



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

*Jeremy Brantley, Chair – Ridgeway/Runny River/Sterling District*  
*Pamela Gillham – Kalifornsky/Kasilof District*  
*Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District*  
*Dawson Slaughter – South Peninsula District*  
*Diane Fikes – City of Kenai*  
*Franco Venuti – City of Homer*  
*Charlene Taufest – City of Soldotna*  
*VACANT – City of Seward*

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Monday, September 11, 2023

7:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

### A. CALL TO ORDER

**B. ROLL CALL****C. APPROVAL OF CONSENT AND REGULAR AGENDA**

*All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

*If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.*

## 1. Time Extension Request - NONE

## 2. Planning Commission Resolutions

a. [KPB-5471](#) PC Resolution 2023-22

Attachments: [C2. PC RES 2023-22 Packet](#)

## 3. Plats Granted Administrative Approval

a. [KPB-5472](#) Federal Addition to Seward Saltwater Safari Replat; KPB File 2022-184  
Salamatof Air Park Alcan 2022 Replat: KPB File 2022-117  
Trust Land Survey 2021-03 Lower Cohoe Sub; KPB File 2022-057

Attachments: [C3. Admin Approvals](#)

## 4. Plats Granted Final Approval (KPB 20.10.040) - NONE

## 5. Plat Amendment Request - NONE

## 6. Commissioner Excused Absences

a. [KPB-5475](#) Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District  
Pamela Gillham, Kalifornsky/Kasilof District  
City of Seward, Vacant

## 7. Minutes

[KPB-5473](#) August 28, 2023 PC Meeting Minutes

Attachments: [C7. 082823 PC Minutes](#)

**D. OLD BUSINESS**

**E. NEW BUSINESS**

1. [KPB-5474](#) Street Naming Resolution 2023-05

Attachments: [E1. SN RES 2023-05 Packet](#)

**F. PLAT COMMITTEE REPORT****G. OTHER****H. PUBLIC COMMENT/PRESENTATION**

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

**I. DIRECTOR'S COMMENTS****J. COMMISSIONER COMMENTS****K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NO ACTION REQUIRED**

[KPB-5487](#) 06-06-23 Funny River APC Meeting Minutes

Attachments: [091123 Misc Info](#)

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, September 25, 2023 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

**CONTACT INFORMATION****KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website: <http://www.kpb.us/planning-dept/planning-home>

