

C. CONSENT AGENDA

***7. Minutes**

a. November 13, 2023 PC Meeting Minutes

Kenai Peninsula Borough Planning Commission

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

November 13, 2023
7:30 P.M.
UNAPPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:30 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

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

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Borough Deputy Attorney
Vince Piagentini, Platting Manager
Madeline Quainton, Platting Specialist
Ryan Raidmae, Borough Planner
Jennifer Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

- *3. Plats Granted Administrative Approval**
 - a. Granross Grove 2022 Replat; KPB File 2022-134
 - b. Patsy's Creek 2022 Replat; KPB file 2022-073
 - c. Puffin Acres 2023; KPB file 2023-046
 - d. Quartz Creek Subdivision 2023 Addition; KPB file 2023-034

- *4 Plat Granted Final Approval**
 - a. Foster Lake Subdivision 2023 Replat; KPB File 2023-077
 - b. Stephens Subdivision Whitcomb Replat; KPB File 2023-049

- *6. Commissioner Excused Absences**
 - a. Jeremy Brantley, Ridgeway/Sterling District

- *7. Minutes**
 - a. October 23, 2023 Planning Commission meeting minutes.

Vice-Chair Gillham asked Ms. Shirnberg to read the consent agenda items into the record. Vice-Chair Gillham then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Vice-Chair Gillham 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	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

AGENDA ITEM E. NEW BUSINESS

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

ITEM #1 – ORDINANCE 2023-25
Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option
Zoning District & Amending KPB 21.46.040

Ordinance No.	Ordinance 2023-25
Planning Commission Meeting:	November 13, 2023
Applicant:	Patrick Hall, AK Department of Natural Resources
Land Owner:	AK Department of Natural Resources
Parcel ID No.	159-180-22
General Location:	About MP 149.5 of the Sterling Highway, Anchor Point Alaska, 99556
Legal Description:	T03S R15W SEC 36 Seward Meridian HM W1/2 SW1/4 Lying West of the Sterling Hwy.
Zoning:	Rural Unrestricted

Staff report given by Planner Ryan Raidmae.

Vice-Chair Gillham open the item for public comment. Seeing and hearing no one wishing else wishing to comment, public comment was closed and discussion was open among the commission

MOTION: Commissioner Venuti moved, seconded by Commissioner Staggs to forward to the assembly a recommendation to adopt Ordinance 2023-25: Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option Zoning District & Amending KPB 21.46.040.

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

MOTION PASSED BY UNANIMOUS VOTE:

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

ITEM #2 - RIGHT OF WAY VACATION
RAPPE PARK SUBDIVISION VACATE PORTION OF PARK ROAD AND SARA JANE STREET

KPB File No.	2023-114V
Planning Commission Meeting:	November 13, 2023
Applicant / Owner:	Louis and Stacy Oliva of Nikiski, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Park Road and Sara Jane Street, Nikiski, Nikiski APC
Parent Parcel No.:	013-410-37, 013-410-53, and 013-410-69
Legal Description:	Government Lot 17 of Section 34 Township 8N Range 11W

Staff report given by Platting Manager Vince Piagentini.

Vice-Chair Gillham open the item for public comment.

James Hall, McLane Consulting Group; P.O. Box 468, Soldotna, AK 99669: Mr. Hall was the surveyor on this project and 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 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 six 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 - 8	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**ITEM #3 - RIGHT OF WAY VACATION
VACATE A PORTION PAULK AVENUE AND ASSOCIATED UTILITY EASEMENTS**

KPB File No.	2023-115V
Planning Commission Meeting:	November 13, 2023
Applicant / Owner:	Jody Asimakopoulos of Soldotna, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Kalifornsky
Parcels No.:	055-370-28
Legal Description:	<u>T 5N R 10W SEC 30 Seward Meridian KN 0880056 Jake Estates Sub Salmon Nest Addn Lot 6C Block 2</u>

Staff report given by Platting Manager Vince Piagentini.

Vice-Chair Gillham open the item for public comment

Jody Asimakopoulos; P.O. Box 1958, Soldotna, AK 99669: Ms. Asimakopoulous is the applicant and made herself available for questions.

Commissioner Epperheimer noted according to the aerial view map it appeared there would be buildings in the setback where the new cul-de-sac bulb was to be located. Platting Specialist Quanton replied that if there were any setback encroachments created by the relocated cul-de-sac bulb they would be grandfathered in and the grandfathered encroachment would be noted on the plat.

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

AGENDA ITEM F. PLAT COMMITTEE REPORT

Vice-Chair Gillham report that the committee reviewed fifteen preliminary plats. Fourteen plats were

granted preliminary approval and action on one plat was postponed.

AGENDA ITEM G. OTHER

1. 2024 Planning Commission Meeting Dates
Commissioners approved the 2024 PC Meeting calendar.
2. Planning Commission Bylaw Review
Commissioner requested that this item be put back on the December 11, 2023 PC meeting agenda.

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

Vice-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

AGENDA ITEM K. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 8:11 P.M.

Ann E. Shirnberg
Administrative Assistant