

Kenai Peninsula Borough Plat Committee

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

April 25, 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
Blair Martin, District 2 – Kenai
Virginia Morgan, District 6 – East Peninsula
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. April 11, 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. He then requested that Ms. Hindman give the staff report for the grouped plats.

Ms. Hindman gave the staff report for the grouped plats and noted the following plats were contained in the report:

- E1. The Business Center Subd. 2022 Replat; KPB File 2022-039
- E7. Sterling Heights Subdivision 2022 Addition; KPB File 2022-037

Hearing no one wishing to comment, discussion was opened among the commission.

MOTION: Commissioner Venuti moved, seconded by Commissioner Gillham, to approve the agenda, the April 11, 2022 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	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

E. NEW BUSINESS

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

ITEM E1 - THE BUSINESS CENTER SUBDIVISION 2022 REPLAT

KPB File No.	2022-039
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	BEEZ LLC of Kenai, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Kenai Spur Highway and Knight Drive, City of Soldotna

Parent Parcel No.:	059-340-57 & 059-340-63
Legal Description:	Lot 1 The Business Center Subdivision Part 2, KN 85-151 and Tract 3-A Gerhart Homestead Subdivision 1996 Addition, KN 97-99
Assessing Use:	General Commercial and Residential
Zoning:	Commercial District
Water / Wastewater	City

**Passed - Grouped Plats Under the Consent Agenda*

ITEM E2 – HERRIN SUBDIVISION NO 5

KPB File No.	2022-042
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	Tammy McNeil and Scott Oldenberg both of Kasilof, AK
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design
General Location:	Mandy Court, Cache Street, Hidden Avenue, Cohoe

Parent Parcel No.:	133-112-26
Legal Description:	Tract 16 Herrin Subdivision KN 76-159
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

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

MOTION: Commissioner Morgan moved, seconded by Commissioner Gillham, to grant preliminary approval to Herrin Subdivision No. 5 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	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

ITEM E3 - BEAR RUN TRACT 2 REPLAT

KPB File No.	2022-043
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	James R. Cary of Homer, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Greer Road, Fritz Creek / Kachemak APC

Parent Parcel No.:	172-160-03
Legal Description:	Tract 2 of Bear Run Subdivision HM 74-984
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

Chair Brantley opened the meeting for public comment.

Gary Nelson, Ability Surveys; 152 Dehel Ave., Homer, AK 99603: Mr. Nelson 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 opened among the commission.

MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti, to grant preliminary approval to Bear Run Tract 2 Replat, based on staff recommendations and compliance to borough code.

AMENDMENT MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti, to grant exception request to KPB 20.25.080(E) – Current Certificate to Plat., citing findings 1-6 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	5	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

ITEM E4 - CROSSMAN RIDGEVIEW

KPB File No.	2022-044
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	Dan Endres of Greeley, CO and John C George of Barrow, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Diamond Ridge / Kachemak APC

Parent Parcel No.:	173-051-02
Legal Description:	The N1/2 NE1/4 Section 6, Township 6 South, Range 13 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

Chair Brantley opened the meeting for public comment.

Gary Nelson, Ability Surveys; 152 Dehel Ave., Homer, AK 99603: Mr. Nelson was the surveyor on this project and made himself available for questions. He noted that ADL 200045 granted a 100' wide utility easement that was not on the certificate of plat. He stated that he believed this easement stopped short of this property. He will talk with HEA and to determine exactly where this easement is located.

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

MOTION: Commissioner Venuti moved, seconded by Commissioner Morgan, to grant preliminary approval to Crossman Ridgeview, based on staff recommendations and compliance to borough code.

