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

ITEM 1 - GATEWAY SUBDIVISION 2022 LINDQUIST ADDITION

KPB File No.	2022-164
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Thomas & Heather Lindquist of Moose Pass, Alaska
Surveyor:	Kenneth Lang / Lang & Associates
General Location:	Unimak Circle, City of Seward

Parent Parcel No.:	145-353-18
Legal Description:	Tract B Gateway Subdivision Amended SW 84-18
Assessing Use:	Residential
Zoning:	Single-Family Residential
Water / Wastewater	City

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM 2 - HOMER ONE SWAN COVE ADDN 2022 REPLAT

KPB File No.	2022-165
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Norberg Community Property Trust of Homer, Alaska
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Lakeshore Drive, City of Homer

Parent Parcel No.:	179-191-06, 179-191-07, 179-191-08
Legal Description:	Lots A1, A2, and A3, Homer One Swan Cove Addn, Plat HM 2012-23
Assessing Use:	Residential / Commercial
Zoning:	General Commercial 1 District
Water / Wastewater	City

Staff report given by Platting Manager Vince Piagentini.

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

Commissioner Venuti informed the committee he had voted on this item in his role as a planning commissioner for the City of Homer. He requested to be recused from participating on this matter. Chair Gillham approved his request.

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter, to grant preliminary approval to Homer One Swan Cove Addition 2022 Replat, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST: Commissioner Staggs moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.120 – Street Width Requirements, citing findings 3-9 in support of standards one, two and three.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes	3	Gillham, Slaughter, Staggs
Recused	1	Venuti

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, Slaughter, Staggs
Recused	1	Venuti

ITEM 3 - MCCALL SUBDIVISION 2022 REPLAT

KPB File No.	2022-166
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Donald and Royce Marlowe
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Swanson River Road, Salutation Avenue, Sterling

Parent Parcel No.:	063-330-41 and 063-330-42
Legal Description:	Deed parcel and Tract A1 McCall Subdivision #2, Plat KN 85-109
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM 4 - PACE'S PLEASANT HAVEN 2022 REPLAT

KPB File No.	2022-168
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	KOA Family Trust and Whistle Hill LLC both of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design
General Location:	Whistle Hill Loop, Paces Boulevard, Turnbuckle Terrace Road, City of Soldotna

Parent Parcel No.:	059-012-18, 059-260-11, and 059-260-12
Legal Description:	Lot 1A Block 6 Pace's Pleasant Haven Subdivision Addition No. 2, Plat KN 2010-59, Lot 15 Eastgate Subdivision, Plat KN 2009-43, and Lot 4 Pace's Pleasant Haven Subdivision Addition No. 3, Plat KN 2022-31
Assessing Use:	General Commercial, Residential
Zoning:	Commercial
Water / Wastewater	On Site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM 5 - RAZDOLNA 2023 REPLAT LOT 10-D-2

KPB File No.	2022-163
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Maria K. Basargin of Homer, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Basargin Road, Fox River

Parent Parcel No.:	185-460-37
Legal Description:	Lot 10-D-2 Razdolna 2000 Addition
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM 6 - TERRA FIRMA SUBDIVISION JOHNSON ADDITION

KPB File No.	2022-171
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Rosemary Johnson of Anchor Point, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Sterling Highway, Sluice Way, Glover Street, Anchor Point

Parent Parcel No.:	165-711-51
Legal Description:	Lot 1 Terra Firma Subdivision HM 2000-66
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM 7 - PETALUMA ACRES KOONZ ADDITION

KPB File No.	2022-173
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Teresa Koonz of Sterling, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Canoe Ave and Francis Street, Sterling area

Parent Parcel No.:	065-240-35
Legal Description:	Lot 1-B Petaluma Acres No. 3 Plat KN 86-194
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM 8 - THORSLAND SUBDIVISION ADDITION NO 1

KPB File No.	2022-069R1
Plat Committee Meeting:	June 13, 2022
Applicant / Owner:	Evenson Estate of Anchorage, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Holt Lamplight Road, Lake Marie Avenue, Nikiski

Parent Parcel No.:	013-105-12 and 013-105-15
Legal Description:	Lot 7-1 Thorsland Subdivision KN 2016-20, Government Lots 4-6, 8, 9, S1/2 S1/2 S1/2 NW1/4 and S1/2 SW1/4 SW1/4 NE1/4 (excluding Plats KN 2003-71, KN 2006-43, and KN 2010-30, in Section 16, Township 7 North, Range 11 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 wishing to comment, public comment was closed and discussion was opened among the committee.

EXCEPTION REQUEST: Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request to KPB 20.60.200 – Survey and monumentation for Tract A, subject to locating & setting monuments with the northwest corner abutting existing subdivided lots and Lake Marie Avenue dedication, citing findings 1-3 and 6-8 in support of standards one, two and three.

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

MOTION PASSED BY UNANIMOUS VOTE

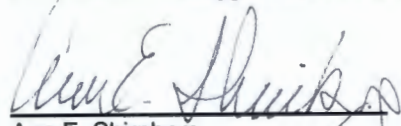
Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

AGENDA ITEM 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

AGENDA ITEM G. ADJOURNMENT

Commissioner Staggs moved to adjourn the meeting at 6:33 PM.


Ann E. Shirnberg
Administrative Assistant