

# Kenai Peninsula Borough Plat Committee

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

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September 12, 2022  
6:30 PM  
APPROVED MINUTES

## A. CALL TO ORDER

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

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Pamela Gillham, District 1 – Kalifornsky  
Jeremy Brantley, District 5 – Sterling/Funny river  
Dawson Slaughter, District 9 – South Peninsula  
Troy Staggs, City of Seward

### *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

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

### \*3 Minutes

- a. August 22, 2022 Plat Committee Meeting Minutes

Chair Gillham asked Platting Manager Vince Piagentini to give the staff report for the grouped plats.

Platting Manager Vince Piagentini gave the staff report for the grouped plats and noted the following plats were containing in the report.

E2. Kasilof Alaska Subdivision 2022 Replat; KPB File 2022-119  
Johnson Surveying / Renner & Oldham  
Location: Old Setnetter Drive  
Kalifornsky Area

E4. O'Rourke Subdivision Matranga Addition; KPB File 2022-124  
Segesser Surveys / Matranga  
Location: Lodgepole Street, Highliner Street & Irish Hills Avenue  
Kalifornsky Area

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

**MOTION:** Commissioner Brantley moved, seconded by Commissioner Staggs to approve the agenda, the August 22, 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, Slaughter, Staggs
No	0	

**E. NEW BUSINESS**

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

**ITEM E1 - HAMM SUBDIVISION**

<b>KPB File No.</b>	2022-120
<b>Plat Committee Meeting:</b>	September 12, 2022
<b>Applicant / Owner:</b>	George and Karen Hamm
<b>Surveyor:</b>	Stephen Smith, Geovera, LLC
<b>General Location:</b>	East End Road, Homer

<b>Parent Parcel No.:</b>	174-192-05
<b>Legal Description:</b>	Prt of E1/2 SW1/4 Sec 11-T6S-R13W SM, South of East End Rd, Exc Puffin Acres Subd, Puffin Acres No 2 and Northern Enterprises No 2 and Exc portion conveyed to SOA DOT in Bk 316 Pg 19
<b>Assessing Use:</b>	Residential / Commercial
<b>Zoning:</b>	East End Mixed Use District
<b>Water / Wastewater</b>	City Water and Sewer

Staff report was given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

George Hamm: 3505 East End Road, Homer, AK 99603: Mr. Hamm is the applicant and asked about the final design of the plat as he was unclear about the approval process and has several questions regarding the plat design. Staff answered his questions and encouraged Mr. Hamm to contact his surveyor with any additional questions. Chair Gillham asked him if he was comfortable moving forward with the plat being granted preliminary approval and Mr. Hamm stated that he was.

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

**MOTION:** Commissioner Brantley moved, seconded by Commissioner Staggs, to grant preliminary approval to Hamm 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	Brantley, Gillham, Slaughter, Staggs
No	0	

**ITEM E2 - KASILOF, ALASKA SUBDIVISION 2022 REPLAT**

<b>KPB File No.</b>	2022-119
<b>Plat Committee Meeting:</b>	September 12, 2022
<b>Applicant / Owner:</b>	Rosemary M Renner and Darrel Oldham of Kasilof, Alaska
<b>Surveyor:</b>	Jerry Johnson, Johnson Surveying
<b>General Location:</b>	Old Setnetter Drive, Kalifornsky

<b>Parent Parcel No.:</b>	131-120-40 & 131-120-41
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<b>Legal Description:</b>	Lots 5 & 6 Block 1 Kasilof Alaska Subdivision Amended, KN 83-166
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

*\*Passed Under The Consent Agenda*

#### ITEM E3 - LEVAN-STERLING SUBDIVISION

<b>KPB File No.</b>	2022-125
<b>Plat Committee Meeting:</b>	September 12, 2022
<b>Applicant / Owner:</b>	Mel Levan of Kodiak AK
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Misty Morning Avenue, Sterling area

<b>Parent Parcel No.:</b>	063-330-47
<b>Legal Description:</b>	NE1/4 NW1/4 Section 12, Township 5 North, Range 9 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential
<b>Water / Wastewater</b>	Onsite

Staff report was given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Mary Gordon: 34395 Thorpe Court, P.O. Box 281, Sterling, AK 99672: Ms. Gordon is a neighboring landowner and she wanted to know what the applicant's development plans were for this lot. Planning Director Robert Ruffner replied that borough code does not require that the applicant submitted development plans with a subdivision petition. The plat committee is only tasked with approving the subdivision plat.

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

**MOTION:** Commissioner Brantley moved, seconded by Commissioner Staggs, to grant preliminary approval to Levan-Sterling 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	Brantley, Gillham, Slaughter, Staggs
No	0	

#### ITEM E4 - O'ROURKE SUBDIVISION MATRANGA ADDITION

<b>KPB File No.</b>	2022-124
<b>Plat Committee Meeting:</b>	September 12, 2022
<b>Applicant / Owner:</b>	Gregory & Teresa Matranga / Soldotna, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Irish Hills Avenue / Kalifornsky Area

<b>Parent Parcel No.:</b>	133-032-34
<b>Legal Description:</b>	Tract A in O'Rourke Subdivision KRD 76-44
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential
<b>Water / Wastewater</b>	Onsite

*\*Passed Under The Consent Agenda*

**ITEM E5 - THE LADY L RANCH**

<b>KPB File No.</b>	2022-123
<b>Plat Committee Meeting:</b>	September 12, 2022
<b>Applicant / Owner:</b>	David and Rebecca Short of Soldotna, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Jackson Avenue, Kalifornsky

<b>Parent Parcel No.:</b>	131-591-34
<b>Legal Description:</b>	SE1/4 NW1/4 Section 28 Township 4 North Range 11 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential
<b>Water / Wastewater</b>	Onsite

Staff report was given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment.

Tim Staebell; 29655 Kowakan Street, Soldotna, AK 99669: Mr. Staebell is a landowner in the neighborhood and wanted to know if the new street dedications on this plat were public or private roads. Mr. Piagentini replied that they were public dedications.

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

**MOTION:** Commissioner Staggs moved, seconded by Commissioner Brantley, to grant preliminary approval to The Lady L Ranch, 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**

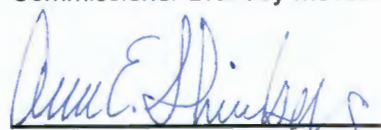
Yes	4	Brantley, Gillham, Slaughter, Staggs
No	0	

**F. PUBLIC COMMENT**

Chair Gillham asked if there was anyone from the public who would like to comment on anything not appearing on the agenda. No one wished to comment.

**G. ADJOURNMENT**

Commissioner Brantley moved to adjourn the meeting 7:11 P.M.

  
 Ann E. Shirnberg  
 Administrative Assistant