

C. CONSENT AGENDA

***7. Minutes**

April 24, 2023 PC Meeting Minutes

Kenai Peninsula Borough Planning Commission

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

April 24, 2023
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

Pamela Gillham, District 1 – Kalifornsky
Blair Martin, District 2 - Kenai
John Hooper, District 3 – Nikiski
Michael Horton, District 4 - Soldotna
Jeremy Brantley, District 5 – Sterling/Funny River
Virginia Morgan – District 6, East Peninsula
Dawson Slaughter, District 9 – South Peninsula
Franco Venuti, City of Homer
Diane Fikes, City of Kenai
Troy Staggs, City of Seward
Charlene Tautfest, City of Soldotna

With 11 members of a 12-member seated commission in attendance, a quorum was present.

Staff Present

Robert Ruffner, Acting Planning Director
Walker Steinhage, Deputy Borough Attorney
Marcus Mueller, Land Management Manager
Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Madeleine Quainton, Platting Technician
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

***6. Commissioner Excused Absences**

- a. David Stutzer, District 8 – Homer
- b. City of Seldovia, Vacant
- c. District 7 – Central, Vacant

***7. Minutes**

- a. April 10, 2023 Planning Commission meeting minutes.

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. Chair Brantley 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 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 - 11	Brantley, Fikes, Gillham, Hooper, Horton, Martin, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Stutzer

AGENDA ITEM E. NEW BUSINESS

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

ITEM 1. – BUILDING SETBACK ENCROACHMENT PERMIT – LOT 18, BLOCK 1, BOS'N LANDING SUBDIVISION PART 1 (KN 77-101)

KPB File No.	2023-040
Planning Commission Meeting:	April 24, 2023
Applicant / Owner:	Mark and Julie Burner of Rifle, Colorado
Surveyor:	None
General Location:	Stephens Drive, Ed Avenue, Sterling

Parent Parcel No.:	063-560-04
Legal Description:	Lot 18 Block 1 Bos'n Landing Subdivision Part 1 KN 77-101 T05N R09W Sec 21
Assessing Use:	Lodge-Multiple Cabins
Zoning:	Rural Unrestricted

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Gary Hebert; P.O. Box 1101. Sterling, AK 99672: Mr. Hebert is a neighboring landowner and spoke in support of this building setback encroachment permit.

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

MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant a building setback encroachment permit to Lot 18, Block 1, Bos'n Landing Subdivision Part 1, Plat KN 77-101, based on staff recommendations, adopting and incorporating by reference findings 4, 10 & 11 in support of standard one and findings 4, 10, 11 & 13-15 in support of standards two and three 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 - 11	Brantley, Fikes, Gillham, Hooper, Horton, Martin, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Stutzer

ITEM 2 – STREET NAMING RESOLUTION 2023-01

RENAMING MURMANSK ROAD TRAVELING THROUGH ASLS 91-193, ALASKA STATE DNR LAND (18515036), AND ASLS 83-112; T 4S R 11W SECTIONS 13, 14, 23 AND T 4S R 10 W SECTION 18 SEWARD MERIDIAN, AK; OFF OF BASARGIN RD IN THE FOX RIVER COMMUNITY; ESN 202

Applicant	Donald Shubin / Head of Bay Homestead, LLC
Existing ROW Name	Murmansk Road
Name Proposed by Petitioner	Willard Road
ESN	202

Community	Fox River
Year Named	2012
Constructed	Yes
Total Lots Affected	4
Usage	Residential – 1 / Commercial – 0
E911 Addresses	2

Staff report given by Planning Director Robert Ruffner.

Chair Brantley opened the item for public comment.

Donald Shubin, Head of bay Homestead, LLC; 1301 E. Orangethorpe Ave. Fullerton, CA 92831: Mr. Shugins the applicant and made himself available for questions.

Anna Liljedahl; P.O. Box 1854, Homer, AK 99603: Ms. Liljedahl lives in the area of this road and supports the name change.

