

Kenai Peninsula Borough Plat Committee

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

February 27, 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

Jeremy Brantley, District 5 – Sterling/Funny River
Pamela Gillham, District 1 – Kalifornsky
Michael Horton, District 4 - Soldotna
Troy Staggs, City of Seward
Franco Venuti, City of Homer

Staff Present

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

With 5 members of a 5-member committee in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *2 Excused Absences
 - David Stutzer, District 8 - Homer
- *3. Approval of Minutes
 - a. February 13, 2023 Plat Committee Meeting Minutes
- *4. Grouped Plats

Staff report by Platting specialist Julie Hindman.

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. – 1 Plat

- 3. Queen Aleta subdivision; KPB file 2023-015

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 Staggs moved, seconded by Commissioner Horton to approve the agenda, the February 13, 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- 5	Brantley, Gillham, Horton, Staggs, Venuti
No - 0	

D. OLD BUSINESS – None

E. NEW BUSINESS

ITEM E1 - BARBER SUBDIVISION

KPB File No.	2023-013
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	Matt Barber of Hickman, Nebraska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Strawberry Road, Ridgeway

Parent Parcel No.:	057-010-06
Legal Description:	NW1/4 NE1/4 Section 8, Township 5 North, Range 10 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report given by Platting specialist Julie Hindman.

Chair Gillham opened the item for public comment.

Zachary Savage; 5450 King Salmon Drive: Mr. Savage is a neighboring landowner. He and the other landowners on King Salmon Drive do not want to see the road continued. They would rather see a cul-de-sac at the end of the current road.

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

MOTION: Commissioner Staggs moved, seconded by Commissioner Venuti to grant preliminary approval to Barber Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Horton, Staggs, Venuti
No – 0	

ITEM E2 - CARL & EMMA CLARK ESTATES #2

KPB File No.	2023-012
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	Ronald Wilson of Hope Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Hope Highway, Hope, Hope/Sunrise APC

Parent Parcel No.:	035-040-16
Legal Description:	Tract B Carl & Emma Clark Estate SW 2001-8
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report given by Platting specialist Julie Hindman.

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 Staggs to grant preliminary approval to Carl & Emma Clark Estates #2, 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 Staggs to grant exception request to KPB 20.30.190 – Lots-Dimensions (3:1 depth to width ratio) for Tract B1.

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

MOTION FAILED BY UNANIMOUS VOTE

No – 5	Brantley, Gillham, Horton, Staggs, Venuti
Yes – 0	

FINDINGS MOTION: Commissioner Brantley moved, seconded by Commissioner Staggs to attached findings 1, 2, 6, 7 & 9 from the staff report in support of the denial.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Horton, Staggs, Venuti
No – 0	

EXCEPTION REQUEST B: Commissioner Brantley moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.170 – Blocks-Length requirements, citing findings 3-7 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 - 5	Brantley, Gillham, Horton, 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	Brantley, Gillham, Horton, Staggs, Venuti
No – 0	

ITEM E3 - QUEEN ALETA SUBDIVISION

KPB File No.	2023-015
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	David R. and Queen Aleta Parker of Sterling, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Adkins Road, Line Avenue, Sterling

Parent Parcel No.:	065-070-46
Legal Description:	N1/2 N1/2 NE1/4 Section 11, Township 5 North, Range 8 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM E4 - S & S SUBDIVISION 2023 REPLAT

KPB File No.	2023-016
Plat Committee Meeting:	February 27, 2023
Applicant / Owner:	Cole and Jessica Young of Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Riggs Avenue, Heath Circle, Ridgeway

Parent Parcel No.:	058-033-03, 058-033-04, 058-033-05, and 058-033-19
Legal Description:	Lots 1 and 4 of S&S Subdivision KN 86-112, Lot 2A of S&S Subdivision Young Replat KN 2021-098, and E1/2 W1/2 SW1/4 SW1/4 in Section 22, Township 5 North, Range 10 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report given by Platting specialist Julie Hindman. Ms. Hindman noted that the published staff report contains two staff recommendations. The recommendation to deny was the correct one due to failure to comply with KPB Code 20.30.190(A). Staff would add that the surveyor felt that an exception was not required due to the parcel having double frontage, so no exception was requested.

Chair Gillham opened the item for public comment.

John Segesser, Segesser Surveys; 30485 Rosland Street, Soldotna, AK 99669: Mr. Segesser was the surveyor on this project. Mr. Segesser noted that he was out on vacation and did not receive staff communications until he returned which was after the meeting packet was published. He would like to request an exception request to KPB 20.30.190 – 3:1 depth to width ratio.

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 Staggs to grant preliminary approval to S & S Subdivision 2023 Replat.

Commissioner Brantley stated that he would support granting the exception request to KPB 20.30.190(A). The staff report states that the depth to width ratio is 3.9:1 which is fairly close. It also looks like the back portion of the parcel is a low-lying wet area which could be difficult to develop.

EXCEPTION REQUEST: Commissioner Brantley moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Horton, Staggs, Venuti
No - 0	

MOTION: Commissioner Brantley moved, seconded by Commissioner Staggs to attach the following findings in support of the exception request, which support standards one, two and three:

1. There appears to be no issue with neighboring lots.
2. There is additional access along the western boundary of the property.
3. Parent Lot 2A did not comply and received an exception at the October 25, 2021 Plat Committee meeting.
4. The intention is to combine several lots into one.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Brantley, Gillham, Horton, Staggs, Venuti
No - 0	

MOTION: Commissioner Brantley moved, seconded by Commissioner Staggs to amend the main motion to grant preliminary approval to S & S Subdivision 2023 Replat, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

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

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

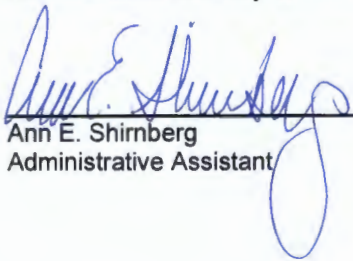
Yes - 5	Brantley, Gillham, Horton, Staggs, Venuti
No - 0	

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 Brantley moved to adjourn the meeting 7:12 P.M.



Ann E. Shirnberg
Administrative Assistant