

## **C. CONSENT AGENDA**

### **\*7. Minutes**

**a. February 13, 2023 Planning Commission Meeting Minutes**

# 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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February 13, 2023  
7:30 P.M.  
**UNAPPROVED MINUTES**

## **AGENDA ITEM A.**      **CALL TO ORDER**

Chair Brantley called the meeting to order at 7:40 p.m.

## **AGENDA ITEM B.**      **ROLL CALL**

### *Commissioners Present*

Pamela Gillham, District 1 – Kalifornsky  
Blair Martin – District 2, Kenai  
John Hooper, District 3 – Nikiski  
Jeremy Brantley, District 5 – Sterling/Funny River  
Virginia Morgan – District 6, East Peninsula  
Franco Venuti, City of Homer  
Diane Fikes, City of Kenai  
Troy Staggs, City of Seward

With 8 members of a 12-member seated commission in attendance, a quorum was present.

### *Staff Present*

Robert Ruffner, Acting Planning Director  
Marcus Mueller, Land Management Officer  
Walker Steinhage, Deputy Borough Attorney  
Vince Piagentini, Platting Manager  
Julie Hindman, Platting Specialist  
Morgan Aldridge, Planner  
Ann Shirnberg, Planning Administrative Assistant

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

- \*6. Commissioner Excused Absences**
- a. David Stutzer, District 8 – Homer
  - b. Dawson Slaughter, District 9 – South Peninsula
  - c. Michael Horton, District 4 - Soldotna
  - d. Charlene Tautfest, City of Soldotna
  - e. City of Seldovia, Vacant
  - f. District 7 – Central, Vacant

**\*7. Minutes**

- a. January 23, 2023 Planning Commission meeting minutes.

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record.

Chair Brantley 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 Gillham 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 - 8	Brantley, Fikes, Gillham, Hooper, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Tautfest

**AGENDA ITEM E.      NEW BUSINESS**

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

**ITEM E1 - UTILITY EASEMENT ALTERATION**

**VACATE A PORTION OF A 40-FOOT-WIDE UTILITY EASEMENT ASSOCIATED WITH TRACT B-2C OF MULLEN HOMESTEAD SUBDIVISION SOLDOTNA CREEK ADDITION, PLAT KN 2015-47**

<b>KPB File No.</b>	2023-007V
<b>Planning Commission Meeting:</b>	February 13, 2023
<b>Applicant / Owner:</b>	City of Soldotna
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Designs, LLC
<b>General Location:</b>	Near the Mullen Drive and Kenai Spur Highway intersection, City of Soldotna

Staff report given by Platting Manager Vince Piagentini.

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 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 adopting and incorporating by reference findings 1-10, 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	Brantley, Fikes, Gillham, Hooper, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Tautfest

**ITEM E2 - RIGHT OF WAY VACATION**

**VACATE A PORTION OF MCNAMARA COURT CUL-DE-SAC BULB**

<b>KPB File No.</b>	2023-009V
<b>Planning Commission Meeting:</b>	February 13, 2023
<b>Applicant / Owner:</b>	George and Laurel Lastinger of Soldotna, Alaska
<b>Surveyor:</b>	Jason Schollenberg
<b>General Location:</b>	Royce Street, McNamara Court, Funny River, Funny River APC
<b>Legal Description:</b>	McNamara Court, McNamara Acres Subdivision, Plat KN 81-151

Staff report given by Platting Manager Vince Piagentini.

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 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 compliance to borough code.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 8	Brantley, Fikes, Gillham, Hooper, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Tautfest

**ITEM E3 – CONDITIONAL USE PERMIT  
PC RESOLUTION 2023-04**

<b>KPB File No.</b>	2023-04
<b>Planning Commission Meeting:</b>	February 13, 2023
<b>Applicant</b>	Alaska Department of Transportation and Public Facilities
<b>Mailing Address</b>	4111 Aviation Avenue, Anchorage, AK 99516-6900
<b>Legal Description</b>	ADOT Right-of-Way (ROW) Easement, Cooper Landing, AK
<b>Physical Address</b>	T 05N, R 05W, Section 35, Seward Meridian
<b>KPB Parcel Number</b>	025-180-03

Staff report given by Borough Planner Morgan Aldridge.

Chair Brantley opened the item for public comment.

Irene Turlets, HDR; 582 East 36<sup>th</sup> Avenue, Suite 500, Anchorage AK, 99503: Ms. Turlets is one of the individuals working on this project and made herself available for questions.

Johnathan Tymick, Engineer, AK DOT&PF; P.O. Box 196922, Anchorage, AK 99515: Mr. Tymick is project manager for this project and made himself available for questions.

Lynnda Khan, Kenai National Wildlife Refuge; 33398 Ski Hill Road, Soldotna, AK 99669: Ms. Kahn had several concerns regarding the project for Ms. Turlets to address. Ms. Turlets addressed Ms. Khan's concerns.

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 PC Resolution 2023-04, granting a conditional use permit pursuant to KPB 21.18 for the construction of highway improvements within the 50-foot Habitat Protection District of the Kenai River.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 8	Brantley, Fikes, Gillham, Hooper, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Tautfest

**ITEM E4 – ORDINANCE 2023-06**  
**APPROVING AN AMENDMENT TO SNOMADS COMMUNITY TRAIL MANAGEMENT AGREEMENT**

Staff report given by Land Management Officer Marcus Mueller.

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 commission.

**MOTION:** Commissioner Staggs moved, seconded by Commissioner Gillham to forward to the Assembly a recommendation to adopt Ordinance 2023-06, approving an amendment to Snomads Community Trail Management Agreement.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 8	Brantley, Fikes, Gillham, Hooper, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Tautfest

**AGENDA ITEM F.      PLAT COMMITTEE REPORT**

Commissioner Gillham reported the plat committee reviewed and granted preliminary approval to 6 plats.

**AGENDA ITEM G.      OTHER (No Public Hearing)**

**1. Cooper Landing Unit 395 Land Planning Presentation**

Land Management Officer Marcus Mueller  
Project Lead Patrick Cotter from RESPEC

**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 J.      COMMISSIONER COMMENTS**

**AGENDA ITEM K.      ADJOURNMENT**

Commissioner Martin moved to adjourn the meeting at 8:31 PM.

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Ann E. Shirnberg  
Administrative Assistant