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

MOTION: Commissioner Slaughter moved, seconded by Commissioner Horton to adopt Street Naming Resolution 2023-01, renaming Murmansk Road traveling through ASLS 83-112, off Basargin Road in the Fox River Community, ESN 202, to Willard Road.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 11	Brantley, Fikes, Gillham, Hooper, Horton, Martin, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Stutzer

ITEM 3 – STREET NAMING RESOLUTION 2023-02

STREET NAME CHANGE: AN UNNAMED PRIVATE ROAD; SEC 17, T05N, R10W. S.M., KENAI PENINSULA BOROUGH, AK; IN THE RIDGEWAY COMMUNITY; ESN 302

Applicant	John Hilyer
Existing ROW Name	Unnamed Road
Name Proposed by Petitioner	Patriot Lane
ESN	302
Community	Ridgeway
Year Named	N/A
Constructed	Yes
Total Lots Affected	1
Usage	Residential – 1 / Commercial – 0
E911 Addresses	1

Staff report given by Planning Director Robert Ruffner.

Chair Brantley opened the item for public comment.

John Hilyer; 37859 Messer Street, Soldotna, AK 99669: Mr. Hilyer is the applicant 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 Slaughter moved, seconded by Commissioner Staggs to adopt Street Naming

Resolution 2023-02, naming a certain private road within Section 14, Township 05 North, Range 10 West, Seward Meridian, ESN 302, to Patriot Lane.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 11	Brantley, Fikes, Gillham, Hooper, Horton, Martin, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Stutzer

ITEM 4 – STREET NAMING RESOLUTION 2023-03

STREET NAME CHANGE: DENEKI TRAIL, AP PUBLIC RIGHT-OF-WAY, NAMED BY PLAT HM 73-638, AND AN UNNAMED SECTION LINE EASEMENT, SEC 5 & 6, T06S, R14W; S.M., KENAI PENINSULA BOROUGH, AK; IN THE ANCHOR POINT COMMUNITY; ESN 202

Applicant	Kenai Peninsula Borough
Existing ROW Name	Deneki Trail
Name Proposed by Petitioner	Virginia Avenue
ESN	202
Community	Anchor Point
Year Named	1973
Constructed	Partially
Total Lots Affected	11
Usage	Residential – 1 / Commercial – 0
E911 Addresses	1

Staff report given by Planning Director Robert Ruffner.

Chair Brantley opened the item for public comment.

Charles Knapp: P.O. Box 222, Anchor Point, AK 99556: Mr. Knapp is one of the land owners who lives on this street. He requested that the borough place signs on this road stating that there is no outlet. Mr. Knapp was informed that this request would need to go to the Roads Department.

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

MOTION: Commissioner Gillham moved, seconded by Commissioner Staggs to adopt Street Naming Resolution 2023-03, renaming a certain public road and an unnamed section line easement within Sections 05 & 06, Township 06 South, Range 14 West, Seward Meridian, ESN 202, to Virginia Ave.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 11	Brantley, Fikes, Gillham, Hooper, Horton, Martin, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Stutzer

AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham reported the plat committee reviewed and granted preliminary approval to 5 plats, postponed action on 1 plat ,and denied an exception request on 1 plat.

AGENDA ITEM G. OTHER (No Public Hearing)

- Funny River Comprehensive Community Plan:** Planning Manager Samantha Lopez introduced the Funny River Comprehensive Community Plan to the Planning Commission.

- 2. Kenai Peninsula Borough Affordable Housing Report:** Land Management Manager Marcus Mueller introduced the Kenai Peninsula Borough Affordable Housing Report to the Planning Commission

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

- Commissioner Gillham noted that she will be able to attend the May 8, 2023 Planning Commission meeting and requested an excused absence.
- Commissioner Horton noted that he would be able to sit on the May 8th plat committee.

AGENDA ITEM K. ADJOURNMENT

Commissioner Gillham moved to adjourn the meeting at 8:30 PM.

Ann E. Shirnberg
Administrative Assistant