

Kenai Peninsula Borough Plat Committee

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

May 22, 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

Vince Piagentini, Platting Manager
Madeleine Quainton, 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. May 8, 2023 Plat Committee Meeting Minutes
- *4. Grouped Plats
 - 1. Bunnell's Subdivision 2023 Replat; KPB File 2023-047
 - 2. Fourth of July Creek Subdivision Seward Marine Industrial Center Duchess Replat; KPB File 2023-045
 - 3. Puffin Acres 2023; KPB file 2023-046
 - 5. Twin Creek 2023; KPB File 2023-44
 - 6. Whisper Lake Subdivision Miller Addition Prather Replat; KPB File 2023-048

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. – 5 Plats

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.

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 May 8, 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

Chair Gillham asked Administrative Assistant Shirnberg to read the planning commission public hearing procedures into the record.

ITEM #1 - Bunnell's Subdivision 2023 Replat

KPB File No.	2023-047
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	Susan Malone of Homer, AK and John and Candace Hendrix of Anchorage, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	LOCATION / APC

Parent Parcel No.:	175-142-18 and 175-142-23
Legal Description:	PARENT PARCEL DESCRIPTION
Assessing Use:	Residential and Commercial
Zoning:	Central Business District and Medical District
Water / Wastewater	City

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM #2 - Fourth of July Creek Subdivision Seward Marine Industrial Center Duchess Replat

KPB File No.	2023-045
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	City of Seward of Seward, AK
Surveyor:	Kenneth G. Lang / Lang & Associates Inc.
General Location:	Morris Avenue, Olga Street, and Delphin Street in City of Seward

Parent Parcel No.:	145-340-44
Legal Description:	Unsubdivided remainder of Block 6, Fourth of July Creek Subdivision Seward Marine Industrial Center Addition Number One, SW 2001-2
Assessing Use:	Commercial / Residential
Zoning:	Industrial Zoning District
Water / Wastewater	City

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM #3 - Puffin Acres 2023

KPB File No.	2023-046
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	Ryan K Hall of Soldotna, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	East End Road and Crested Crane Street, City of Kachemak

Parent Parcel No.:	174-192-14
Legal Description:	Lot 3 Block 2 Puffin Acres, HM 85-122 Excepting Therefrom that portion conveyed to the State of Alaska DOT&PF by warranty deed recorded in Book 313 Page 669
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	On site / City of Homer

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM 4 – RIGHT-OF-WAY ACQUISITION PARK ROAD KPB 2023-033

KPB File No.	2023-033
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	Louis and Stacy Oliva of Nikiski, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Park Road, Nikiski, Nikiski APC

Parent Parcel No.:	013-410-69
Legal Description:	Government Lot 17 of Section 34 Township 8N Range 11W

Staff report given by Platting Manager Vince Piagentini. He noted the landowners had requested to postpone action on this item.

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 Staggs moved, seconded by Commissioner Stutzer to postpone 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- 4	Gillham, Staggs, Stutzer, Venuti
No - 0	

ITEM #5 - Twin Creek 2023

KPB File No.	2023-044
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	Michael Paul and Rebecca Paul of Homer, AK
Surveyor:	Stephen C. Smith / Geovera, LLC
General Location:	Nearly Level Road, Monroe Street, Diamond Ridge / Kachemak Bay APC

Parent Parcel No.:	173-032-40
Legal Description:	Tract 1, Twin Creek, HM 78-98
Assessing Use:	Rural Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Grouped Plats Under The Consent Agenda*

ITEM #6 - Whisper Lake Subdivision Miller Addition Prather Replat

KPB File No.	2023-048
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	Larry Prather of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys Inc
General Location:	Ben Court, Sterling

Parent Parcel No.:	063-600-06 and 063-600-37
Legal Description:	Lot 1 Block 2, Replat of Whisper Lake Subdivision and Addition No 1 Tract B-1 Whisper Lake Subdivision Miller Addition
Assessing Use:	Tract B: Commercial Lot 1 Block 2: Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

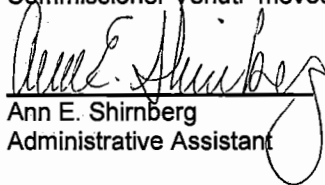
****Passed Under Grouped Plats Under The Consent Agenda***

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 Venuti moved to adjourn the meeting 6:39 P.M.


Ann E. Shirnberg
Administrative Assistant