

Kenai Peninsula Borough

Plat Committee

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

November 13, 2023
5:30 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 5:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope, Eastern Peninsula
Dawson Slaughter, South Peninsula District
Troy Staggs, City of Seward
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 5 members of a 5-member committee in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

- a. October 9, 2023 Plat Committee Meeting Minutes

*4. Grouped Plats

- E1. Anchor View Estates 2023 Addition; KPB File 2023-116
- E2. Baron Wood Subdivision 2023 Replat; KPB File 2023-105
- E4. Seward Original Townsite Verhey Replat; KPB File 2023-108
- E5. Townsite of Kasilof Pree Replat; KPB File 2023-117
- E9. Evenson Subdivision 2023 Replat; KPB File 2023-119
- E10. South Bend Bluff Estates 2023 Replat; KPB File 2023-112
- E11. Tuttle subdivision 2023 Replat; KPB File 2023-120
- E13. Peaceful Acres Redwine Addition; KPB File 2023-122
- E14. Shoreline Heights 2023 Addition; KPB File 2023-121
- E15. St. Luke Luther Church Replat; KPB File 2023-118

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 Slaughter moved, seconded by Commissioner Staggs to approve the agenda, the October 9, 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 - 5	Gillham, Morgan, Slaughter, Staggs, Venuti
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E. NEW BUSINESS

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

**ITEM #1 - PRELIMINARY PLAT
ANCHOR VIEW ESTATES 2023 ADDITION**

KPB File No.	2023-116
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Dmitri Kimbrell and Randy and Sarah Beller, all of Anchor Point, AK
Surveyor:	Dmitri Kimbrell / Fineline Surveys
General Location:	Anchor Point / Anchor Point APC
Parent Parcel No.:	165-450-12, 165-450-13, 165-450-14 and 165-450-15
Legal Description:	T 4S R 15W SEC 27 Seward Meridian HM 0760057 Anchor View Estates Sub Lots 10 through 13 Block 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #2 - PRELIMINARY PLAT
BARON WOOD SUBDIVISION 2023 REPLAT**

KPB File No.	2023-105
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Duke Hardcastle of Kenai, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	City of Kenai
Parent Parcel No.:	049-013-12 and 13
Legal Description:	T 5N R 11W SEC 4 Seward Meridian KN 0840191 Baron Wood Sub Lot 1 and 2
Assessing Use:	
Zoning:	Commercial and Residential
Water / Wastewater	City
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
MARYSVILLE 2023**

KPB File No.	2023-106
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Emmitt and Mary Trimble Joint Revocable Trust of Anchor Point, Alaska
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Anchor Point / Anchor Point APC
Parent Parcel No.:	169-040-40 and 41
Legal Description:	T 5S R 15W SEC 4 Seward Meridian HM 2007009 Marysville Sub No 4 Lot 7 and 8
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Community Water / On site Sewer
Exception Request	20.30.120

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 Staggs to grant preliminary approval to Marysville 2023, 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 Staggs to grant the exception request to KPB 20.30.120 – Street Width Requirements, citing findings 1, 3, 4 & 7 in support of standard one, findings 1, 3-7 in support of standards 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 - 5	Gillham, Morgan, Slaughter, Staggs, Venuti
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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	Gillham, Morgan, Slaughter, Staggs, Venuti
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**ITEM #4 - PRELIMINARY PLAT
SEWARD ORIGINAL TOWNSITE VERHEY REPLAT**

KPB File No.	2023-108
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Vanessa, Richard, and Janette Verhey all of Seward, Alaska
Surveyor:	Stacy Wessel / AK Land Surveying
General Location:	City of Seward
Parent Parcel No.:	149-060-39 and 149-060-42
Legal Description:	T 1S R 1W SEC 10 Seward Meridian SW 0000001 Original Townsite of Seward W1/2 Lots 26 & 27 Block 14 T 1S R 1W SEC 10 Seward Meridian SW 2003016 Original Townsite of Seward Shea Replat Lot 25A
Assessing Use:	Residential
Zoning:	Single-Family Residential (R1)
Water / Wastewater	On site
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
TOWNSITE OF KASILOF PREE REPLAT**

KPB File No.	2023-117
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Jon David Pree / Visalia, CA Kenai Peninsula Borough / Kenai, AK
Surveyor:	Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Old Town Kasilof / Kasilof area
Parent Parcel No.:	133-150-09, 133-150-10, 133-150-11 and 133-150-12
Legal Description:	T 3N R 11W SEC 30 Seward Meridian KN 0000000 US Survey 3564 Townsite Of Kasilof Lots 5-8 BLK 13 KNU03564
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT
TWO MOOSE CREEK RESERVE GOLDEN EAGLE AIRPARK UNIT 1**