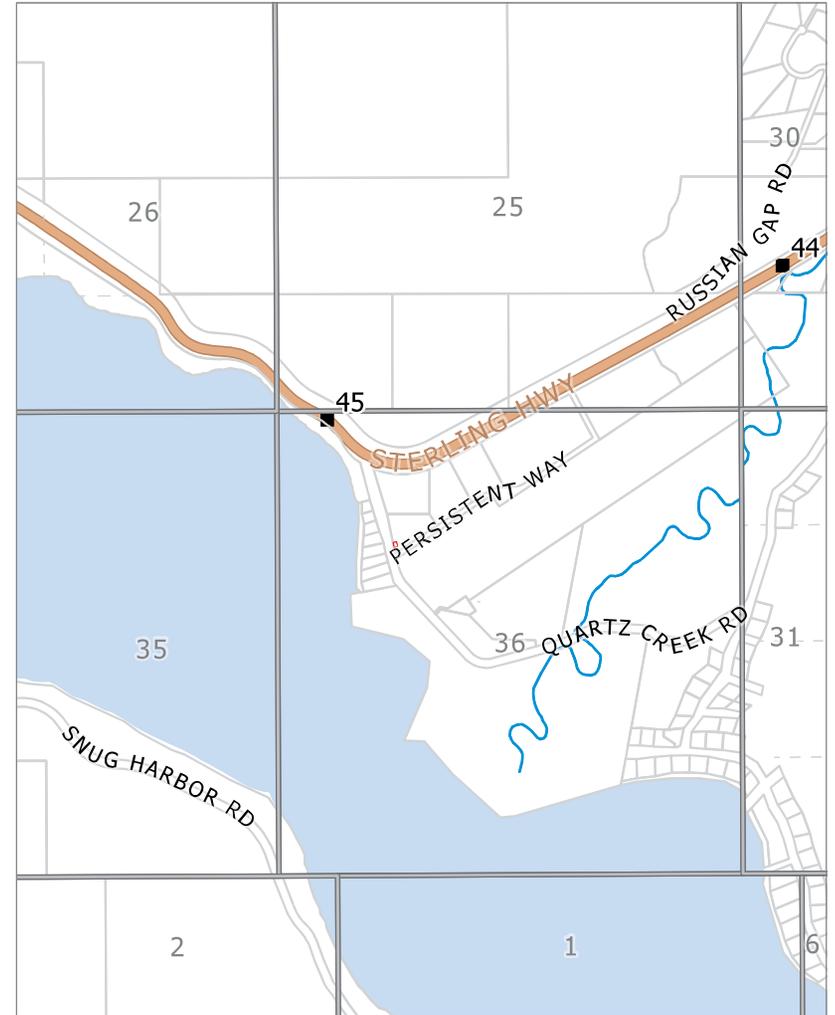
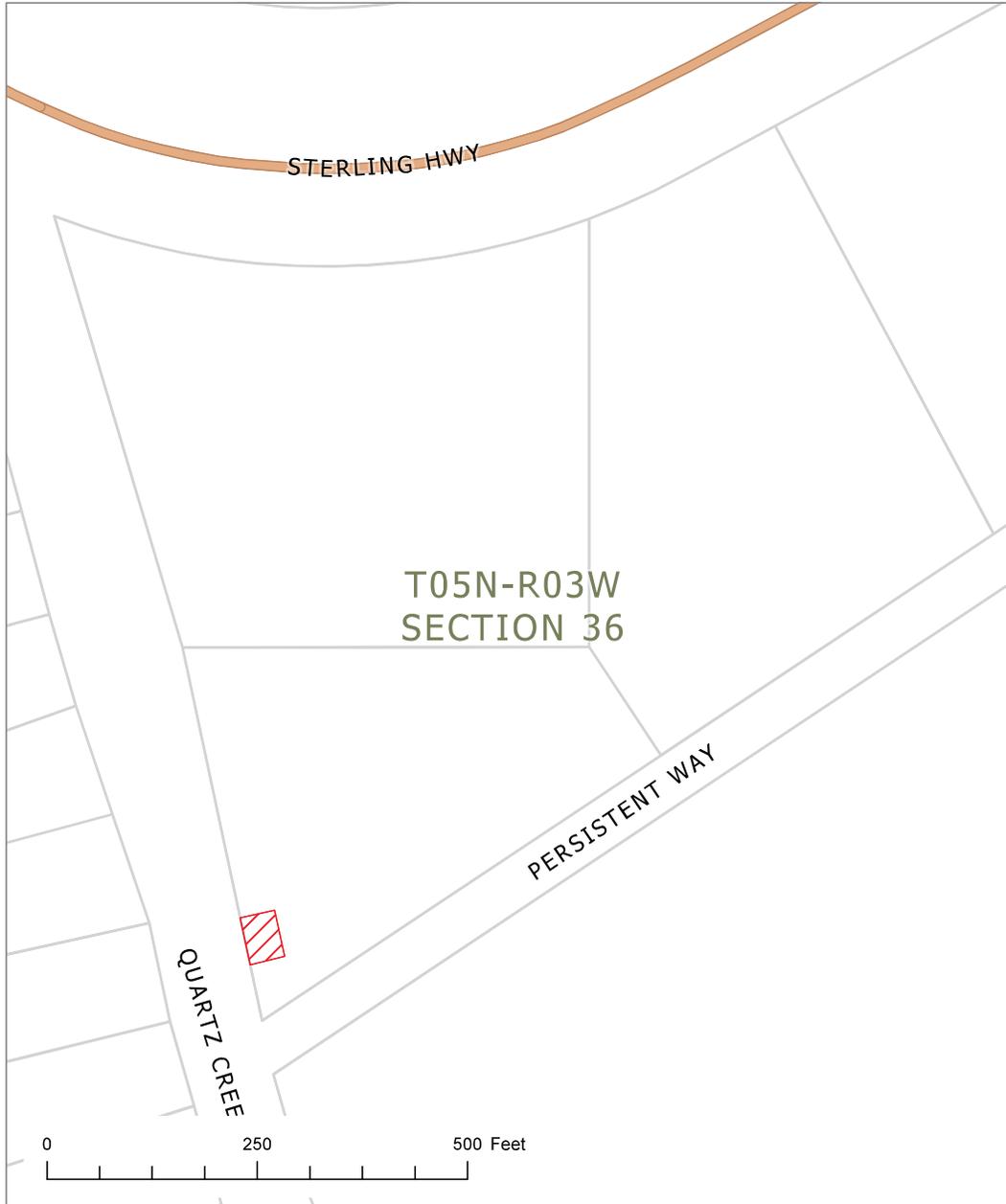
A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

