

# Kenai Peninsula Borough

## Plat Committee

---

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

---

August 28, 2023  
7:00 PM  
APPROVED MINUTES

### A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00 p.m.

### B. ROLL CALL

#### *Plat Committee Members/Alternates*

Pamela Gillham, Kalifornsky/Kasilof District  
Jeremy Brantley, Ridgeway/Sterling/Funny River District  
Dawson Slaughter, South Peninsula District  
Franco Venuti, City of Homer

#### *Staff Present*

Robert Ruffner, Planning Director  
Vince Piagentini, Platting Manager  
Jenny Robertson, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 4-member committee in attendance, a quorum was present.

### Election of Officers

Commissioner Brantley nominated, seconded by Commissioner Slaughter, Commissioner Gillham for the position of Chairperson. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chairperson.

Commissioner Brantley nominated, seconded by Commissioner Venuti Commissioner Slaughter for the position of Vice-Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Slaughter was appointed Vice-Chairman.

### C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- \*3. Approval of Minutes
  - a. August 14, 2023 Plat Committee Meeting Minutes

- \*4. Grouped Plats
  - E3. W.R. Bell Subdivision; KPB File 2023-087

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 Brantley moved, seconded by Commissioner Slaughter to approve the agenda, the August 14, 2023 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	Brantley, Gillham, Slaughter, Venuti
No - 0	

**E. NEW BUSINESS**

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

**ITEM #1 – PRELIMINARY PLAT  
BIDARKI CREEK NO. 5**

<b>KPB File No.</b>	2022-160R1
<b>Plat Committee Meeting:</b>	August 28, 2023
<b>Applicant / Owner:</b>	McKennen & Rachael Lamb and Kristen Lamb Reilly all of Provo, Utah
<b>Surveyor:</b>	Tom Latimer / Orion Surveys
<b>General Location:</b>	Near mile 171 Sterling Highway, City of Homer

<b>Parent Parcel No.:</b>	175-250-12 and 175-250-13
<b>Assessor Description:</b>	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2012027 BIDARKI CREEK NO 4 TRACT 1 & 2
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential District
<b>Water / Wastewater</b>	City
<b>Exception Requested</b>	

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Tom Latimar; P.O. Box 15025, Fritz Creek, AK 99603: Mr. Latimar was the surveyor on this project and he made himself available for questions.

Kristen Lamb; 2795 Rolling Knolls Drive, Provo, UT 84604: Ms. Lamb is one of the landowners and made herself available for questions.

Lauren Karstens; P.O. Box 412, Homer AK, 99603: Ms. Karsten is a neighboring landowner and while she believes the new design is better, she still is not supportive of the proposed development.

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 Slaughter to grant preliminary approval to Bidarki Creek No. 5 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- 4	Brantley, Gillham, Slaughter, Venuti
No - 0	

**ITEM #2 – PRELIMINARY PLAT  
PACIFIC PARK SUBDIVISION BLAUVELT ADDITION**

<b>KPB File No.</b>	2023-088
<b>Plat Committee Meeting:</b>	August 28, 2023
<b>Applicant / Owner:</b>	Walter and Brandi Blauvet of Anchor Point, Alaska
<b>Surveyor:</b>	Dmitri Kimbrell / Fineline Surveys
<b>General Location:</b>	Anchor Point area / Anchor Point APC
<b>Parent Parcel No.:</b>	165-165-09
<b>Assessor Description:</b>	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 2004027 PACIFIC PARK LOT 9 BLK 1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site
<b>Exceptions Requested</b>	20.30.190(B)

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 Slaughter moved, seconded by Commissioner Brantley to grant preliminary approval to Pacific Park Subdivision Blauvelt Addition, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner Slaughter moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.190(B) – Lots – Dimensions, citing 1, 2, 3 & 6 in support of standards one, two and three.

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

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes- 4	Brantley, Gillham, Slaughter, 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	Brantley, Gillham, Slaughter, Venuti
No - 0	

**ITEM #3 - PRELIMINARY PLAT  
W.R. BELL SUBDIVISION**

<b>KPB File No.</b>	2023-087
<b>Plat Committee Meeting:</b>	August 28, 2023
<b>Applicant / Owner:</b>	Busby Enterprises, Chicken, AK
<b>Surveyor:</b>	Gary Nelson / Ability Surveys
<b>General Location:</b>	Alpine Way in Homer Alaska
<b>Parent Parcel No.:</b>	175-240-01
<b>Legal Description:</b>	Lot 1 Block 4 W R Bell Subdivision
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site
<b>Exception Requested</b>	None

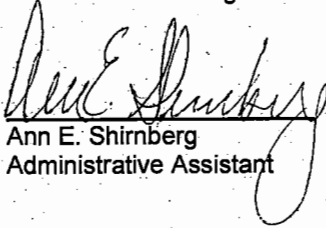
*\*Passed Under Grouped Plats Under the Consent Agenda*

**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 Slaughter moved to adjourn the meeting 7:21 P.M.



Ann E. Shirnberg  
Administrative Assistant