

# 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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January 23, 2023  
6:30 PM  
APPROVED MINUTES

## A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Pamela Gillham, District 1, Kalifornsky  
Troy Staggs, City of Seward  
David Stutzer, District 8 - Homer  
Franco Venuti, City of Homer

### *Staff Present*

Samantha Lopez, Acting Planning Director  
Vince Piagentini, Platting Manager  
Julie Hindman, Platting Specialist  
Ann Shirnberg, Planning Administrative Assistant  
Rhonda Foster-Deskins, Land Management 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. January 9, 2023 Plat Committee Meeting Minutes
- \*4. Grouped Plats

Staff report by Platting Manager Vince Piagentini.

Staff has grouped the following plats located under **AGENDA ITEM E**. They are grouped as simple or non-controversial. The type of plats grouped are lot splits, creating a small number of lots, replats, no exceptions required and no public comments were received. – Plats

1. Kingswood Estates Subdivision 2022; KPB File 2022-183
2. Ninilchik Townsite Vanek 2023 Replat; KPB File 2022-182
3. Russian Gap Subdivision 2023 Addition; KPB File 2022-185

**Staff recommends** the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this group and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

## END OF STAFF REPORT

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 Venuti moved, seconded by Commissioner Staggs to approve the agenda, the January 9, 2023 Plat Committee meeting minutes and grouped plates 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, Staggs, Stutzer, Venuti |
| No - 0 |                                  |

**D. OLD BUSINESS – None**

**E. NEW BUSINESS**

**ITEM E1 - FEDERAL ADDITION TO SEWARD SALTWATER SAFARI REPLAT**

|                                |  |
|--------------------------------|--|
| <b>KPB File No.</b>            | 2022-184   |
| <b>Plat Committee Meeting:</b> | January 23, 2023                                   |
| <b>Applicant / Owner:</b>      | Saltwater Safari Properties, LLC of Seward, Alaska |
| <b>Surveyor:</b>               | Ken Lang / Lang & Associates, inc.                 |
| <b>General Location:</b>       | C Street, Third Avenue, City of Seward             |

|                           |  |
|---------------------------|--|
| <b>Parent Parcel No.:</b> | 147-140-05   |
| <b>Legal Description:</b> | Lot 5 and Lot 6 Block 14, Federal Addition to Seward, SW 4 |
| <b>Assessing Use:</b>     | Residential  |
| <b>Zoning:</b>            | Auto-Commercial (AC)                                       |
| <b>Water / Wastewater</b> | City   |

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Kenneth Lang, Lang & Associates Inc.; 11500 Daryl Ave., Anchorage, AK 99515: Mr. Lang was the surveyor for 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 Staggs informed Chair Gillham that he had voted on this item in his role as a planning commissioner for the City of Seward Planning & Zoning Commission. He requested to be recused from voting on this matter. Chair Gillham approved his request.

**MOTION:** Commissioner Venuti moved, seconded by Commissioner Stutzer to grant preliminary approval to Federal Addition to Seward Saltwater Safari Replat, 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 3     | Gillham, Stutzer, Venuti |
| Recused 1 | Staggs                   |
| No - 0    |                          |

**ITEM E2 – KINGSWOOD ESTATES SUBDIVISION 2022**

|                                |  |
|--------------------------------|--|
| <b>KPB File No.</b>            | 2022-183   |
| <b>Plat Committee Meeting:</b> | January 23, 2023   |
| <b>Applicant / Owner:</b>      | Melinda and William Nelson of Kenai, Alaska  |
| <b>Surveyor:</b>               | Gary Nelson / Ability Surveys  |
| <b>General Location:</b>       | Equestrian Avenue, Driftnetter Street, Buoy Avenue, and Seattle Slew Street, Kalifornsky                                       |
| <b>Parent Parcel No.:</b>      | 055-300-17   |
| <b>Legal Description:</b>      | Tract 7, Kingswood Estates Subdivision, KN 76-22, excepting therefrom, Lot 7-A, Kingswood Estates Subdivision No. 2, KN 81-104 |
| <b>Assessing Use:</b>          | Residential  |
| <b>Zoning:</b>                 | Rural Unrestricted   |
| <b>Water / Wastewater</b>      | On Site  |

*\*Passed Under Grouped Plats Under The Consent Agenda*

**ITEM E3 - NINILCHIK TOWNSITE VANEK 2023 REPLAT**

|                                |   |
|--------------------------------|---|
| <b>KPB File No.</b>            | 2022-182  |
| <b>Plat Committee Meeting:</b> | January 23, 2023  |
| <b>Applicant / Owner:</b>      | Betsy and Rion Vanek of Ninilchik, Alaska   |
| <b>Surveyor:</b>               | Jason Schollenberg / Peninsula Surveying, LLC   |
| <b>General Location:</b>       | Mission Avenue, Bayview Street, Ninilchik area  |
| <b>Parent Parcel No.:</b>      | 157-071-01, 157-071-05, 157-071-06, and 157-071-07  |
| <b>Legal Description:</b>      | Lot 1 Block 5 Ninilchik Townsite of USS 3036 A & B, HM 65-55 and Lots 2A, 3A, 4A, Block 5 Ninilchik Townsite Jackinsky-Vanek Replat, HM 97-79 |
| <b>Assessing Use:</b>          | Residential   |
| <b>Zoning:</b>                 | Rural Unrestricted  |
| <b>Water / Wastewater</b>      | On Site   |

*\*Passed Under Grouped Plats Under The Consent Agenda*

**ITEM E4 – RUSSIAN GAP SUBDIVISION 2023 ADDITION**

|                                |  |
|--------------------------------|--|
| <b>KPB File No.</b>            | 2022-185   |
| <b>Plat Committee Meeting:</b> | January 23, 2023   |
| <b>Applicant / Owner:</b>      | Paul Tarcy of Anchorage, Alaska<br>William Coulliette and Dusty Rose Byrd of Cooper Landing, Alaska                      |
| <b>Surveyor:</b>               | Jerry Johnson / Johnson Surveying  |
| <b>General Location:</b>       | Russian Gap Road, Cooper Landing, Cooper Landing APC   |
| <b>Parent Parcel No.:</b>      | 119-301-27 and 119-301-37  |
| <b>Legal Description:</b>      | Lot 10B Russian Gap Subdivision Reger Addition, SW 2003-7 and Tract 11A Russian Gap Subdivision 2015 Addition, SW 2015-8 |
| <b>Assessing Use:</b>          | Residential  |
| <b>Zoning:</b>                 | Rural Residential (R-R) LOZD   |
| <b>Water / Wastewater</b>      | On Site  |

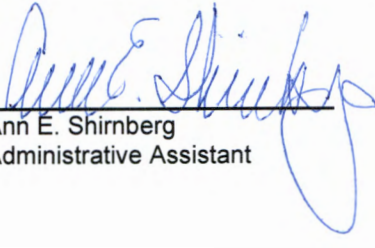
*\*Passed Under Grouped Plats Under The Consent Agenda*

**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 Staggs moved to adjourn the meeting 6:41 P.M.



Ann E. Shirnberg  
Administrative Assistant