# **C. CONSENT AGENDA**

- \*2. Planning Commission Resolution**
  - a. PC Resolution 2023-22**

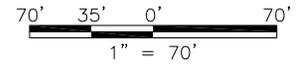
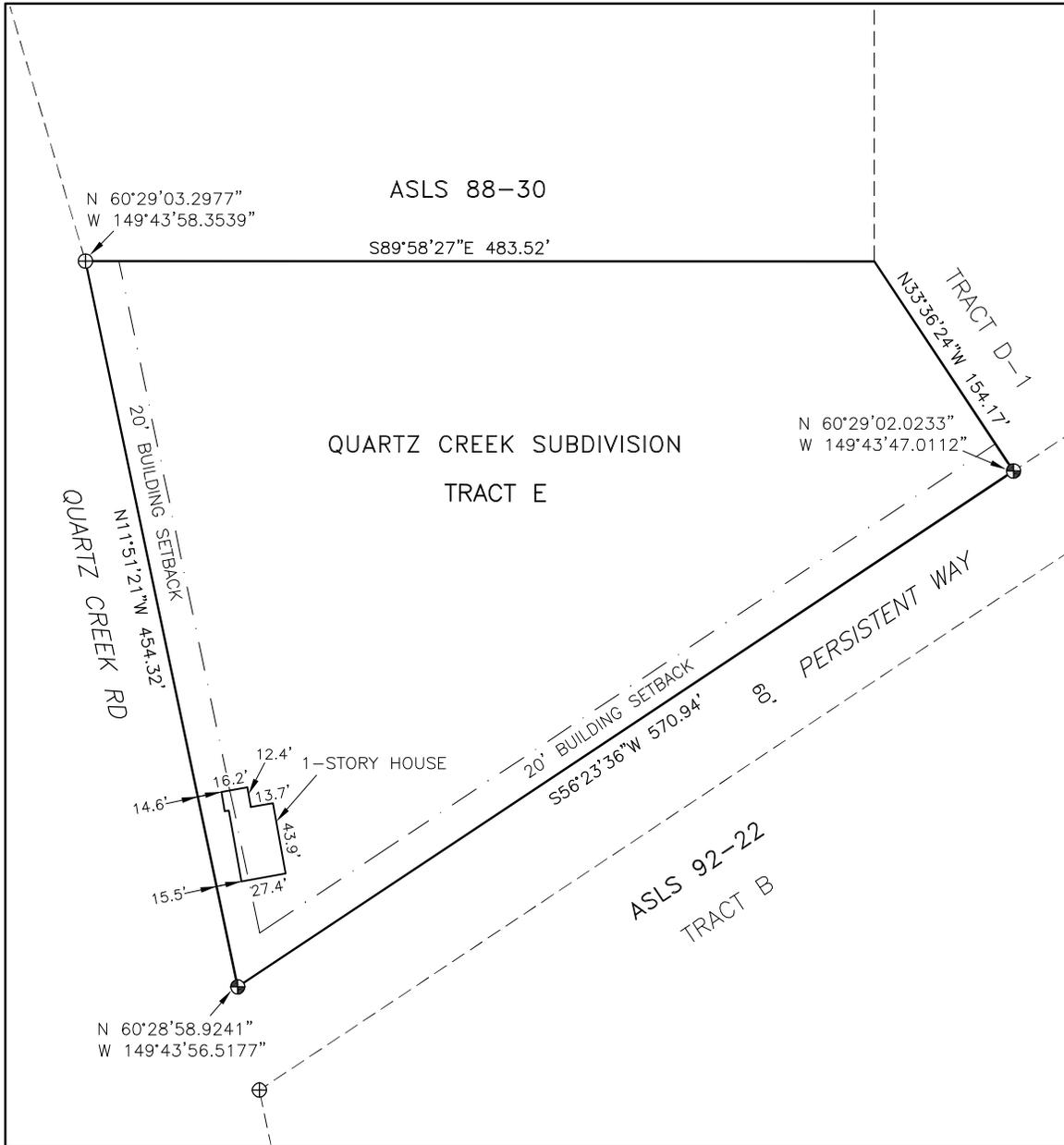


KPB File 2023-072  
 T 05N R 03W SEC 36  
 Cooper Landing

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**NOTES**

1. A TITLE REPORT WAS NOT PREPARED FOR THIS SURVEY. ADDITIONAL RECORDED AND UNRECORDED EASEMENTS MAY EXIST.
2. BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
3. BEARINGS AND DISTANCES ARE FROM FIELD MEASUREMENTS AND PLAT SW 94-11.
4. ADDITIONAL BUILDINGS AND IMPROVEMENTS THAT DO NOT ENCROACH THE RIGHT-OF-WAY OR BUILDING SETBACK LINE ARE NOT SHOWN ON THIS AS-BUILT.

**LEGEND**

- ⊕ FOUND 3.25" ALUMINUM MONUMENT
- ⊕ FOUND 2" ALUMINUM MONUMENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE PERFORMED AN AS-BUILT SURVEY ON THE PROPERTY SHOWN HEREON, AND THE IMPROVEMENTS EXIST AS SHOWN. FIELD SURVEY ON 08/25/2023.

*Jason Schollenberg* 08/28/2023

JASON L. SCHOLLENBERG DATE  
PLS 14488-S



<b>PENINSULA SURVEYING, LLC</b> 10535 KATRINA BOULEVARD NINILCHIK, AK 99639 (907)306-7065	
AS-BUILT SURVEY TRACT E, QUARTZ CREEK SUBDIVISION NW1/4 SECTION 36, T5N, R3W, SM, AK	
SCALE: 1" = 70'	DATE: 08/28/2023
DRAWN: JLS	SHEET: 1 OF 1

**ITEM C2. – BUILDING SETBACK ENCROACHMENT PERMIT – QUARTZ CREEK SUBDIVISION BUILDING SETBACK PERMIT**

<b>KPB File No.</b>	2023-072
<b>Planning Commission Meeting:</b>	September 11, 2023
<b>Applicant / Owner:</b>	Alexander and Sherry Kime of Cooper Landing, Alaska
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Quartz Creek Road, Cooper Landing APC, Cooper Landing

<b>Parent Parcel No.:</b>	119-124-15
<b>Legal Description:</b>	Tract E Quartz Creek Subdivision, SW 94-11
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Rural Unrestricted

**STAFF REPORT**

This building setback encroachment permit is a follow-up to a building setback permit request that was heard and approved at the August 14, 2023 Planning Commission meeting. The applicants were given a conditional approval to resolve the encroachments into Persistent Way and provide an updated as built to reflect the completion of the removal of the encroachments. The final as-built is has been submitted and staff is bringing Resolution 2023-22 before the Planning Commission for adoption.