KPB File No.	2023-113
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	East Road Services Inc of Homer, Alaska
Surveyor:	Kenton Bloom / Seabright Survey + Design
General Location:	Anchor Point / Anchor Point APC
Parent Parcel No.:	169-101-68
Legal Description:	T 5S R 15W SEC 2 & 11 Seward Meridian HM 2008083 Two Moose Creek Reserve Amended Tract B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.30.170

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Judy Orians; 35228 Sabea Circle, Anchor Point, AK, 99556: Ms. Orians was a neighboring landowner and wanted to make sure her property would not be negatively affected by the proposed subdivision.

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 Slaughter to grant preliminary approval to Two Moose Creek Reserve Golden Eagle Airpark Unit 1, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Staggs moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 2, & 4 in support of standard one, findings 1, 2, 4 & 5 in support of standard two and findings 1, 2, 4-6 in support of standard three.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Slaughter, Staggs, Venuti
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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	Gillham, Morgan, Slaughter, Staggs, Venuti
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**ITEM #7 - PRELIMINARY PLAT
WATERFRONT TRACTS RESUBDIVISION**

KPB File No.	2023-104
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	City of Seward of Seward, Alaska
Surveyor:	John Brady / Stantec Consulting Services Inc
General Location:	City of Seward
Parent Parcel No.:	149-200-12, 15, and 16
Legal Description:	T 1S R 1W SEC 10 Seward Meridian SW 0950013 Waterfront Tracts Tract 2A And T 1S R 1W SEC 10 Seward Meridian SW 0970018 Waterfront Tracts Mariculture Addition Tract 1A and 1B

Assessing Use:	Municipal and Commercial
Zoning:	Central Business and Institutional
Water / Wastewater	City
Exception Request	20.60.200(D)

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 Staggs to grant preliminary approval to Waterfront Tracts Resubdivision, 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 Staggs to grant the exception request to KPB 20.60.200(D) - Survey & Monumentation, citing findings 3-5 in support of standard one, findings 3&4 in support of standard two and findings 3-7 in support of standard three.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Slaughter, 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 -	Gillham, Morgan, Slaughter, Staggs, Venuti
No - 0	

**ITEM #8 - PRELIMINARY PLAT
BINGS LANDING SUBDIVISION GREGORY ADDITION**

KPB File No.	2023-110
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Kenneth Keys, Gregory and Lorelei Collins, Trust Agreement of Christine S Goetz and Trust Agreement of Bradley J Goetz, and Patrick and Sarah Roberts, all of Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Sterling

Parent Parcel No.:	065-082-58, 065-082-59, 065-082-60, 065-082-61, 065-210-65, 065-210-66, 065-210-67, 065-210-71, 065-210-72, 065-230-20, 065-230-21, and 065-230-22
Legal Description:	T 5N R 8W SEC 17 SEWARD MERIDIAN KN 0001778 Gregory Sub Addn No 4 Lots 7-12 Block 6 and Lots 3 and 4 Block 5 T 5N R 8W SEC 17 Seward Meridian KN 2000062 Bings Landing Sub Part Three Amended Tracts A, B, C, and D
Assessing Use:	Multiple Cabins and Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.30.030(A) and 20.30.170

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

James Hall, McLane Consulting; P.O. Box 468, Soldotna AK 99669: Mr. Hall 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 Slaughter to grant preliminary approval to Bings Landing Subdivision Gregory 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: Commissioner Staggs moved, seconded by Commissioner Slaughter to grant the exception request to KPB 20.30.030(A) Proposed Street Layout and 20.30.170 Block Length

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

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Slaughter, Staggs, Venuti
No - 0	

FINDING MOTION: Commissioner Venti moved, seconded by Commissioner Slaughter to attach findings 2, 3, 6 & 9 from the staff report in support of standards one, two and three.

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

FINDINGS MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Slaughter, Staggs, Venuti
No - 0	

ECEPTION REQUEST B: Commissioner Slaughter moved, seconded by Commissioner Staggs to grant the exception request to KPB 20.30.100 – Cul-de-sacs.

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

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Slaughter, Staggs, Venuti
No - 0	

FINDING MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs to attach findings 4, 5 & 8 from the staff report in support of standards one, two and three.

