

# Kenai Peninsula Borough Planning Commission

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

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October 10, 2022  
7:30 P.M.  
APPROVED 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, District 5 – Sterling/Funny River  
Diane Fikes, City of Kenai  
Pamela Gillham, District 1 – Kalifornsky  
John Hooper, District 3 – Nikiski  
Michael Horton, District 4 – Soldotna  
Blair Martin, District 2 – Kenai  
Virginia Morgan, District 6 – East Peninsula  
Troy Staggs, City of Seward  
Dawson Slaughter, District 9 – South Peninsula  
David Stutzer, District 8 - Homer  
Charlene Tautfest, City of Soldotna  
Franco Venuti, City of Homer

With 12 members of a 12-member seated commission in attendance, a quorum was present.

*Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Deputy Borough Attorney  
Vince Piagentini, Platting Manager  
Julie Hindman, Platting Specialist  
Ann Shirnberg, Planning Administrative Assistant  
Rhonda Foster-Deskins, LMD Administrative Assistant.

**AGENDA ITEM C.      CONSENT & REGULAR AGENDAS**

**\*2.      Planning Commission Resolutions**

- a. PC Resolution 2022-44
- b. SN Resolution 2022-03

**\*3.      Plats Granted Administrative Approval**

- a. Cohoe Estates Subd 2021 Addition; KPB File 2021-117
- b. Herrin Subdivision Red Lake Replat; KPB File 2022-042
- c. Murray Subdivision 2022 Replat; KPB File 2021-154
- d. Townsley Subdivision; KPB File 2022-030

**\*6. Commissioner Excused Absences**

- a. City of Seldovia, Vacant
- b. District 7 – Central, Vacant

**\*7. Minutes**

- a. September 26, 2022 Planning Commission meeting minutes.

Chair Brantley asked if anyone wished to speak to any of the items on the consent agenda.

Hearing no one wishing to comment Chair Brantley brought it back to the commission for a motion.

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

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 12	Brantley, Fikes, Gillham, Horton, Hooper, Martin, Morgan, Slaughter, Staggs, Stutzer, Tautfest, Venuti
No - 0	

**AGENDA ITEM E. NEW BUSINESS**

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

**ITEM E1. BUILDING SETBACK ENCROACHMENT PERMIT  
LOT 15 BLOCK 5 LAKE VIEW TERRACE NO 2 (KN 87-33)**

<b>KPB File No.</b>	2022-143
<b>Planning Commission Meeting:</b>	October 10, 2022
<b>Applicant / Owner:</b>	Tim & Kathy Crumrine Trust of Lakewood, CO
<b>Surveyor:</b>	None
<b>General Location:</b>	Holly Avenue, Sterling

<b>Parent Parcel No.:</b>	063-292-01
<b>Legal Description:</b>	Lot 15 Block 5 Lake View Terrace No. 2, Plat KN 87-33
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

David Bunce; P.O. Box 226, Sterling, AK 99610: Mr. Bunce stated that the staff report outlined their request clearly. He then made himself available for any questions from the commission.

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 Fikes to adopt PC Resolution 2022-45 granting a build setback encroachment permit to Lot 15, Block 5 Lake View Terrace #2, Plat KN 87-33.

Chair Brantley noted that it was nice to see this permit request being sought before the building of a structure.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 12	Brantley, Fikes, Gillham, Horton, Hooper, Martin, Morgan, Slaughter, Staggs, Stutzer, Tautfest, Venuti
No - 0	

**ITEM E2 - RIGHT OF WAY VACATION  
60-FOOT-WIDE CICCONE STREET RIGHT OF WAY AND ASSOCIATED UTILITY EASEMENTS**

<b>KPB File No.</b>	2022-136V
<b>Planning Commission Meeting:</b>	October 10, 2022
<b>Applicant / Owner:</b>	Jim & Debbie Wann Family Trust of Clam Gulch, AK Anthony & Kathleen Ciccone of Houston, TX
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Russell Avenue, Clam Gulch
<b>Legal Description:</b>	Ciccone Street between Lot 8A Clam Gulch Heights 2011 Addition KRD 2011-60 and Lots 11 & 12 Clam Gulch Heights, Glendening 1979 Subdivision of Tracts 12, 13, 14, 15, 16, 17 18 KRD 18-135, Kenai Recording District, Section 28, Township 2 North, Range 12 West Seward Meridian

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

James Wann, Applicant; P.O. Box 269, Kasilof, AK 99568: Mr. Wann stated he was working with ACS regarding the equipment they had in the right-of-way. He spoke with the reviewing engineer from ACS this morning and he has agreed to grant them a 10' easement where the existing equipment is located. ACS has agreed to this solution and no longer opposes this vacation.

Commissioner Fikes asked for the name of the reviewing engineer at ACS that he spoke with. Mr. Wann replied that it was Eoiwo Olewniczak.

Jerry Johnson, Surveyor; P.O. Box 27, Clam Gulch, AK 99568: Mr. Johnson was the surveyor on this project and he made himself available for any 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 Slaughter to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, subject to staff recommendations and compliance with borough code.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 12	Brantley, Fikes, Gillham, Horton, Hooper, Martin, Morgan, Slaughter, Staggs, Stutzer, Tautfest, Venuti
No - 0	

**AGENDA ITEM F. PLAT COMMITTEE REPORT**

Commissioner Gillham reported the plat committee reviewed & granted preliminary approval to 3 plats.

**AGENDA ITEM G.**

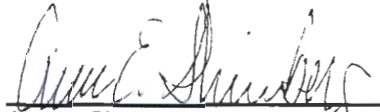
- a. Annual Presentation related to KPB 21.18 – Presented by Kenai River Center Manager Sam Lopez.

**AGENDA ITEM H. PUBLIC COMMENT/PRESENTATIONS**

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 Gillham moved to adjourn the meeting at 8:19 PM.

  
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Ann E. Shirnberg  
Administrative Assistant