

# 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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March 20, 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*

Walker Steinhage, Deputy Borough Attorney

Vince Piagentini, Platting Manager

Julie Hindman, Platting Specialist

Ann Shirnberg, Planning 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. February 27, 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. – 1 Plat

#### 4. Binkley Subdivision 2023 Replat; KPB File 2023-019

**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 Stutzer to approve the agenda, the February 27, 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**

Chair Gillham asked Ms. Shirnberg to read the consent agenda items into the record.

**E. NEW BUSINESS**

**ITEM 1 – BEAR RUN KILPIN 2023 REPLAT**

<b>KPB File No.</b>	2023-002
<b>Plat Committee Meeting:</b>	March 20, 2023
<b>Applicant / Owner:</b>	Julia Barrett of Homer, Alaska
<b>Surveyor:</b>	Kenton Bloom / Seabright Survey + Design
<b>General Location:</b>	Winchester Avenue, Colt Street, Fritz Creek, Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-160-08 and 172-160-18
<b>Legal Description:</b>	Lot 11, Bear Run Subdivision of Tract 1, HM 76-28 and Lot 12-A, Bear Run Subdivision, HM 82-77
<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 Staggs moved, seconded by Commissioner Stutzer to grant preliminary approval to Bear Run Kilpin 2023 Replat, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commission Staggs moved, seconded by Commissioner Stutzer to grant the exception request to KPB 20.30.170 – Blocks Length 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 - 4	Gillham, Staggs, Stutzer, 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, Staggs, Stutzer, Venuti
No – 0	

**ITEM 2 – MOOSE HAVEN**

<b>KPB File No.</b>	2023-009
<b>Plat Committee Meeting:</b>	March 20, 2023
<b>Applicant / Owner:</b>	George and Laurel Lastinger of Soldotna, Alaska
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Goose Berry Avenue, Royce Street, Funny River, Funny River APC

<b>Parent Parcel No.:</b>	066-102-06, 066-102-07, 066-102-08, and 066-102-09
<b>Legal Description:</b>	Tracts A, B, C, and D, McNamara Acres Subdivision, KN 81-151
<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 Staggs moved, seconded by Commissioner Venuti to grant preliminary approval to Moose Haven, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commission Staggs moved, seconded by Commissioner Stutzer to grant the exception request to KPB 20.30.030 – Proposed Street Layout for the continuation of Goose Berry Avenue and Detroit Street, being subject to a T-type turnaround or hammerhead turnaround instead of a cul-de-sac bulb, and 20.30.170 – Blocks Length Requirements, citing findings 3-8, 10, 12 & 14 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, Staggs, Stutzer, 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, Staggs, Stutzer, Venuti
No – 0	

**ITEM 3 – NINILCHIK TOWNSITE ANCIENT BASEMENTS REPLAT**

<b>KPB File No.</b>	2022-172
<b>Plat Committee Meeting:</b>	March 20, 2023
<b>Applicant / Owner:</b>	Ancient Basements, LLC of Kasilof, Alaska
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Mission Avenue, Ninilchik

<b>Parent Parcel No.:</b>	157-072-05, 157-072-06, and 157-072-08
<b>Legal Description:</b>	Lots 10, 11, and 12, Block 4 Ninilchik Townsite, USS 3036 HM 65-55
<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.

Jerry Johnson, Johnson Surveying; PO 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 Staggs moved, seconded by Commissioner Stutzer to grant preliminary approval to Ninilchik Townsite Ancient Basements Replat, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commission Staggs moved, seconded by Commissioner Stutzer to grant the exception request to KPB 20.30.190 – Lots-Dimensions, 3:1 depth to width, for both lots and flag width for Lot 11A, citing findings 1-6 & 10 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, Staggs, Stutzer, 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, Staggs, Stutzer, Venuti
No – 0	

**ITEM 4 – BINKLEY SUBDIVISION 2023 REPLAT**

<b>KPB File No.</b>	2023-019
<b>Plat Committee Meeting:</b>	March 20, 2023
<b>Applicant / Owner:</b>	Varsanofy Reutov of Homer, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Robin Place, E Beluga Avenue, City of Soldotna

<b>Parent Parcel No.:</b>	060-083-09 and 060-083-10
<b>Legal Description:</b>	The North Half of Lot 21 and South Half of Lot 21, Binkley Subdivision, K-332
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Commercial
<b>Water / Wastewater</b>	On Site

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

**ITEM 5 – HARDEN SUBDIVISION MUGS AND TAD ADDITION**

<b>KPB File No.</b>	2023-020
<b>Plat Committee Meeting:</b>	March 20, 2023
<b>Applicant / Owner:</b>	Patrick Carmody of Nikiski, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Oil Well Road, Grassim Street, and Beatty Avenue, Ninilchik

<b>Parent Parcel No.:</b>	185-499-11, 185-499-13, and 185-499-35
<b>Legal Description:</b>	Tract B Harden Subdivision, Plat HM 2014-22, and Portions of Tract 270 from Right-of-Way Plat HM 84-115 located between Seismograph Trail,

	Beatty Avenue and Grassim Street and located between Seismograph Trail, Oil Well Road, and Grassim Street.
<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.

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 Commissioner Stutzer to grant preliminary approval to Harden Subdivision Mugs and Tad Addition, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST A:** Commission Staggs moved, seconded by Commissioner Stutzer to grant the exception request to KPB 20.40.100 – Soils analysis and report, citing findings 1-5, 10 & 11 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, Staggs, Stutzer, Venuti
No - 0	

**EXCEPTION REQUEST B:** Commissioner Staggs moved, seconded by Commissioner Stutzer to grant the exception request to KPB 20.30.190 – Lots Dimensions, length of flag lot, subject to a 20-foot building setback being put along the panhandle within Lot B2, citing findings 1, 2, 4-6, 8, 10 & 12 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, Staggs, Stutzer, 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**

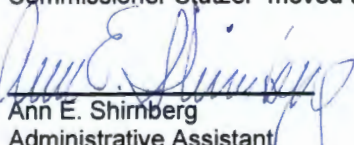
Yes - 4	Gillham, Staggs, Stutzer, Venuti
No - 0	

**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 Stutzer moved to adjourn the meeting Stutzer 7:29 P.M.

  
Ann E. Shirnberg  
Administrative Assistant