**Specific Request / Purpose as stated in the petition:** We were unaware that our home is located within the 20-foot building set back until recently notified by the Kenai Peninsula Borough. The structure is a modular home that arrived in two sections, and when it was delivered, the two sections were moved around a bit before they were joined together. Apparently at this time the structure was placed slightly closer to the ROW that we realized. Our home has not been moved in the 20 years since it was purchased. According to the As-Built Survey provided by the Borough, the structure is set back approximately 15 feet, rather than 20 feet. The setback is populated with trees and the house is not clearly visible from Quartz Creek Road. The encroachment does not interfere with road maintenance. The encroachment does not interfere with sight lines or distances and does not create a safety hazard. Moving our home 5 feet at this point would cause a hardship and likely damage the structural integrity of the building, so we are requesting a Building Setback Encroachment Permit to remedy this situation that has recently come to our attention. Thank you for your consideration.

**Site Investigation:** Per the as-built survey there is a one-story house that is 5.4 feet by 56.3 feet into the building setback and that is the only structure applying for the encroachment permit.

Quartz Creek Road is a state-maintained road with varying widths. DOT was sent the as-built for review and was invited to comment. Persistent Way is not constructed and is 60 feet wide at the portion along the subject parcel.

There are no street views for Quartz Creek Road, but per KPB Imagery there are trees in between the travel surface of Quartz Creek Road and the encroachment in the setback.

The sight distance is not affected by the encroachment as it sits behind a grove of trees.

**Staff Analysis:** This area was originally subdivided by State of Alaska: DNR under Alaska State Land Survey No 91-22, SW 93-8. This plat created three tracts and dedicated Quartz Creek Road. The subject parcel was created by Quartz Creek Subdivision, SW 94-11 which dedicated Persistent Way and granted the 20-foot building setbacks along all dedicated rights-of-ways.

Terrain within the subject parcel is relatively flat and there are no classified wetlands in the area.

Quartz Creek Road has a varying width that narrows down as it comes south along this tract.

Cooper Landing Advisory Planning Commission recommended approval at their August 9, 2023 meeting. Minutes are included in the packet.

**Findings:**

1. This will resolve a current code compliance case.
2. Quartz Creek Road has a large width.
3. There is a treed area between the travel surface and the encroachment.
4. Persistent Way is unconstructed at this time.
5. The terrain is flat which would interfere with line of sight.
6. There is a 20-foot setback along all right of ways
7. 14.6 feet will remain of the setback
8. The tract is 3.48 acres in size.

**20.10.110. – Building setback encroachment permits.**

E. The following standards shall be considered for all building setback encroachment permit applications. Staff recommends the Commission select the findings they determine are applicable to the standards and vote on them:

1. The building setback encroachment may not interfere with road maintenance.

**Findings 2-4 & 7 appear to support this standard.**

2. The building setback encroachment may not interfere with sight lines or distances.

**Findings 2- 8 appear to support this standard.**

3. The building setback encroachment may not create a safety hazard.

**Findings 2-8 appear to support this standard.**

F. The granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20 foot building setback from the parcel.

G. The Planning Commission shall approve or deny a building setback encroachment permit. If approved, a resolution will be adopted by the planning commission and recorded by the planning department within the time frame set out in the resolution to complete the permit. The resolution will require an exhibit drawing showing, and dimensioning, the building setback encroachment permit area. The exhibit drawing shall be prepared, signed and sealed, by a licensed land surveyor.

**KPB department / agency review:**

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: Quartz Creed Rd is an AK DOT managed ROW. They might be consulted concerning the request. No comments by the KPB RSA.
SOA DOT comments	DOT has no comments on the building setbacks presented. – Engineering.
KPB River Center review	A. Floodplain

	<p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: VACANT Comments:</p>
State of Alaska Fish and Game	
Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 35090 QUARTZ CREEK RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: QUARTZ CREEK RD, PERSISTENT WAY</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No comment</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: Open Code Compliance Case for violation of 20 ft building setback. Encroachment would need to be approved or removed or modified</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Cooper Landing Advisory Planning Commission	Recommended approval by unanimous vote

**RECOMMENDATION:**

Based on the standards to grant a building setback encroachment permit, **staff recommends** to adopt Resolution **2023-22**, subject to compliance with KPB 20.10.110 sections F and G.

