

C. CONSENT AGENDA

***7. Minutes**

a. January 22, 2024 Planning Commission Meeting

Kenai Peninsula Borough Planning Commission

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

January 22, 2024
7:30 P.M.
UNAPPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Chair Brantley called the meeting to order at 7:30 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeremy Brantley, Ridgeway/Sterling District
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope District
Dawson Slaughter, South Peninsula District
Charlene Tautfest, City of Soldotna
Franco Venuti, City of Homer
Diane Fikes, City of Kenai
Troy Staggs, City of Seward

With 9 members of a 9-member seated commission in attendance, a quorum was present.

Staff Present

Samantha Lopez, Acting Planning Director
Walker Steinhage, Borough Deputy Attorney
Vince Piagentini, Platting Manager
Marcus Mueller, Land Management Officer
Morgan Aldridge, Resource Planner
Jennifer Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

***7. Minutes**

- a. January 8, 2024 Planning Commission meeting minutes.

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. He then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Chair Brantley brought it back to the commission for a motion.

MOTION: Commissioner Staggs moved, seconded by Commissioner Epperheimer to approve the consent and regular agendas.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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AGENDA ITEM E. NEW BUSINESS

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

**ITEM #1 - RIGHT OF WAY VACATION
VACATE THE EASTERNMOST APPROXIMATELY 30-FOOT PORTION OF
GLACIER AVENUE WEST RIGHT-OF-WAY**

KPB File No.	2024-KPB 002V
Planning Commission Meeting:	January 22, 2024
Applicant / Owner:	Chris & Simone Owens / Sterling Alaska
Surveyor:	None
General Location:	Sterling Area
Legal Description:	Glacier Road between Lot 1A Jimmee Lake Sub #2 KN 2017-79 and W1/2 NW1/4 NE1/4 Sec 14 T5N R9W SM AK

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley open the item for public comment.

Chris Owens; P.O. Box 972, Sterling, AK 99672: Mr. Owens is the applicant and requested that the commission approve his petition.

Michael Lund; P.O. Box 1214, Sterling, AK 99672: Mr. Lund is a neighboring landowner and spoke in support of approving this vacation.

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

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Staggs to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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**ITEM #2 - RIGHT OF WAY VACATION
VACATE OUTSIDE WAY RIGHT-OF-WAY AND ASSOCIATED UTILITY EASEMENTS
LOCATED BETWEEN LOT 4 BLOCK 18 ORIGINAL TOWNSITE OF KENAI KN-2970 AND
LOT 5A BLOCK 18 KENAI TOWNSITE OILERS ADDITION KN93-11**

KPB File No.	2024-004V
Planning Commission Meeting:	January 22, 2024
Applicant / Owner:	Peninsula Oilers Baseball Club Inc. / Kenai, Alaska
Surveyor:	Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Cook Ave & Main St in Kenai Alaska
Legal Description:	Outside Way between Lot 4 Blk 18 Original Townsite of Kenai and Lot 5A Blk 18 Kenai Townsite Oilers Addition

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley open the item for public comment.

Jason Young; P.O .Box 59, Kasilof, AK 99610: Mr. Young was the on 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 commission.

MOTION: Commissioner Staggs moved, seconded by Commissioner Gillham to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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**ITEM #3 - UTILITY EASEMENT ALTERATION
VACATE PLATTED UTILITY EASEMENTS ON SOUTH LINE OF LOT 4-B, NORTH LINE OF LOT 4-C,
SOUTHEAST CORNER OF LOT 4-C AND SOUTHEAST CORNER OF LOT 4-D**

KPB File No.	2024-003V
Planning Commission Meeting:	January 22, 2024
Applicant / Owner:	Bruce & Jaemi Jose of Soldotna Alaska
Surveyor:	Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Tundra Rose Circle in Kalifornsky area

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley open the item for public comment.

Jason Young; P.O .Box 59, Kasilof, AK 99610: Mr. Young was the on 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 commission.

MOTION: Commissioner Staggs moved, seconded by Commissioner Gillham to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations, citing findings 1-5 in the staff report, and subject to the two conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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**ITEM #4 – CONDITIONAL USE PERMIT
FOR THE CONSTRUCTION AND REPLACING A CULVERT & ADDING FILL TO THE ROADWAY
WITHIN THE 50-FOO HABITAT PROTECTION DISTRICT OF TYONEK CREEK**

Planning Commission Resolution	2024-02
Planning Commission Meeting:	January 22, 2024
Applicant / Owner:	Tyonek Tribal Council
KPB Tax Parcel ID:	211-153-08
General Location:	Tyonek Area

Legal Description:	T 11N R 11W SEC 14 SM AN PORTION NW1/4 SEC 14 LYING SOUTH OF AREA KNOWN AS TYONEK CHIP MILL & CAMP FACILITY EXCLUDING USS 194 TRACT A
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Staff report given by Resource Planner Morgan Aldridge.

Chair Brantley open the item for public comment.

Irene Turletes; 582 East 36th Avenue, Suite 500, Anchorage, AK: Ms. Turletes works for HDR and she is attending to represent the applicant the Tyonek Tribal Council. She made herself available for questions.

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

MOTION: Commissioner Staggs moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2024-02, granting a conditional use permit pursuant to KPB 21.18 for the culvert replacement and placement of fill within the 50-foot Habitat Protection District of Tyonek Creek.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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**ITEM #5 – STREET NAMING RESOLUTION 2024-01
RENAMING BARBARA DRIVE, A JUMP STREET (ESN 451)**

Street Naming Resolution	2024-01
Planning Commission Meeting:	January 22, 2024
Petitioner	Kenai Peninsula Borough
Existing ROW Name	Barbara Drive
Proposed New Names	N. Barbara Drive & S. Barbara Drive
Total Number of Lots	23
E911 Addresses	17
Community	Ninilchik

Staff report given by Acting Planning Director Samantha Lopez.

Chair Brantley open the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Epperheimer to adopt Street Naming Resolution 2024-01, renaming a certain right-of-way within Section 26 & 27, Township 01 South, Range 14 West, to N. Barbara Drive & S. Barbara Drive.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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**ITEM #6 – ORDINANCE 2024-01
AUTHORIZING A NEGOTIATED LEASE WITH TRAYLOR BRO., INC.**

Staff report given by Land Management Agent Aaron Hughes.

Chair Brantley open the item for public comment.

Alex Altman; Traylor Brothers; P.O. Box 910, Cooper Landing, AK 99572; Mr. Altman made himself available for questions.

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

MOTION: Commissioner Morgan moved, seconded by Commissioner Staggs to forward to the Assembly a recommendation to adopt Ordinance 2024-01, authorizing a negotiated lease with Traylor Bros., Inc. for a temporary craft worker housing site in support of the Sterling Highway MP 45-60 Construction Project near Cooper Landing.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham report that the committee reviewed and granted preliminary approval to three plats.

AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

Chair Brantley 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

AGENDA ITEM K. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 8:24 P.M.

Ann E. Shirnberg
Administrative Assistant