

Kenai Peninsula Borough Plat Committee

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

February 28 2022
6:00 PM
APPROVED MINUTES

A. CALL TO ORDER

Chair Brantley called the meeting to order at 6:00 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeremy Brantley, District 5 - Sterling
Pamela Gillham, District 1 – Kalifornsky
Robert Ruffner, District 7 – Central
Franco Venuti, City of Homer

Staff Present

Melanie Aeschliman, Planning Director
Julie Hindman, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3 Minutes

- a. February 14, 2022 Plat Committee Meeting Minutes

*4. Grouped Plats

Staff report by Julie Hindman.

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. – 3 Plats

2. Konovalof Lake Subdivision 2022 Addition; KPB File 2022-010
McLane Consulting Group / Brown
Location: Grayling Street
Remote
4. Golf Acres Subdivision 2022 Replat; KPB File 2022-014
Edge Survey & Design, LLC / Schoessler & Swanson
Location: Long Drive
City of Soldotna
6. Paces Pleasant Haven Subdivision Addition No. 3; KPB File 2022-013
Edge Survey & Design, LLC / KOA Family Trust
Location: Johns Circle & Paces Boulevard

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 Brantley 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 Ruffner moved, seconded by Commissioner Venuti to approve the agenda, minutes from the February 14, 2022 Plat Committee meeting 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	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

Chair Brantley asked Ms. Shirnberg to read into the record the procedure & rules for planning commission hearings.

AGENDA ITEM E. NEW BUSINESS

ITEM E2 - Konovalof Lake Subdivision 2022 Addition

KPB File No.	2022-010
Plat Committee Meeting:	February 28, 2022
Applicant / Owner:	Michael S and Leaha A. Brown of Kenai, Alaska
Surveyor:	James Hall / McLane Consulting, Inc
General Location:	Herring Road and Grayling Street, Nikiski

Parent Parcel No.:	017-327-04
Legal Description:	Tract 39, Konovalof Lake Subdivision Amended KN 86-203
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed by Consent Agenda*

ITEM E4 - Golf Acres Subdivision 2022 Replat

KPB File No.	2022- 014
Plat Committee Meeting:	February 28, 2022
Applicant / Owner:	Michael Schoessler and Heather Swanson of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey & Design
General Location:	Long Drive, City of Soldotna

Parent Parcel No.:	059-430-15, 059-430-16, and 059-430-17
Legal Description:	Lots 1-3, Block 3 Golf Acres Subdivision Plat KN 81-43
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	Onsite

**Passed by Consent Agenda*

ITEM E6 - PACES PLEASANT HAVEN SUBDIVISION ADDITION NO 3

KPB File No.	2022-013
Plat Committee Meeting:	February 28, 2022
Applicant / Owner:	KOA Family Trust of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey & Design
General Location:	John's Circle, City of Soldotna

Parent Parcel No.:	059-260-10
Legal Description:	N1/2 N1/2 NE1/4 SW1/4 of Section 28, Township 5 North, Range 10 West, excluding Pace's Pleasant Haven Addition No. 1 (Plat K-1654) and the west 303.4 feet
Assessing Use:	Residential
Zoning:	Commercial/Rural Residential
Water / Wastewater	Onsite

**Passed by Consent Agenda*

ITEM E1 – BARNETT'S SOUTH SLOPE SUBDIVISION EVANS ADDITION

KPB File No.	2022-015
Plat Committee Meeting:	February 28, 2022
Applicant / Owner:	Bryan and Ginny Evans of Homer, Alaska
Surveyor:	Tom Latimer / Orion Surveys
General Location:	South Slope Drive, East Tasmania Court, City of Homer

Parent Parcel No.:	177-020-44 and 177-020-45
Legal Description:	Lots 2 and 4, Block 2, Barnett's South Slope Subdivision, HM 77-61
Assessing Use:	Residential
Zoning:	Rural Residential District
Water / Wastewater	On site

Staff report given by Julie Hindman.

Chair Brantley opened the meeting for public comment.

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

Hearing no one else wishing to comment, public comment was closed and discussion was open among the commission.

MOTION: Commissioner Gillham moved seconded by Commission Ruffner to grant preliminary approval to Barnett's South Slope Subdivision Evans Addition, based on staff recommendations and compliance to borough code.

