

Kenai Peninsula Borough

Plat Committee

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

August 22, 2022
6:00 PM
APPROVED MINUTES

A. CALL TO ORDER

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

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, District 1 – Kalifornsky

Michael Horton, District 4 - Soldotna

Dawson Slaughter, District 9 – South Peninsula

Troy Staggs, City of Seward

Franco Venuti, City of Homer

Staff Present

Vince Piagentini, Platting Manager

Julie Hindman, Platting Specialist

Walker Steinhage, Deputy Borough Attorney

Ann Shirnberg, Planning Administrative Assistant

Rhonda Foster-Deskins, LMD Administrative Assistant

Election of Officers

Commissioner Venuti nominated, seconded by Commissioner Slaughter, Commissioner Gillham for the position of Chairman. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chairman.

Commissioner Slaughter nominated, seconded by Commissioner Staggs, Commissioner Venuti for the position of Vice Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Venuti was appointed Vice-Chairman.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3 Minutes

- a. August 8, 2022 Plat Committee Meeting Minutes

Chair Gillham 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 Ms. Hindman to give the staff report for the grouped plats.

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

- 4. Kirkland Subdivision; KPB File 2022-115
Geovera, LLC / Kirkland
Location: Sterling Highway
Happy Valley Area

5. Echo Lake Hills Subdivision Endries Addition; KPB File 2022-116
Segesser Surveys / Endries
Location: Independence Avenue & Echo Lake Road
Kalifornsky Area / Kalifornsky APC
7. Salamatof Air Park Alcan 2022 Replat; KPB File 2022-117
Segesser Surveys / Alcan Ventures Limited
Location: Joe Luy Court, Bismark Court, Citabria St. & Lower Salamatof Ave.
Salamatof Area

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

MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to approve the agenda, the August 8, 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	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

E. NEW BUSINESS

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

ITEM E1 - BROWN'S ACRE ESTATES

KPB File No.	2022-088R1
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Anchorage Development and Construction LLC of Anchorage, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Lopez Avenue, Foster Avenue, Sterling

Parent Parcel No.:	058-350-22
Legal Description:	Tract A, Brown's Acres Subdivision 2021 KN 2021-76
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham 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 Venuti moved, seconded by Commissioner Horton, to grant preliminary approval to Brown's Acre Estates, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Venuti moved, seconded by Commissioner Horton, to grant exception request to KPB 20.30.030(A) – Proposed street layout requirements & KPB 20.30.170 – Block Length, extension of Foster Ave., Lopez Ave., & the dedication of the west section line easement, citing findings 7-12 in support of standards one, two and three.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E2 - HOPE LAKE SUBDIVISION 2022 REPLAT

KPB File No.	2022-112
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	James & Jannette Kimes of Seward, AK Alexander Hillman & Dominique Kruth of Anchorage, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Gruber Road, Hopeful Circle, Kalifornsky

Parent Parcel No.:	131-330-41 and 131-461-13
Legal Description:	Lot 4A-1 Hope Lake Subdivision 2017 Addition KN 2018-33 and Tract 4A Gruber Subdivision Kimes Replat KN 2006-49
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

Chair Gillham opened the item for public comment.

Jerry Johnson, Surveyor; P.O. Box 27, Anchor Point, AK 99556: Mr. Johnson requested that the turnaround on J&J Street be moved due to terrain issues. He would like the turnaround moved to the bottom of the hill. He also requested that no turnaround be required on Binger Road due to the location of some structures. He felt it would be difficult to take a cul-de-sac bulb on Binger Road out of the Kimes property. He noted that there is another plat in the works that involves a lot along Binger Road and the Kimes lot, it would make more sense to get a cul-de-sac dedication from that plat.

Jeanette Kimes, Petitioner; P.O. Box 981, Soldotna, AK 99669: Ms. Kimes noted that where staff was recommending a turnaround made little sense as the terrain is very steep. She then made herself available for any questions.

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

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter, to grant preliminary approval to Hope Lake Subdivision 2022 Replat, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST A MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs, to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio for proposed Tract 4A-1, 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:

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST B MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs, to grant exception request to KPB 20.30.120 – Street Width Requirements for Swanson Drive, citing findings

2-8 in support of standards one, two and three.

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

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Commissioner Horton asked staff if an exception request would be needed to move the location of the turnaround on J&J Street. Ms. Hindman replied that it would not require an exception request, the committee could amend staff's recommendation and approve the surveyor's recommendation to move the turnaround area on J&J Street, based on terrain issues.

AMENDMENT MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to amend staff's recommendation to move the location of the turnaround on J&J Street based on the field survey.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MAIN MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Ms. Hindman brought to the attention of the committee that Mr. Johnson had also requested an exception request to remove the requirement of a turnaround on Binger Road.

Chair Gilman asked for a motion for reconsideration to include the new exception request.

MOTION TO RECONSIDER: Commissioner Horton moved, seconded by Commissioner Venuti to reconsider the preliminary approval for Hope Lake Subdivision 2022 Replat.

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

MOTION TO RECONSIDER PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST C MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.100 – Cul-de-sacs, for the removal of a turnaround area at end of Binger road.

