

Kenai Peninsula Borough

Plat Committee

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

August 8, 2022
5:30 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
Troy Staggs, City of Seward
Franco Venuti, City of Homer

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant
Rhonda Foster-Deskins, LMD Administrative Assistant

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3 Minutes

- a. July 18, 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 he then asked Platting Specialist Julie Hindman to give the staff report for the grouped plats.

Platting Specialist Julie Hindman gave the staff report for the grouped plated and noted the following plats were containing in the report.

- 2. Fritz Creek Acres 2022 Replat; KPB File 2022-095
Seabright Surveying / Gamble, Sealevel Inc.
Location: Mushroom Street & East End Road
Fritz Creek Area / Kachemak Bay APC
- 3. Moose Range Meadows Frawner Addition; KPB File 2022-104
McLane Consulting Group / Frawner
Location: Keystone Drive
Sterling Area
- 4. McReed Subdivision 2022 Replat; KPB File 2022-097
Johnson Surveying / Harne, Habe
Location: Cohoe Loop Road
Cohoe Area

5. Canyon View 2022; KPB File 2022-034
 Ability Surveys / Reutov, Basargin
 Location: East End Road & Canyon View Road
 Fox River Area / Kachemak Bay APC

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

MOTION: Commissioner Gillham moved, seconded by Commissioner Staggs to approve the agenda, the July 18, 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	4	Brantley, Gillham, Staggs, Venuti
No	0	

E. NEW BUSINESS

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

ITEM E1 - Fisherwood Place 2022 Replat

KPB File No.	2022-107
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Keyton Allen and Anne Lydette Kieffer and Angelo Jim and Donna Toci all of Anchor Point, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	Anchor Point / Anchor Point APC
Parent Parcel No.:	165-250-18 and 77
Legal Description:	Lot 4 Fisherwood Place Subdivision HM 76-68 and Lot 3B, Toci Tracts HM 2006-53
Assessing Use:	Residential and Commercial
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 Staggs moved, seconded by Commissioner Gillham, to grant preliminary approval to Fisherwood Place 2022 Replat based on staff recommendations and compliance to borough code.

EXCEPTION A: Commissioner Staggs moved, seconded by Commissioner Gillham, to grant exception request to KPB 20.40 – Wastewater Review, citing findings 1-3 in support of standards one, two and three.

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

EXCEPTION A PASSED BY UNANIMOUS VOTE

Yes	4	Brantley, Gillham, Staggs, Venuti
No	0	

EXCEPTION B: Commissioner Staggs moved, seconded by Commissioner Gillham, to grant exception request to KPB 20.30.120 – Street Width, citing findings 2-7 in support of standards one, two & three.

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

EXCEPTION B PASSED BY UNANIMOUS VOTE

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

ITEM E2 - Fritz Creek Acres 2022 Replat

KPB File No.	2022-095
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Sean Maryott of Homer, AK Edward & Barbara Gamble of Homer, AK
Surveyor:	Kenton Bloom / Seabright Survey + Design
General Location:	East End Road, Mushroom Road, Fritz Creek
Parent Parcel No.:	172-200-04,05,16 & 17
Legal Description:	Mushroom St, SW1/4 SW1/4 S28-T5S-R12W SM North of East End Rd West of Mushroom St Fritz Creek Acres HM 77-37, & S1/2 NW1/4 SW1/4 S28-T5S-R12W SM West of Tract C Fritz Creek Acres HM 77-37 East of Tract D & E Fritz Creek Acres Addn. HM 78-105 & Lots 1 & 2 Block 1 Fritz Creek Acres HM 77-37
Assessing Use:	Residential / Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Well / Existing Wastewater System on file

**Passed Under Grouped Plat On The Consent Agenda*

ITEM 3 - Moose Range Meadows Frawner Addition

KPB File No.	2022-104
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Earl and Ann Frawner of Anchorage, AK
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Sterling
Parent Parcel No.:	135-260-02, 135-260-26
Legal Description:	Lot 1 Block 2 Moose Range Meadows Subdivision Phase II KN 86-137 Tract B-5 Moose Range Meadows Subdivision Phase II, R.V. Addition KN 96-3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Grouped Plat On The Consent Agenda*

ITEM 4 - McReed Subdivision 2022 Replat

KPB File No.	2022-097
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	David and Patricia Harne and Gary and Maureen Habe all of Kasilof, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Cohoe

Parent Parcel No.:	137-010-42 and 71
Legal Description:	Tract B2 McReed Subdivision 2021 Replat KN 2021-86 Tract D McReed Tracts KN 93-12
Assessing Use:	Residential Improved Land and Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On site

**Passed Under Grouped Plat On The Consent Agenda*

ITEM E5 - CANYON VIEW 2022

KPB File No.	2022-034
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Evdokia Reutov & Petro Basargin both of Homer, Alaska
Surveyor:	Gary Nelson / Ability Surveys
General Location:	East End Road and Canyon View Road, Fox River / Kachemak APC

Parent Parcel No.:	185-330-08
Legal Description:	Lot 9 Canyon View No. 2 (HM86-90)
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Public water / onsite wastewater

**Passed Under Grouped Plat On The Consent Agenda*

ITEM E6 - Whiskey Gulch Lot 4 Replat

KPB File No.	2022-106
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Richard and Loretta Stapel of Anchor Point, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Anchor Point / Anchor Point APC

Parent Parcel No.:	165-083-15
Legal Description:	Lot 4 Whiskey Gulch Subdivision HM 78-15
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman. Mr. Nelson was the surveyor on this project. Ms. Hindman noted that the surveyor on the project, Gary Nelson requested that the commission approve his exception request to KPB. 20.40 – Wastewater Disposal. He believed that the findings he submitted with his exception request should have been included in the staff report. Ms. Hindman then noted that his letter & request had been included in the meeting packet and desk packet materials.