**NOTE:**

**20.10.110.(H) A decision of the planning commission may be appealed to the hearing officer by a party of record, as defined by KPB 20.90, within 15 days of the date of notice of decision in accordance with KPB 21.20.250.**

**END OF STAFF REPORT**

**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
RESOLUTION 2023-22  
SEWARD RECORDING DISTRICT**

GRANT A BUILDING SETBACK ENCROACHMENT PERMIT TO A PORTION OF THE TWENTY FOOT BUILDING SETBACK FOR TRACT E, QUARTZ CREEK SUBDIVISION (SW 0940011); IN NE 1/4 S36, T05N, R03W; SEWARD MERIDIAN, ALASKA, WITHIN THE KENAI PENINSULA BOROUGH; KPB FILE NO. 2023-072

WHEREAS, per KPB 20.30.240 – Building Setbacks, a minimum 20-foot building setback shall be required for fee simple non-arterial rights-of-way in subdivisions located outside incorporated cities; and

WHEREAS, Alexander and Sherry Kime of Cooper Landing, AK requested a building setback encroachment permit to the 20-foot building setback along Quartz Creek Road granted by Quartz Creek Subdivision (SW 0940011); and

WHEREAS, per as built survey a one-story home was constructed in the 20-foot building setback 5.4 feet by 56.3 feet; and

WHEREAS, the encroaching structure does not affect sight distance along the right-of-way; and

WHEREAS, on August 14, 2023, the Kenai Peninsula Borough Planning Commission considered the background information, all comments received, and recommendations from KPB Planning Department staff regarding the proposed exception; and the Planning Commission found that granting the building setback permit will not be detrimental to the public interest; and was heard at the September 11, 2023 the Kenai Peninsula Borough Planning Commission to review the final as-built and adopt the resolution; and

WHEREAS, the Planning Commission found that granting the building setback encroachment permit will not be detrimental to the public interest; and

WHEREAS, 20.10.110 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish building setback encroachment permits by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. Approved a permit to allow only the encroaching portion of the one-story house in the 20-foot building setback adjoining Quartz Creek Road right-of-way on the east boundary of Tract E, Quartz Creek Subdivision (SW 0940011).

Section 2. That any new, replacement, and/or additional construction will be subject to the 20-foot building setback limit.

Section 3. That the 20-foot building setback limit shall apply to the remainder of said lot.

Section 4. That a current as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the location of the encroachment within the building setback be attached to, and made a part of this resolution, becoming page 2 of 2.

Section 5. That this resolution is void if not recorded in the appropriate Recording District within 90 days of adoption.

Section 6. That this resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fees.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 11<sup>TH</sup> DAY OF SEPTEMBER, 2023.

\_\_\_\_\_  
Jeremy Brantley, Chairperson  
Planning Commission

ATTEST: \_\_\_\_\_  
Ann Shimberg,  
Administrative Assistant

Return to:  
Planning Department  
Kenai Peninsula Borough  
144 North Binkley Street  
Soldotna, Alaska 99669

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Gillham to adopt PC Resolution 2023-21, granting a building setback encroachment permit to Lot 3, Puffin Acres Subdivision, Plat HM 85-122, based on staff recommendations and adopting and incorporating by reference findings 1-3 & 6 in support of standard one, findings 1-4 & 6 in support of standard two and findings 1-6 in support of standard 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 - 8	Brantley, Fikes, Epperheimer, Gillham, Morgan, Slaughter, Tautfest, Venuti
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**ITEM 4 – BUILDING SETBACK ENCROACHMENT PERMIT – QUARTZ CREEK SUBDIVISION**

<b>KPB File No.</b>	2023-072
<b>Planning Commission Meeting:</b>	August 14, 2023
<b>Applicant / Owner:</b>	Alexander and Sherry Kime of Cooper Landing, Alaska
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Quartz Creek Road, Cooper Landing APC, Cooper Landing
<b>Parent Parcel No.:</b>	119-124-15
<b>Legal Description:</b>	Tract E Quartz Creek Subdivision, SW 94-11
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Rural Unrestricted

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Alex Kime, Petitioner; 35090 Quartz Creek Road, Cooper Landing, AK 99572: Mr. Kime stated that the mistake of the placement of the house occurred 20 years ago. He acknowledged that the house encroaches into the setback. He stated that it would be very difficult to move the house and that it could possibly be damaged. He requested that the commission approve his permit request.

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

**MOTION:** Commissioner Morgan moved, seconded by Commissioner Fikes to grant a building setback encroachment permit to Tract E, Quartz Creek Subdivision, Plat SW 94-11 based on staff recommendations and adopting by reference findings 2-4 & 7 in support of standard one and findings 2-8 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 - 8	Brantley, Fikes, Epperheimer, Gillham, Morgan, Slaughter, Tautfest, Venuti
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**ITEM 5 – BUILDING SETBACK ENCROACHMENT PERMIT – FOSTER LAKE SUB AMENDED**

<b>KPB File No.</b>	2023-075
<b>Planning Commission Meeting:</b>	August 14, 2023
<b>Applicant / Owner:</b>	James Zwack of Kasilof, Alaska
<b>Surveyor:</b>	Jerry Johnson/ Johnson Surveying
<b>General Location:</b>	Sapphire Loop, Sterling area
<b>Parent Parcel No.:</b>	063-840-13
<b>Legal Description:</b>	Lot 1 Block 2, Foster Lake Subdivision Amended, KN 85-63
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted

Staff report given by Platting Manager Vince Piagentini.