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

FINDINGS MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Slaughter, 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	Gillham, Morgan, Slaughter, Staggs, Venuti
No - 0	

**ITEM #9 - PRELIMINARY PLAT
EVENSON SUBDIVISION 2023 REPLAT**

KPB File No.	2023-119
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Royce Carrol of Chula Vista, CA
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Cobbler Lane Near Mile 1 Kalifornsky Beach Road / Kasilof area
Parent Parcel No.:	133-072-37

Legal Description:	T 03N R 12W SEC 24 Seward Meridian KN 2018068 Evenson Sub #2 Tract I
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #10 - PRELIMINARY PLAT
SOUTH BEND BLUFF ESTATES 2023 REPLAT**

KPB File No.	2023-112
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Scott and Dena Cunningham of Kenai, Alaska Daniel Presley and Jennifer Roberts of Soldotna, Alaska
Surveyor:	James Hall / McLane Consulting
General Location:	Kalifornsky
Parent Parcel No.:	055-423-06, 055-423-07, and 055-4230-78
Legal Description:	T 5N R 11W SEC 14 & 23 Seward Meridian KN 2002042 South Bend Bluff Estates Lot 6, 7, and 8 Blk 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #11 - PRELIMINARY PLAT
TUTTLE SUBDIVISION 2023 REPLAT**

KPB File No.	2023-120
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Mark and Sarah Rozak, of Kenai, Alaska and Shayne and Pepper Pond of Kasilof, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Moraine Vista Street / Kasilof area
Parent Parcel No.:	133-280-04, 133-280-14,
Legal Description:	T 3N R 11W SEC 19 Seward Meridian KN 0740097 Tuttle Resub Tracts B & C Tract B-4 and T 3N R 11W SEC 19 Seward Meridian KN 0740097 Tuttle Resub Tracts B & C Tract B-4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #12 - PRELIMINARY PLAT
HALL-EWING SUBDIVISION**

KPB File No.	2023-103
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Andre Ewing of Nikiski, Alaska Jonathan Hall, James Hall, and Joshua Hall all of Kenai, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Nikiski / Nikiski APC
Parent Parcel No.:	013-020-12 and 013-021-18

Legal Description:	T 8N R 11W SEC 22 SEWARD MERIDIAN KN GOVT LOTS 2 & 3 AND NE1/4 SW1/4 T 8N R 11W SEC 22
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.30.190(A)

Staff report given by Platting Manager Vince Piagentini. He noted the landowners requested to postpone action on this plat. Since public notice was given he recommend the committee open public comment.

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 Slaughter moved, seconded by Commissioner Staggs to grant 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 - 5	Gillham, Morgan, Slaughter, Staggs, Venuti
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**ITEM #13 - PRELIMINARY PLAT
PEACEFUL ACRES REDWINE ADDITION**

KPB File No.	2023-122
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	George Redwine of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Kalifornsky Area

Parent Parcel No.:	131-360-53
Legal Description:	T 4N R 11W SEC 34 Seward Meridian KN 2003016 Peaceful Acres Sub Jackson Replat #2 BLK 3 TRACT C1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #14 - PRELIMINARY PLAT
SHORELINE HEIGHTS 2023 ADDITION**

KPB File No.	2023-121
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Bryan Lowe of Kenai, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Pey Dr, Kenai / City of Kenai

Parent Parcel No.:	039-141-31, 039-141-32 & 039-141-33
Legal Description:	Tract A, B & C of Shoreline Heights 2014 Addition Phase 1
Assessing Use:	Vacant
Zoning:	Rural Residential (RR)
Water / Wastewater	City / Onsite
Exception Request	None

**Passed Under the Consent Agenda*

**ITEM #15 - PRELIMINARY PLAT
ST LUKE LUTHERAN CHURCH REPLAT**

KPB File No.	2023-118
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	St Luke Lutheran Church of the Unilateral Augsburg Confession of Kenai, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	North Kenai / Nikiski APC
Parent Parcel No.:	017-170-38 and 017-170-23
Legal Description:	T 6N R 12W SEC 14 Seward Meridian KN portion of Govt Lot 136 and 137 lying West of North Kenai RD
Assessing Use:	Institutional (southern) & Residential (northern)
Zoning:	Rural Unrestricted
Water / Wastewater	onsite
Exception Request	none

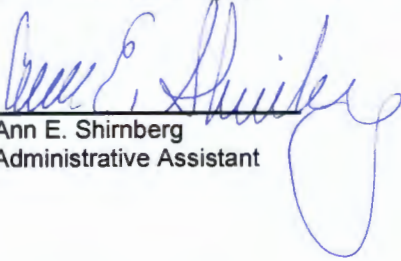
**Passed Under the Consent Agenda*

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 6:21 P.M.



Ann E. Shirnberg
Administrative Assistant