

Kenai Peninsula Borough Plat Committee

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

June 27, 2022
6:30 PM
APPROVED MINUTES

A. CALL TO ORDER

Chair Brantley called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Jeremy Brantley, District 5 – Sterling
Diane Fikes, City of Kenai
Michael Horton, District 4 - Soldotna
Blair Martin, District 2 – Kenai
Virginia Morgan, District 6 – East Peninsula

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3 Minutes
a. June 13, 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 Martin moved, seconded by Commissioner Morgan, to approve the agenda and the June 13, 2022 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	5	Brantley, Fikes, Horton, Martin, Morgan
No	0	

E. NEW BUSINESS

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

ITEM E1 – HAPPY CREEK REPLAT

KPB File No.	2022-077
Plat Committee Meeting:	June 27, 2022
Applicant / Owner:	Clifford and Jana Johnson Investments, LLC of Mesa, Arizona and Rosemary Johnson of Anchor Point, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design LLC
General Location:	Hanks Mill Road, Sterling Highway / Happy Valley / Anchor Point APC

Parent Parcel No.:	159-112-01, 159-112-02, and 159-112-03
Legal Description:	Government Lots 1 and 2 lying west of the Old Sterling Highway, Portion of Government Lot 1 lying east of the Old Sterling Highway and Portion of NW1/4 NW1/4 in Section 8, portions of Government Lots 1 and 2 in section 7 and NW1/4 NW1/4 in Section 8.
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report was given by Platting Specialist Julie Hindman.

Chair Brantley 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 Horton moved, seconded by Commissioner Fikes to grant preliminary approval to Happy Creek 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, Fikes, Horton, Martin, Morgan
No	0	

ITEM E2 – SCENIC RIDGE LEE ADDITION

KPB File No.	2022-075
Plat Committee Meeting:	June 27, 2022
Applicant / Owner:	Bureau of Indian Affairs, Alaska and Traci Lee of Kenai, Alaska
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Margaret Drive / Nikiski

Parent Parcel No.:	013-145-02
Legal Description:	E1/2 NW1/4 of Section 32 Township 8 North Range 11 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

Staff report was given by Platting Specialist Julie Hindman.

Chair Brantley opened the item for public comment.

Karen McGahan; 54025 Kenai Spur Hwy., Kenai, AK 99611: Mrs. McGahan requested that a note be placed on the plat that Ken Street is a private road and should not be considered a legal access for the property.

Richard McGahan; 54025 Kenai Spur Hwy., Kenai, AK 99611: Mr. McGahan requested that a note be placed on the plat that Ken Street is a private road and should not be considered a legal access for the property.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Martin moved, seconded by Commissioner Fikes to grant preliminary approval to Scenic Ridge Lee Addition, based on staff recommendations and compliance to borough code.

AMENDMENT MOTION A: Commissioner Martin moved, seconded by Commissioner Fikes, to grant exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements, continuation or projection of right-of-way, and KPB 20.30.170 – Block Length Requirements, citing findings 1-7 in support of standards one, two and three.

Commissioner Horton asked staff if this exception request was directly related to the issue of legal access to the property. Ms. Hindman replied this exception was requested so that the landowners would not be required to continue dedication of Ken Street & Margaret Drive, beyond what they are proposing. They would also not be required to have an east/west dedication to make the block compliant.

Chair Brantley asked staff to confirm that this platting action has nothing to do with Margaret Drive or Ken Street access issues. Ms. Hindman replied that is correct. She then noted that she had found the deed that refers to the Ken Street access and she would recommend anyone wishing to use Ken Street for access have legal counsel review the deed to verify that it is a legitimate access.

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

AMENDMENT MOTION A PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Martin, Morgan
No	0	

AMENDMENT MOTION B: Commissioner Martin moved, seconded by Commissioner Fikes to grant exception request to KPB 20.30.200 – Lots, Minimum Size and KPB 20.30.210 – Lots, Access to Street and KPB 20.40 – Wastewater Disposal, requirement for soils analysis report for Lot 1, citing findings 2-5 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 B PASSED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Martin, Morgan
No	0	

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

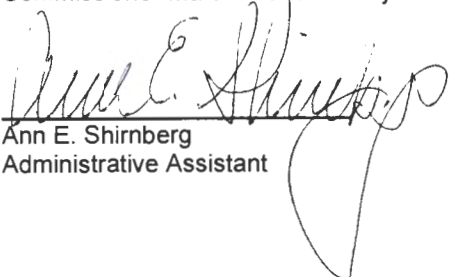
MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	5	Brantley, Fikes, Horton, Martin, Morgan
No	0	

F. PUBLIC COMMENT - None

G. ADJOURNMENT

Commissioner Martin moved to adjourn the meeting 6:58 P.M.



Ann E. Shirnberg
Administrative Assistant