# **C. CONSENT AGENDA**

## **\*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 Coho Subdivision; KPB File 2022-057**



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

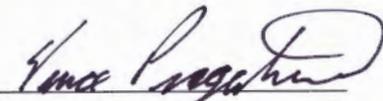
Peter A. Micciche  
Borough Mayor

## ADMINISTRATIVE APPROVAL

Subdivision: Federal Addition to Seward Saltwater Safari Replat  
KPB File 2022-184  
Seward Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on January 23, 2023. Approval for the plat is valid for two years from the date of approval.

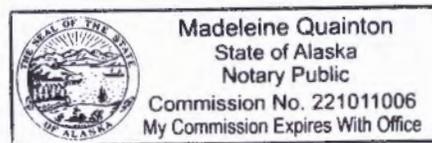
The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, August 23, 2023.

  
Vince Piagentini  
Platting Manager

State of Alaska  
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 23 day of AUGUST 2023 by Vince Piagentini.

  
Notary Public for the State of Alaska



My commission expires: with office

The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter A. Micciche  
Borough Mayor

## ADMINISTRATIVE APPROVAL

Subdivision: Salamatof Air Park Alcan 2022 Replat  
KPB File 2022-117  
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on August 22, 2022. Approval for the plat is valid for two years from the date of approval.

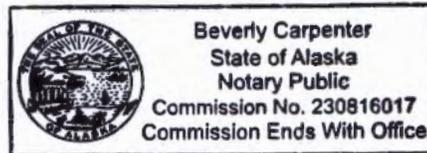
The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, August 30, 2023.

Vince Piagentini  
Platting Manager

State of Alaska  
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 30<sup>th</sup> day of August 2023 by  
Vince Piagentini.

Notary Public for the State of Alaska



My commission expires: \_\_\_\_\_

The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter A. Micciche  
Borough Mayor

## ADMINISTRATIVE APPROVAL

Subdivision: Trust Land Survey 2021-03 Lower Cohoe Subdivision  
KPB File 2022-057  
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on May 23, 2022. Approval for the plat is valid for two years from the date of approval.

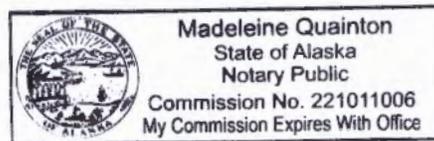
The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, August 23, 2023.

Vince Piagentini  
Platting Manager

State of Alaska  
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 23 day of August 2023 by  
Vince Piagentini.

Notary Public for the State of Alaska



My commission expires: With office

The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.

# **C. CONSENT AGENDA**

## **\*7. Minutes**

**a. September 11, 2023 PC 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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August 28, 2023  
7:30 P.M.  
UNAPPROVED 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*

Pamela Gillham, Kalifornsky/Kasilof District  
Jeffery Epperheimer, Nikiski District  
Jeremy Brantley, Ridgeway/Sterling District  
Virginia Morgan, Cooper Landing/Hope District  
Dawson Slaughter, South Peninsula District  
Franco Venuti, City of Homer  
Diane Fikes, City of Kenai  
Charlene Tautfest, City of Soldotna

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

*Staff Present*

Robert Ruffner, Planning Director  
Vince Piagentini, Platting Manager  
Jenny Robertson, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

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

**\*3.      Plats Granted Administrative Approval**

- a. Clan Maxwell Estates Woodland Hollow Addition 2; KPB File 2022-017
- b. Fort Raymond Subdivision No. 1 Hemlock Addition; KPB File 2022-177

**\*6.      Commissioner Excused Absences**

- a. Diane Fikes, City of Kenai (*Unexcused*)
- b. City of Seward, Vacant

**\*7.      Minutes**

- a. August 14, 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 Gillham 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 - 7	Brantley, Epperheimer, Gillham, Morgan, Slaughter, Tautfest, Venuti
Absent - 1	Fikes

**AGENDA ITEM E. NEW BUSINESS**

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

**ITEM #1 – STREET NAMING RESOLUTION 2023-04  
UNNAMED PRIVATE ROAD IN THE FRITZ CREEK COMMUNITY, ESN 202**

<b>Planning Commission Meeting:</b>	August 28, 2023
<b>SN Resolution #</b>	2023-05
<b>Emergency Service Number</b>	202
<b>Community</b>	Fritz Creek
<b>Year Named</b>	N/A
<b>Street Constructed</b>	Yes
<b>Total Lots</b>	4
<b>Residential Lots</b>	4
<b>Commercial Lots</b>	0
<b>E911 Addresses</b>	1
<b>Mailing Addresses</b>	1
<b>Recommended Name</b>	Shadow Drive

