

# 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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September 11, 2023  
7:30 P.M.  
APPROVED MINUTES

**AGENDA ITEM A.      CALL TO ORDER**

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

**AGENDA ITEM B.      ROLL CALL**

*Commissioners Present*

Jeffery Epperheimer, Nikiski District  
Jeremy Brantley, Ridgeway/Sterling District  
Dawson Slaughter, South Peninsula District  
Franco Venuti, City of Homer  
Diane Fikes, City of Kenai

With 5 members of an 8-member seated commission in attendance, a quorum was present.

*Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Borough Deputy Attorney  
Vince Piagentini, Platting Manager  
Madeleine Quainton, Platting Specialist  
Jenny Robertson, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

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

- \*2      Planning Commission Resolutions**
  - a. PC Resolution 2023-22
  
- \*3.      Plats Granted Administrative Approval**
  - a. Federal Addition to Seward Saltwater Safari Replat; KPB File 2022-184
  - b. Salamatof Air Park Alcan 2022 Replat: KPB File 2022-117
  - c. Trust Land Survey 2021-03 Lower Cohoe Subdivision; KPB File 2022-057
  
- \*6.      Commissioner Excused Absences**
  - a. Pamela Gillham, Kalifornsky/Kasilof District
  - b. Virginia Morgan, Cooper Landing/Hope District
  - c. Charlene Tautfest, City of Soldotna (unexcused)
  - d. City of Seward, Vacant
  
- \*7.      Minutes**
  - a. August 28, 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 Epperheimer moved, seconded by Commissioner Slaughter to approve the consent agenda and amend the regular agendas.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 5	Brantley, Epperheimer, Fikes, Slaughter, Venuti
Absent - 3	Gillham, Morgan, Tautfest

**AGENDA ITEM E.      NEW BUSINESS**

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

**ITEM #1 – STREET NAMING RESOLUTION 2023-05  
 NAMEING CERTAIN PUBLIC RIGHTS-OF-WAY WITHIN ESN 751  
 NAMING A CERTAIN PUBLIC EASEMENT WITHIN ESN 401  
 NAMING CERTAIN PUBLIC RIGHTS-OF-WAY WITHIN ESN 302**

Staff report was given by Planning Director Robert Ruffner.

Chair Brantley opened the item for public comment.

Cody Gilmore; P.O. Box 854, Seward, AK 99664: Mr. Gilmore is the petitioner and the owner of Lots 75 & 76. He requested that western alley be named Gilmore Alley. He doesn't really want another street name with the name Bear in it.

Betty Gilmore; P.O. Box 854, Seward, AK 99664: Ms. Gilmore is the owner of Lot 74 and stated that she supports naming the western alley Gilmore Alley.

Lynn Hettick; 33508 Lincoln Ave., Seward, AK 99664: Ms. Hettick is the owner of Lots 43, 44, 69, 70, 71, 72, 73A & 73B. She does not support the name changes at this time. She feels that the other neighbors in the area did not have input on the name selection. Commissioner Fikes asked if she had a name suggestion for the alleys. Ms. Hettick replied no, but she still thinks that the other neighbors in the area should have opportunity to have input on the name. She then asked how she accesses her property. Ms. Hettick replied that they use Lincoln Ave. off Bear Lake Rd.

Christopher Hettick; 33508 Lincoln Ave., Seward, AK 99664. Mr. Hettick is Lynn Hettick's son and lives on one of their properties. He agrees with his mother and would like to see more neighbor input on these alley names. Commissioner Fikes asked if he had a name that he would like to be considered. Mr. Hettick replied no. Commissioner Fikes asked Mr. Hettick how he accesses his property. He stated that he uses Lincoln Ave. and goes across his parents' property.

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 Venuti to adopt Street Naming Resolution 2023-05 and to split the question and discuss the name changes separately.

Commissioner unanimously agreed.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Venuti to adopt Street Naming Resolution 2023-05 naming certain public alleys within the Bear Creek community, ESN 751, Retreat Alley (eastern alley) & Gilmore Alley (western alley). Naming an unnamed public access easement within the Happy Valley community, ESN 401, to Wishbone Way and renaming a public right-of-way within the Coho community, ESN 302, to Old Weasel Trail Road.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 5	Brantley, Epperheimer, Fikes, Slaughter, Venuti
Absent - 3	Gillham, Morgan, Tautfest

**AGENDA ITEM F. PLAT COMMITTEE REPORT**

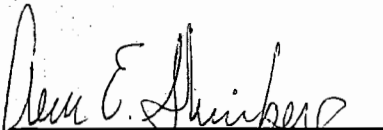
Commissioner Slaughter reported the plat committee reviewed and granted preliminary approval to 3 plats,

**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 K. ADJOURNMENT**

Commissioner Slaughter moved to adjourn the meeting at 8:41P.M.

  
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Ann E. Shirnberg  
Administrative Assistant