

Kenai Peninsula Borough Plat Committee

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

April 11, 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

Julie Hindman, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3 Minutes

a. March 21, 2022 Plat Committee Meeting Minutes

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, the 3/21/22 Plat Committee meeting minutes.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes	4	No	0
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Yes	Brantley, Gillham, Ruffner, Venuti		
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E. NEW BUSINESS

Chair Brantley asked Ms. Shirnberg to read into the record the public hearing procedures

ITEM E1 - ALASKAN WILDWOOD EAST

KPB File No.	2021-126
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	Joe Balyeat of Bozeman, MT
Surveyor:	Andre Kaeppele, Buk Saliz / Fixed Height LLC
General Location:	Nikolaevsk / Anchor Point APC

Parent Parcel No.:	165-111-42
Legal Description:	SE1/4 SE1/4 Section 13, Township 4 South, Range 14 West. Parcel 2 of Plat Waiver Resolution 93-26 Amended, Serial Number 93-3636 HRD.
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On-site

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.

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 for Lot 4, citing findings 1-4 & 7-10 in support of standards one, two and three.

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		

ITEM E2 - MCCLAREN SUBDIVISION

KPB File No.	2016-083
Plat Committee	April 11, 2022
Meeting:	
Applicant / Owner:	Teri McClaren of Anchor Point, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Rosehip Drive, Anchor Point

Parent Parcel No.:	171-024-19
Legal Description:	Portion of S1/2 S1/2 in Section 19 lying west of Sterling Highway and east of Rosehip Drive and that portion of SW1/4 SW1/4 in Section 20 lying west of Sterling Highway
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

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.

MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti to grant exception request to KPB 20.40.040 – Conventional onsite soil absorption systems requirement for a soils analysis report for Lot 1, citing findings 1-7, 9-11 & 15 in support of standards one, two and three.

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		

ITEM E3 - TULCHINA POINTE ESTATES 2022 REPLAT

KPB File No.	2022-023
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	LittleKnife, Inc, Gale Smith, and Cody McLane, all of Soldotna, Alaska
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Authentic Road, Paper Birch Lane, Foster Avenue, Sterling area

Parent Parcel No.:	058-360-01, 058-360-58, 058-360-59, 058-360-62
Legal Description:	Lot 1 of Forest Hills Lookout Subdivision Amended (Plat KN 86-204) Lots 8, 9, & 15 of Tulchina Pointe Estates Subdivision Phase 2 Amended (Plat KN 2009-48)
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

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.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Gillham 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	No	0
Yes	Brantley, Gillham, Ruffner, Venuti		

ITEM E4 – TERRA BELLA SUBDIVISION

KPB File No.	2022-024
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	Terra Bella Properties, LLC of Anchorage, Alaska
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	West Fairview Avenue, City of Homer

Parent Parcel No.:	175-040-05
Legal Description:	SE1/4 SW1/4 of Section 18, Township 6 South, Range 13 West, excluding W Fairview Avenue dedication on Plat HM 88-52
Assessing Use:	Residential
Zoning:	Rural Residential District
Water / Wastewater	Lots will have City / Tract will be on site.

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.

MOTION: Commissioner Venuti moved, seconded by Commissioner Ruffner to grant preliminary approval to Terra Bella Subdivision, based on staff recommendations and compliance to borough code.

AMENDMENT: Commissioner Venuti moved, seconded by Commissioner Ruffner to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, citing findings 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		

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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

ITEM E5 – FORT RAYMOND SUBDIVISION REPLAT NUMBER 5

KPB File No.	2022-029
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	City of Seward, Alaska
Surveyor:	Stacy Wessel / AK Lands Land Surveying
General Location:	Sea Lion Avenue, City of Seward

Parent Parcel No.:	145-026-23
Legal Description:	6A-2 Fort Raymond Subdivision Replat Number 3, Plat SW 2012-12
Assessing Use:	Institutional
Zoning:	Institutional
Water / Wastewater	Municipal

Staff report given by Julie Hindman

Chair Brantley opened the meeting for public comment.

Courtney Bringhurst, Planner, City of Seward; 410 Adams Street, Seward AK 99664: Ms. Bringhurst made herself available for questions.

Stacy Wessel, Surveyor; AK Lands: Ms. Wessel was the surveyor on this project and she made herself available for any 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 Commissioner Venuti to grant preliminary approval to Fort Raymond Subdivision Replat Number 5, based on staff recommendations and compliance to borough code.

AMENDMENT: Commissioner Gillham moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.030 Proposed Street Layout Requirements & KPB 20.30.210 – Lots, Access to Street, subject to a 60-foot public access easement being recorded prior to finalization & the document being noted and depicted on the plat, citing finding 4-11 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:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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

ITEM E6 – TOWNSLEY SUBDIVISION

KPB File No.	2022-030
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	Billy Reynolds of Anchorage, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Kowakan Street and Allmon Avenue, Kalifornsky

Parent Parcel No.:	131-600-02
Legal Description:	S1/2 NE1/4 SE1/4 of Section 28, Township 4 North, Range 11 West, Seward Meridian
Assessing Use:	General Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

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.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Gillham to grant preliminary approval to Townsley Subdivision, 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		

TEM E7 – EVELYN'S CORNER

KPB File No.	2022-032
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	Evelyn Anderson (Vanmeter) of Kasilof, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Matson Street, Ahlrich Avenue, Wells Street, and Alexandria Avenue, Ninilchik

Parent Parcel No.:	185-513-01
Legal Description:	NW1/4 NW1/4, Section 10, Township 2 South, Range 12 West, excluding portions lying within the seismograph or other road right of way. (Tract 169 of Ninilchik Right of Way Map, HM 84-115)
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

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.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Gillham to grant preliminary approval to Evelyn's Corner, based on staff recommendations and compliance to borough code.

AMENDMENT: Commissioner Ruffner moved, seconded by Commissioner Gillham to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio for Tract 2 & Tract 3, citing findings 5-

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:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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

ITEM E8 – COOK ESTATES IVERSLEIE ADDITION

KPB File No.	2022-028
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	Scott Iverslie of Anchorage, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Landess Avenue, Sterling

Parent Parcel No.:	065-075-10
Legal Description:	Lot 2-2 Cook Estates No. 2, Plat KN 86-22
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

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.

MOTION: Commissioner Venuti moved, seconded by Commissioner Gillham to grant preliminary approval to Cook Estates Iverslie Addition, based on staff recommendations and compliance to borough code.

AMENDMENT: Commissioner Venuti moved, seconded by Commissioner Gillham, to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1-10 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:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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

ITEM E9 – STRAWBERRY ACRES SUBDIVISION 2022 REPLAT

KPB File No.	2022-025
Plat Committee Meeting:	April 11, 2022
Applicant / Owner:	Russell Wilson of Soldotna, Alaska and Anna Hall of Kenai, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Frogberry Street, outside Kenai City limits.

Parent Parcel No.:	025-142-08
Legal Description:	Tract 24, Strawberry Acres Subdivision, Plat KN 85-185
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

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.

MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti to grant preliminary approval to Strawberry Acres, based on staff recommendations and compliance to borough code.

AMENDMENT: Commissioner Gillham moved, seconded by Commissioner Venuti to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio, citing findings 4-9 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:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

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

F. PUBLIC COMMENT - None

G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting 7:18 P.M.

Ann E. Shirnberg
Administrative Assistant