Staff report was 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 commission.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Epperheimer to adopt Street Naming Resolution 2023-04 naming a certain private road within Section 14, Township 05 South, Range 12 West, Seward Meridian, within Emergency Service Number 202 to Shadow Drive.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Epperheimer, Gillham, Morgan, Slaughter, Tautfest, Venuti
Absent - 1	Fikes

**ITEM #2 ORDINANCE 2023-19-13  
AN ORDINANCE APPROPRIATING \$24,975.00 FROM THE EAGLE LAKE RECLAMATION  
ACCOUNT FOR RECLAMATION WORK AT THE EAGLE LAKE MATERIAL SITE**

Staff report was 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 commission.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Morgan to forward to the Assembly a recommendation to adopt Ordinance 2023-19-13 Appropriating \$24,975.00 from the Eagle Lake Reclamation account for reclamation work at the Eagle Lake Material Site.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Epperheimer, Gillham, Morgan, Slaughter, Tautfest, Venuti
Absent - 1	Fikes

**AGENDA ITEM F. PLAT COMMITTEE REPORT**

Commissioner Gillham 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 Gillham moved to adjourn the meeting at 7:46 P.M.

---

Ann E. Shirnberg  
Administrative Assistant

UNAPPROVED

# **E. NEW BUSINESS**

- 10. Street Naming Resolution 2023-05**
  - a. Renaming Two Alleys in the Bear Creek Area; ESN 202  
Proposed Names: Retreat St., Gilmore St. Teddy Bear Trail, Brown Bear Bend
  - b. Renaming a Public Access Easement in the Happy Valley Area; ESN 401  
Proposed Names :Honey Pot Lane., Wishbone Way, Turtle Pass, Whispering Way
  - c. Renaming a Private Road in the Cohoe Are; ESN 302  
Proposed Name: Old Weasel Trail Road

AGENDA ITEM E      NEW BUSINESS

3.      Naming two unnamed alley ways in Section 12, T01N, R01W; Seward Meridian, Kenai Peninsula Borough, AK; in the Bear Creek Community; ESN 751

STAFF REPORT

PC MEETING: September 11, 2023

Applicant:    Kenai Peninsula Borough Staff

Existing right-of-way names:    None

Name proposed by petitioner: Retreat St, Gilmore St, Teddy Bear Trail, Brown Bear Bend.

Reason for Change: Access

Background:

Name	<b>unnamed</b>
ESN	751
Community	Bear Creek
YR Named	n/a
Constructed	No
Total Lots	11
Residential	11
Commercial	0
E911 Address	11
Mailing	11
Decision	

Review and Comments:

Notice was sent by regular mail to the all property owners of the affected parcels containing the unnamed ally way's, as listed on the KPB tax roll.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA), Alaska State DOT and Bear Creek EMS for review.

No comments were received by the writing of this staff report.

Staff Discussion:

A request was made by RSA to name two alleys' in the Bear Creek area. Lincoln Ave's development is restricted on both sides. A creek intersects Wissamickon Dr, and there are encroachment issues on the west side of Lincoln Ave. This limits access to some lots to the alleys. To provide an accurate address for those lots a street name is recommend.

After speaking to multiple owners in the area, they provided proposed names for the alleys. Although Bear is on the prohibited names list, in this context, and in keeping with the area, Teddy Bear Trail could be used for a street name. Retreat would also be an acceptable name, with the suffix of Alley to be more descriptive.

**STAFF RECOMMENDATION:** Name the unnamed eastern alley **Teddy Bear Trail**, and the unnamed western alley **Retreat Alley**, by adoption of Resolution SN 2023-05.

## Connie & Vance Bacon

33295 Wissamickon Dr.  
Seward, AK 99664  
907-362-1642

Kenai Peninsula Borough  
Planning Department  
Kenai Peninsula Borough Planning Commission

August 28, 2023

Re: Naming two 20-foot alleys in the Bear Creek area for E911 addresses and access reasons

Per plot SW 08, Section 12, T01N, R01W, Seward Meridian, Kenai Peninsula Borough, AK in the Bear Creek Community ESN 202.

For reference, see enclosed map. West alleyway, and East alleyway & portion of Lincoln Street,

There seems no justification to name the unimproved West alleyway between parcels 65, 66 and parcels 47, 48 that has never been in use.

East alleyway has been an existing and improved alleyway since approximately 1996 giving access to Parcels 67 & 68. In addition, the East alleyway was extended after 2003 to access Parcels 74 & 95.

An alternative proposal would be to name the East Alleyway and rename the dedicated 60-foot-wide portion of Lincoln Street all one name, i.e., Big Bear Bend. By doing so, this will:

- ❖ Eliminate confusion regarding any E911 addresses
- ❖ Provide a 60-foot-wide Right of Way access to the center of the subdivision (Parcels 66, 75, & 76)

This proposal is a superior alternative to the petitioner's request of naming an undeveloped 20-foot-wide West alley for future access to the center of the subdivision.