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.

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Gillham to grant preliminary approval to Whiskey Gulch Lot 4 Replat, based on staff recommendations and compliance to borough code.

EXCEPTION A: Commissioner XX moved, seconded by Commissioner XX to grant exception request to KPB 20.40 – Wastewater Disposal.

Commissioner Brantley noted that he had reviewed the surveyor's comments in the packet materials and that he feels comfortable vote in favor of the surveyor's exception request. He believed that the findings outlined by the surveyor would support approval of the exception request.

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

EXCEPTION A PASSED BY UNANIMOUS VOTE

Yes	4	Brantley, Gillham, Staggs, Venuti
No	0	

MOTION: Commissioner Staggs moved, seconded by Commissioner Venuti to attach findings A1-A5 as identified in Surveyor Gary Nelson's email dated August 4, 2022 contained in the desk packet materials, in support of the exception request.

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

MOTION PASSED BY UNANIMOUS VOTE

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

ITEM E7 - Crane-France Subdivision

KPB File No.	2022-096
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Alan and Jo Ann Crane and Dan France all of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Sterling
Parent Parcel No.:	063-181-26 and 063-850-04
Legal Description:	NW ¼ SE ¼ and Government Lot 6 T05N R09W S31, Excepting therefrom Dykema Subdivision Plat No KN 2005-23
Assessing Use:	Residential Dwelling
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 Staggs moved, seconded by Commissioner Gillham, to grant preliminary approval to Crane-France Subdivision, based on staff recommendations and compliance to borough code.

EXCEPTION A: Commissioner Staggs moved, seconded by Commissioner Gillham to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1-4 in support of standards one, two and three.

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

EXCEPTION A PASSED BY UNANIMOUS VOTE

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

ITEM E8 - McCollum Tract 2022 Addition

KPB File No.	2022-108
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Northwest Development Inc of Kenai, AK
Surveyor:	John Segesser/ Segesser Surveys Inc
General Location:	Salamatof
Parent Parcel No.:	017-130-54
Legal Description:	Tract 1 McCollum Tract 1999 Addition KN 2000-64
Assessing Use:	General Commercial
Zoning:	Commercial District
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 Staggs moved, seconded by Commissioner Gillham to grant preliminary approval to McCollum Tract 2022 Addition, based on staff recommendations and compliance to borough code.

EXCEPTION A: Commissioner Staggs moved, seconded by Commissioner Gillham to grant exception request to KPB 20.30.190 – Lot Dimensions, Width to Depth Ratio, citing finding 3 in support of standards one, two and three.

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

EXCEPTION A PASSED BY UNANIMOUS VOTE

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

ITEM E9 - The Great Alaska Fish Camp No 2

KPB File No.	2022-109
Plat Committee Meeting:	August 8, 2022
Applicant / Owner:	Great Alaska Fish Camp Inc of Poulsbo, WA
Surveyor:	John Segesser/ Segesser Surveys Inc
General Location:	Sterling

Parent Parcel No.:	065-012-01 and 02
Legal Description:	Government Lot 12 and that portion of Government lots 5 & 8 lying south of the Sterling Hwy except that portion per W/D 376 @ 281
Assessing Use:	General Commercial and Residential Vacant
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 Staggs moved, seconded by Commissioner Gillham to grant preliminary approval to the Great Alaska Fish Camp No. 2, based on staff recommendations and compliance to borough code.

EXCEPTION A: Commissioner Staggs moved, seconded by Commissioner Gillham to grant exception request to KPB 20.30.190 – Lot Dimensions, Depth to Width Ratio 1:3, citing finding 2 in support of standards one, two and three.

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

EXCEPTION A PASSED BY UNANIMOUS VOTE

Yes	4	Brantley, Gillham, Staggs, Venuti
No	0	

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

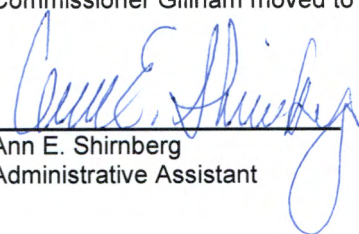
MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes	4	Brantley, Gillham, Staggs, Venuti
No	0	

F. PUBLIC COMMENT - None

G. ADJOURNMENT

Commissioner Gillham moved to adjourn the meeting 6:38 P.M.


Ann E. Shirnberg
Administrative Assistant