

Kenai Peninsula Borough Planning Commission

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

**JULY 19, 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, Sterling / Funny River
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Diane Fikes, City of Kenai
Troy Staggs, City of Seward
Franco Venuti, City of Homer

With 7 members of a 9-member seated commission in attendance, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Christ Van Slyke, Platting Specialist
Jennifer Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

- *1. Time Extension Request**
 - a. Princess Lakes Estates Phase 6; KPB File 2018-042

- *3. Plats Granted Administrative Approval**
 - a. Canyon View No. 6 2023 Replat; KPB File 2023-129
 - b. Fort Raymond Subdivision Replat Number 7; KPB File 2023-107
 - c. Kachemak Estates 17; KPB File 2022-144P1
 - d. Kachemak Heights 2023; KPB File 2023-093
 - e. St. Luke Lutheran Church Replat; KPB File 2023-118
 - f. Surreal Subdivision 2023; KPB File 2023-137

- *4. Plats Granted Final Approval**
 - a. Cinderella Subdivision Glover Replat; KPB File 2024-027
 - b. Niniichik River Estates Thayer Replat; KPB File 2023-102

- *6. Commissioner Absences**
 - a. Dawson Slaughter, South Peninsula District
 - b. Charlene Taufest, City of Soldotna
- *7. Minutes**
 - a. June 24, 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 Epperheimer moved, seconded by Commissioner Staggs 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Staggs, Venuti
Absent - 2	Slaughter, Taufest

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - UTILITY EASEMENT ALTERATION
GATEWAY SUBDIVISION HILLTOP ADDITION**

KPB File No.	2023-014V
Planning Committee Meeting:	July 22, 2024
Applicant / Owner:	Hilltop Properties, LLC
Surveyor:	John Segesser – Segesser Surveys
General Location:	City of Seward

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 committee.

MOTION: Commissioner Staggs moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, based on staff recommendations and subject to the two conditions 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Staggs, Venuti
Absent - 2	Slaughter, Taufest

**ITEM #2 - RIGHT OF WAY VACATION
VACATES THE ENTIRE 25' HAMILTON ROAD ROW & ASSOCIATED UTILITY EASEMENTS**

KPB File No.	2024-068V
Planning Commission Meeting:	July 22, 2024
Applicant / Owner:	Wildland Projects, LLC
Surveyor:	Edge Survey & Design LLC
General Location:	Cooper Landing Area

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kirk Hoessle; P.O. Box 389, Girdwood, AK 99587: Mr. Hoessle is one of the applicants and spoke in favor of approving the vacation.

David Story; P.O. Box 863, Cooper Landing, AK 99572: Mr. Story is one of the applicants and spoke in favor of approving the vacation.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof, AK 99610: Mr. Young is the surveyor on this project and made himself available for question.

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

The commission had a number of concerns related to this vacation petition due to concerns expressed by State of Alaska DNR & DOT&PF. Commissioner Morgan suggested that it might be best if action on this item was postponed to allow the petitioners to find an acceptable solution to both parties. Chair Brantley asked the petitioners if they would be interested in postponing action on this item. The petitioners agreed that postponing action would be the best course of action at this time.

MOTION: Commissioner Morgan moved, seconded by Commissioner Gillham to postpone action on this item until it is brought back by the applicant.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Staggs, Venuti
Absent - 2	Slaughter, Tautfest

**ITEM #3 - ORDINANCE 2024-20
AMENDING KPB 2.56.007 TO INCORPORATE THE FUNNY RIVER COMMUNITY PLAN AS AN
ELEMENT OF THE 2019 KENAI PENINSULA BOROUGH COMPREHENSIVE PLAN.**

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 Epperheimer moved, seconded by Commissioner Morgan to forward to the assembly a recommendation to adopt Ordinance 2024-20: Amending KPB 2.56.007 to incorporate the Funny River Community Plan as an element of the 2019 Kenai Peninsula Borough Comprehensive Plan for that portion of the Borough.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Staggs, Venuti
Absent - 2	Slaughter, Tautfest

AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham report that the committee reviewed and granted preliminary approval to 9 plats.

AGENDA ITEM G. OTHER

Plat Committee For August thru December 2024:

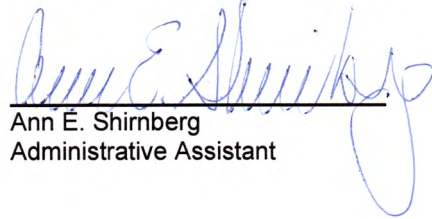
- Gillham
- Morgan (except for 9/9/24 & 10/14/24)
- Staggs
- Venuti
- Brantley (Alternate)

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

Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

AGENDA ITEM K. ADJOURNMENT

Commissioner Gillham moved to adjourn the meeting at 8:43 P.M.



Ann E. Shirnberg
Administrative Assistant