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

EXCEPTION REQUEST C MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Ms. Hindman informed the commission that she had developed findings in support of this exception request. Chair Gillham asked her to read them into the record. Ms. Hindman read into the record the following findings:

1. Binger Road is not currently constructed within the dedication.
2. Binger Road is not currently used for access to the subdivision.
3. The road was previously vacated with no request for a turnaround area.
4. Roads Department and CES received copies and did not make a request.
5. Binger Road is dedicated at 60 feet wide and can be used for turnarounds.
6. Surveyor noted that the owners do wish to further subdivide and dedications can be required that meet the needs of the new lots at that time.

Chair Gillham asked if there any discussion regarding the finding. She then asked if motion makers and the committee agreed to attaching these findings.

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

MOTION TO ATTACH THE SIX FINDINGS PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E3 - KINGS COVE

KPB File No.	2022-105
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Caryn Lee Giliam of Anchorage, AK
Surveyor:	James Hall / McLane Consulting
General Location:	Highbush Lane, City of Kenai

Parent Parcel No.:	045-160-19
Legal Description:	Government Lots 4 & 5 and the NE1/4 NW1/4 NE1/4 of S 34 T 6N R11W
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham opened the item for public comment.

Caryn Giliam, Petitioner; 5014 E. 145th Avenue, Anchorage, AK 99516: Ms. Giliam made herself available for any questions.

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

MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant preliminary approval to Kings Cove, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter, to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 4-12 in support of standards one, two and three.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E4 - KIRKLAND SUBDIVISION

KPB File No.	2022-115
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Kevin Kirkland of Saint George, UT
Surveyor:	Steve Smith / Geovera LLC
General Location:	Happy Valley

Parent Parcel No.:	159-080-19
Legal Description:	Portion of Government Lot 3 lying west of the Sterling Highway
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

***Passed Under Consent Agenda**

ITEM E5 - ECHO LAKE HILLS SUBDIVISION ENDRIES ADDITION

KPB File No.	2022-116
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Aron Endries of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Echo Lake Road and Independence Avenue, Kalifornsky

Parent Parcel No.:	131-670-49
Legal Description:	Lot 3-B2 Echo Hills Subdivision No. 9, Plat KN 91-54
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

***Passed Under Consent Agenda**

ITEM E6 – QUARTZ CREEK SUBDIVISION OUTFITTER WAY REPLAT

KPB File No.	2022-060R1
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Kenai Peninsula Borough and Three Bears Alaska, Inc.
Surveyor:	John Segesser / Segesser Surveys
General Location:	Cooper Landing / Cooper Landing APC

Parent Parcel No.:	119-124-17, 119-124-18, and 119-124-19
Legal Description:	Tracts A, B, and C of Quartz Creek Subdivision Plat No SW 94-11
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham opened the item for public comment.

Marcus Mueller, KPB Land Management Officer: Mr. Mueller gave a brief history behind this project and made himself available for questions.

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

MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter, to grant preliminary approval to Quartz Creek Subdivision Outfitters Way Replat, based on staff recommendations and

compliance to borough code.

EXCEPTION REQUEST A MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to *KPB 20.60.060 – Easement Requirements*, granting of 10 feet along dedicated rights-of-way, *KPB 20.30.190 – Lot Dimension*, minimum depth is less than 100 feet, and *KPB 20.30.200 – Lots Minimum Size*, for Tracts A2, B2, and C2, citing findings 5, 7-12 & 14 in support of standards one, two and three.

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

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST B MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.60.050 – Dedication and construction of anadromous waterbody crossings, citing findings 6-18 in support of standards one, two and three.

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

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E7 - SALAMATOF AIR PARK ALCAN 2022 REPLAT

KPB File No.	2022-117
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Alcan Ventures Limited of Vernon, BC
Surveyor:	John Segesser / Segesser Surveys
General Location:	Citabria Street, Lower Salamatof Avenue, Salamatof
Parent Parcel No.:	017-254-34, 017-254-35, 017-254-36, 017-254-37, 017-254-38, 017-254-39, 017-254-40, 017-254-41, 017-254-42, 017-254-43, 017-254-44, and 017-254-45
Legal Description:	Lots C1 through C12 Salamatof Air Park Alcan Addition No 2, KN 2009-14
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

***Passed Under Consent Agenda**

ITEM E8 - YODER SUBDIVISION

KPB File No.	2022-113
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Calvin and Judith A. Yoder of Sterling, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Scout Lake Loop Road, Sterling
Parent Parcel No.:	063-141-46
Legal Description:	N1/2 SE1/4 SE1/4 Section 14 Township 5 North Range 9 West
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham 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 move, seconded by Commissioner Slaughter, to grant preliminary approval to Yoder Subdivision, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter, to grant exception request to *KPB 20.30.030 – Proposed Street Layout Requirements* for the continuation of D Bear Drive and *KPB 20.30.170 – Block Length Requirements*, citing findings 4-10 in support of standards one, two and three.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

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

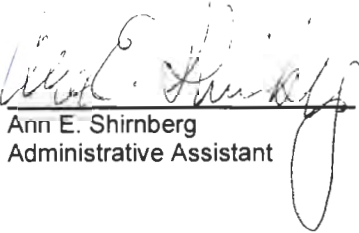
MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

F. PUBLIC COMMENT - None

G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting 7:17 P.M.


Ann E. Shirnberg
Administrative Assistant