

Kenai Peninsula Borough Planning Commission

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

**JUNE 10, 2024
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, Ridgeway/Sterling District
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Dawson Slaughter, South Peninsula District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Diane Fikes, City of Kenai
Troy Staggs, City of Seward
Charlene Tautfest, City of Soldotna

With 8 members of a 9-member seated commission in attendance, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Deputy Borough Attorney
Morgan Aldridge, Planner
Aaron Hugh, Land Management Officer
Jennifer Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

- *3. Plats Granted Administrative Approval**
 - a. ASLS No. 2021-37 North Fork Micro AG Subdivision; KPB File 2022-158
 - b. Forest Hills Lookout Boulder Heights Addition; KPB File 2019-117

- *4. Plats Granted Final Approval**
 - a. Section Line Easement Vacation Plat Associated with Lot 1 Forest Hills Lookout Subdivision Amended KN 86-204 & NE ¼ NE ¼ Section 35 T05N R10W KPB File 2019-121
 - b. Tagala Subdivision 2024 Replat; KPB File 2024-020

- *6. Commissioner Excused Absences**
 - a. Franco Venuti, City of Homer

- *7. Minutes**
 - a. May 28, 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 Slaughter 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 - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest |
| Absent – 1 | Venuti |

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 – CONDITIONAL USE PERMIT
INSTALLING A PRIVACY FENCE WITHIN THE 50’ HPD OF THE KENAI RIVER**

| | |
|-------------------------------------|----------------------------------|
| PC Resolution No. | 2024-08 |
| Planning Commission Meeting: | June 10, 2024 |
| Applicant / Land Owner: | Travis Moulton |
| Contractor | Kent Tompkins; J& B Construction |
| Tax Parcel ID No. | 055-37-033 |
| Physical Address: | 35860 Luau Street |

Staff report given by Planner Morgan Aldridge

Chair Brantley opened the item for public comment.

Mike & Lindsi Sibble; 35900 Luau Street, Soldotna, AK 99669: The Sibbles are neighboring landowners and spoke in opposition to approving the permit. They expressed concerns related to obstructing views of the river and potential issues with wildlife obstruction.

Jim Ward; 35935 Luau Street, Soldotna, AK 99669: Mr. Ward is a neighboring landowner and spoke in opposition to approving the permit. He expressed concerns related to obstructing views of the river and potential issues with wildlife obstruction.

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

MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs to adopt Planning Commission Resolution 2024-08 granting a conditional use permit pursuant to KPB 21.18 for the construction of a fence within the 50’ Habitat Protection District of the Kenai River.

Commissioner Gillham stated that she understood the concerns related to wildlife obstruction. With the proposed fence going all the way down to the river she can see how an animal could get trapped in the fenced area which could be dangerous. She stated it would have been helpful if the applicant had been present to address these concerns. She also understands that code allows for fences in the HPD so the applicant is within their rights to want to install a fence.

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

MOTION PASSED BY UNANIMOUS VOTE:

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|-----------|--|
| Yes - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest |
| Absent -1 | Venuti |

**ITEM #2 – RESOLUTION 2024-XX
AUTHORIZING THE ACQUISITION OF REAL PROPERTY LOCATED IN
KACHEMAK SELO, ALASKA FOR FUTURE SCHOOL PURPOSES**

Staff report given by Land Management Office Aaron Hughes.

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 Slaughter to forward to the assembly a recommendation to adopt Resolution 2024-XX authorizing the acquisition of real property located in Kachemak Selo, Alaska for future school purposes.

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

MOTION PASSED BY UNANIMOUS VOTE:

| | |
|------------|--|
| Yes - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest |
| Absent – 1 | Venuti |

**ITEM #3 - ORDINANCE 2024-11
AMENDING KPB CHAPTER 21.29 RELATING TO CONSOLIDATED MATERIAL EXTRACTION
WITHIN MATERIAL SITE PERMITS**

Staff report given by Planning Director Robert Ruffner.

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 Slaughter moved, seconded by Commissioner Staggs to forward to the assembly a recommendation to adopt Ordinance 2024-11, amending KPB Chapter 21.29 relating to consolidated material extraction within material site permits and also support the two proposed amendments to the ordinance.

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

MOTION PASSED BY UNANIMOUS VOTE:

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|------------|--|
| Yes - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest |
| Absent - 1 | Venuti |

AGENDA ITEM F. PLAT COMMITTEE REPORT

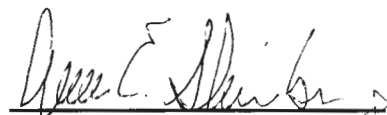
Commissioner Gillham report that the committee reviewed and granted preliminary approval to 11 plats.

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

Tim Navarre; Kenai Peninsula Coordinated Public Transit-Human Service Transportation Plan; Mr. Navarre briefed the commission on the purpose and status of this plan.

AGENDA ITEM K. ADJOURNMENT

Commissioner Gillham moved to adjourn the meeting at 8:29 P.M.


 Ann E. Shimberg
 Administrative Assistant