AMENDMENT MOTION: Commissioner Gillham moved, seconded by Commission Ruffner to grant exception request to KPB 20.30.120 – Street Width Requirement for E. Tasmania Court, subject to a 15-foot slope easement being granted, citing finding 2-10 in support of standards one, two and three.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	4	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

Commissioner Ruffner notice that the low area wetlands were not noted on the plat and asked staff if they will be noted on the final. Ms. Hindman replied that they would.

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	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

ITEM E3 - Riverview Deluxe Subdivision 2022 Replat

KPB File No.	2022-012
Plat Committee Meeting:	February 28, 2022
Applicant / Owner:	Rachael and Shawn Johnston of Anchorage, Alaska Kenai River Hideaway, LLC of Anchorage, Alaska
Surveyor:	James Hall / McLane Consulting Group
General Location:	W Riverview Avenue, City of Soldotna

Parent Parcel No.:	060-150-54 and 060-150-55
Legal Description:	Lots C2A and C2B Riverview Deluxe Subdivision Hunter Addition Plat KN86-105
Assessing Use:	Residential
Zoning:	Single Family/Two Family Residential District
Water / Wastewater	Water Onsite / Wastewater City

Staff report given by Julie Hindman.

Chair Brantley opened the meeting for public comment. Hearing no one wishing to comment, public comment was closed and discussion was open among the commission.

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	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

MOTION: Commissioner Ruffner moved, seconded by Commission Gillham to grant preliminary approval to Riverview Deluxe Subdivision 2022 Replat, based on staff recommendations and compliance to borough code.

AMENDMENT MOTION: Commissioner Ruffner moved, seconded by Commissioner Gillham to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio, citing finding 1-3 & 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:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	4	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

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	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

ITEM E5 - KENAITZE GOVERNMENT LOTS REPLAT

KPB File No.	2022-009
Plat Committee Meeting:	February 28, 2022
Applicant / Owner:	Kenaitze Indian Tribe of Kenai, Alaska
Surveyor:	Jason Young, Mark A. Aimonetti / Edge Survey and Design, LLC
General Location:	S Spruce Street, City of Kenai

Parent Parcel No.:	047-020-11, 047-020-17, and 047-021-99
Legal Description:	Government Lots 27, 28, 29, 32, 33, and portions of Government Lots 31 and 34
Assessing Use:	Commercial Vacant
Zoning:	General Commercial
Water / Wastewater	City

Staff report given by Julie Hindman.

Chair Brantley opened the meeting for public comment.

Jason Young, Edge Survey & Design, LLC; P.O. Box 208, Kasilof, AK 99610: Mr. Young was the surveyor on this project. He noted that he is working with the City of Kenai to resolve the title issues outlined in the staff report.

Hearing no one else wishing to comment, public comment was closed and discussion was open among the commission.

MOTION: Commissioner Gillham moved, seconded by Commissioner Ruffner to grant preliminary approval to Kenaitze Government Lots Replat, based on staff recommendations and compliance to borough code.

AMENDMENT MOTION: Commissioner Gillham moved, seconded by Commissioner Ruffner to grant exception request to KPB 20.30.030 – Proposed Street Layout Requirements, reasonable means of ingress for surrounding acreage tracts, citing findings 1, 3, 6, 7 & 11, in support of standards one, two and three.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	4	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

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	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

ITEM 7 - TOYON SUBDIVISION 2021 REPLAT

KPB File No.	2022-011
Plat Committee Meeting:	February 28, 2022
Applicant / Owner:	Kenaitze Indian Tribe of Kenai, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Mission Avenue, City of Kenai

Parent Parcel No.:	047-086-09 and 047-086-10
Legal Description:	Toyon Subdivision, Plat K-1592, Lots 1 and 2
Assessing Use:	Commercial / Lodge-Cabins
Zoning:	Townsite Historic
Water / Wastewater	City

Staff report given by Julie Hindman

Chair Brantley opened the meeting for public comment.

Jason Young, Edge Survey & Design, LLC; P.O. Box 208, Kasliof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

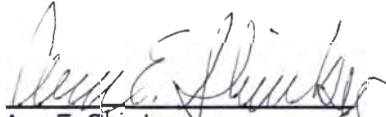
Hearing no one else wishing to comment, public comment was closed and discussion was open among the commission.

MOTION: Commissioner Venuti moved and was seconded by Commissioner Gillham to grant preliminary approval to Toyon Subdivision 2021 Replat, based on staff recommendations and compliance to borough code.

E. PUBLIC COMMENT - None

F. ADJOURNMENT

Commissioner Gillham moved to adjourn the meeting 6:41 P.M.


Ann E. Shimmberg
Administrative Assistant