

Kenai Peninsula Borough

Plat Committee

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

October 9, 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, Kalifornsky/Kasilof District
Jeffrey Epperheimer, Nikiski District
Dawson Slaughter, South Peninsula District
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Borough Deputy Attorney
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.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Approval of Minutes
 - a. September 25, 2023 Plat Committee Meeting Minutes

- *4. Grouped Plats
 - E2. Silkok Creek Alaska Poindexter-Opperman Replat; KPB File 2023-100

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 Epperheimer to approve the agenda, the September 25, 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	Gillham , Epperheimer, 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
HETHERTON HOMESTEAD ACRES PHILLIPS ADDITION**

KPB File No.	2023-099
Plat Committee Meeting:	October 9, 2023
Applicant / Owner:	Billie Jean Hetherton Phillips of Palmer, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Happy Valley
Parent Parcel No.:	159-410-08
Legal Description:	T 2S R 14W SEC 29 Seward Meridian HM 0760035 Hetherton Homestead Acres Sub Tract 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.40

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 Epperheimer moved, seconded by Commissioner Venuti to grant preliminary approval to Hetherton Homestead Acres Phillip's 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 Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.40 Wastewater Review, citing findings 1-3 & 6 in support of standards one and two and findings 1-6 in support of standard 3.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

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

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

MAIN MOTION PASSED BY UNANIMOUS VOTE

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

**ITEM #2 - PRELIMINARY PLAT
SLIKOK CREEK ALASKA POINDEXTER-OPPERMAN REPLAT**

KPB File No.	2023-100
Plat Committee Meeting:	October 9, 2023
Applicant / Owner:	Aaron & Mellinee Poindexter and Michael and Martha Opperman all of Soldotna, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	City of Soldotna
Parent Parcel No.:	060-280-10 and 060-280-11
Legal Description:	T 5N R 11W SEC 36 Seward Meridian KN 0001361 Slikok Creek Alaska Sub Lot 3 and 4 Blk 2
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	On site
Exception Request	None

Passed Under the Consent Agenda*ITEM #3 - PRELIMINARY PLAT
PATSON PROPERTIES CUDE ADDITION**

KPB File No.	2023-101
Plat Committee Meeting:	October 9, 2023
Applicant / Owner:	SBC 2012 Family Trust of Soldotna, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Funny River / Funny River APC

Parent Parcel No.:	135-243-30, 135-243-31, and 135-243-32
Legal Description:	T 5N R 10W SEC 34 Seward Meridian KN 2020047 Patson Properties McBride Addn Lot 1, 2, and Tract A2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.30.190(A)

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 Epperheimer moved, seconded by Commissioner Venuti to grant preliminary approval to Patson Properties Cud 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 Epperheimer moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190(A) – Lot Dimensions, citing findings 1-6 & 9-12 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	Gillham, Epperheimer, Slaughter, Venuti
No - 0	

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

MAIN OTION PASSED BY UNANIMOUS VOTE

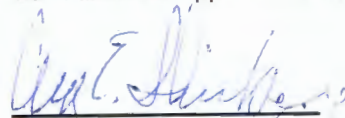
Yes- 4	Gillham, Epperheimer, Slaughter, Venuti
No - 0	

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 Epperheimer moved to adjourn the meeting 6:49 P.M.



Ann E. Shimberg
Administrative Assistant