AMENDMENT MOTION: Commissioner Venuti moved, seconded by Commissioner Morgan, to grant

exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, subject to a 30' public access easement or dedicated right-of-way along the western boundary of Lot 6, citing findings 1-5 & 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:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

ITEM E5 - MCGAHAN-SCHILLING TRACTS 2022 ADDITION

KPB File No.	2022-031
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	McGahan Family Limited Partnership and Carmen McGahan all of Kenai, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Admiralty Drive, Montague Lane, Nikiski

Parent Parcel No.:	012-350-09
Legal Description:	Tract B McGahan-Schillings Tracts KN 98-56
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

Chair Brantley opened the meeting for public comment.

Dick Hamilton; P.O. Box 252, Willow, AK: Mr. Hamilton owns parcel 012-132-01 and has concerns about language in the notice. The notice stated that he would be required to match a right-of-way dedication. Ms. Hindman replied the language in the notices is standardized and this platting action would not affect him. Language in the notice regarding having to match a right-of-way dedication does not apply to him.

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

MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti, to grant preliminary approval to McGahan-Schilling Tracts 2022 Addition, based on staff recommendations and compliance to borough code.

AMENDMENT A MOTION: Commissioner Gillham moved seconded by Commissioner Morgan, to grant 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:

AMENDMENT A MOTION FAILED BY UNANIMOUS VOTE

Yes	0	
No	5	Brantley, Gillham, Martin, Morgan, Venuti

AMENDMENT B MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti, to grant exception request to KPB 20.30.190 – Lot Dimensions (3:1 depth to width ratio) for Tracts B7, B9 & B11, citing findings 6-9 in support of standards one, two and three.

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

AMENDMENT B MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

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

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

ITEM E6 - SADDLE RIDGE SUBDIVISION 2022 REPLAT

KPB File No.	2022-036
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	Douglas and Amy Baxter, Scott and Morgan Foster all of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Echo Lake Road, Saddleback Circle, Kalifornsky / Kalifornsky APC

Parent Parcel No.:	131-044-35, 131-044-42, & 131-044-43
Legal Description:	Lot 2 Saddle Ridge Subdivision KN 2017-81 and Lots 3A and 4A Saddle Ridge Subdivision Baxter Replat KN 2020-89
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report was given by Platting Specialist Julie Hindman.

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

MOTION: Commissioner Martin moved, seconded by Commissioner Venuti, to grant preliminary approval to Saddle Ridge Subdivision 2022 Replat, 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	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

ITEM E7 - STERLING HEIGHTS SUBDIVISION 2022 ADDITION

KPB File No.	2022-037
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	Tom Hibpshman of Sterling, AK
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Robinson Loop Road, McDowell Road, Sterling

Parent Parcel No.:	063-454-04
Legal Description:	Lot 4 Block 1 Sterling Heights Subdivision Addition No 2 KN 76-174
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed - Grouped Plat Under the Consent Agenda*

ITEM E8 - TATUM DENISE SUBDIVISION

KPB File No.	2021-122R1
Plat Committee Meeting:	April 25, 2022
Applicant / Owner:	Gene Friendshuh, Linda Friendshuh, and George Friendshuh all of Soldotna, AK
Surveyor:	James Hall / McLane Consulting
General Location:	Derks Lake Road, Sterling
Parent Parcel No.:	058-301-72, 058-320-45, 058-320-46, 058-320-47, 058-320-48, 058-320-49, & 058-320-50
Legal Description:	Lots 10-15 Tatum Subdivision KNJ 2021-15 and the SE1/4 Sec 14 and NE1/4 of Sec 23, T05N R10W, Seward Meridian, Alaska Excepting Denise Lake Estates Part One KN 86-124, Denise Lake Estates Part Two KN 94-27, Denise Lake Estates Part Three KN 97-18 and Denise Lake Estates Part Four KN 2007-55
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

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

MOTION: Commissioner Venuti moved, seconded by Commissioner Martin, to grant preliminary approval to Tatum Denise 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	5	Brantley, Gillham, Martin, Morgan, Venuti
No	0	

F. PUBLIC COMMENT - None**G. ADJOURNMENT**

Commissioner Martin moved to adjourn the meeting 7:16 P.M.

Ann E. Shirnberg
Administrative Assistant