Regards,

**Connie & Vance Bacon**

Owners of parcels 64, 65, 66



upon the J.D. Johnson Homestead, known  
 as the S.W. 1/4 Sec 12, the North 1/2 of the N.E. 1/4 Sec 13,  
 T. 1 North, Range 1 West, Seward Meridian,  
 are 60 wide, and parallel to the north boundary of tract.  
 west boundary of tract.  
 the west Cor. of Lot 1, which is 320 feet north of the south-west  
 North-west Cor. of said Homestead.  
 t, produced, intersects the north boundary of this tract 1459.7 feet east  
 ple is 51° 27'. Sta 358+245 (Key) is the point of taper \*2 (S.P.) and  
 dent. The Right of Way of RR. is 100' each side of  $\frac{1}{2}$ , and the  
 de and adjoining the west margin of the Ry. Right of Way  
 south line is 35.7'. The north line of Lot 8 is 92.1' and the south line is 251.9'.  
 43.5 " 22 " 79.7 " 239.1  
 west of the S.E. Cor. of Lot 35, and " deflects 38° 33' to the north.  
 2: 100' South of NW Cor. Lot 50, 75' West of S.E. Cor. Lot 64,  
 E. Cor. Lot 76, S.W. Cor. Lot 74, 75' South of the of the S.W. Cor. of Lot 73

The north line of Lot 50 is 150 feet. Lots 4 & 15 are 180' x 200'  
 T is the S.E. Cor. of Lot 42, thence south along the east lines of  
 of Bear Creek; thence easterly and northerly along the said bank  
 tion with the north line of Fairbanks St. produced East; thence

TION = to the public  
 top, has and hereby does dedicate, as public highways, all streets, avenues  
 dedication map and plat hereto attached, to be cised as public highways by  
 public uses that will not interfere with the ordinary traffic thereover,  
 it is agreed that such title shall pass to the purchaser, or

E1-3

# PLAT OF WOODROW

ALASKA =

## Leavitt, Rhealyn

---

**From:** connie bacon <echo-10@hotmail.com>  
**Sent:** Tuesday, August 29, 2023 1:56 PM  
**To:** G\_Notify\_Addressing  
**Subject:** <EXTERNAL-SENDER>Written Testimony - Petition to name two alleys in Bear Creek  
**Attachments:** E911 address & access.pdf; Big Bear Bend.pdf

---

**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

---

Good afternoon,

See attached written testimony and map for submittal regarding the petition to name two alleys in the Bear Creek area for the public hearing September 11, 2023.

Thank you,  
Connie & Vance Bacon  
(907) 362-1642

Sent from [Mail](#) for Windows



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche  
Borough Mayor

## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO NAME TWO ALLEYS

Public notice is hereby given that a petition was received to name two alleys in the Bear Creek area. Area under consideration is described as follows:

- A. **Location:** *Unnamed alley ways granted per plat SW 08, Section 12, T01N, R01W, Seward Meridian, Kenai Peninsula Borough, AK; in the Bear Creek Community, ESN 202.*  
**Reason for Renaming:** Access.  
**Proposed Names:** Retreat St, Gilmore St, Teddy Bear Trail, Brown Bear Bend.
- B. Purpose as stated in petition: Access to Lincoln Ave is limited due to terrain on the west, and encroachment issues on the east. In naming the two 20-foot alley way's south of Bear Lake Rd it will give parcels located in the center of the subdivision the ability to get appropriate E911 addresses.
- C. Petitioner(s): Kenai Peninsula Borough

The location of the proposed private road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 11, 2023**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska and remotely through zoom.

To attend the meeting using Zoom from a computer, visit <https://us06web.zoom.us/j9077142200>. You may also connect to Zoom by telephone, by calling toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/planning-dept/planning-commission>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [addressing@kpb.us](mailto:addressing@kpb.us), or mailed to the attention of Addressing, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378.] All written comments or documents must be submitted by **1:00 PM, Friday, September 8, 2023**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050).

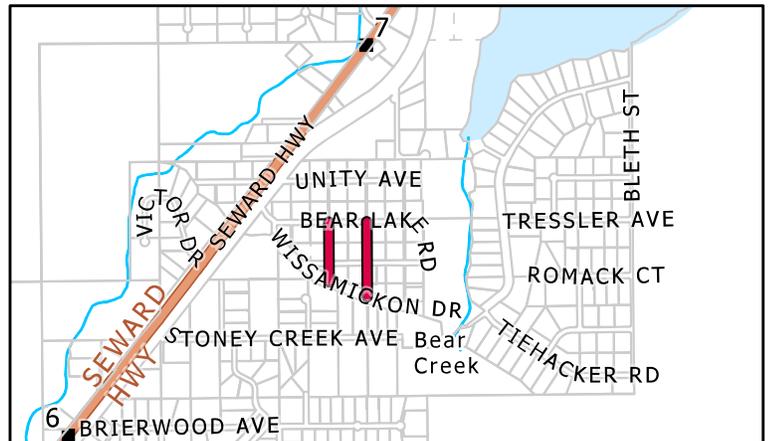
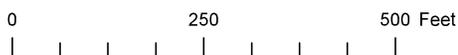


Vicinity Map



SN Resolution 2023-05  
T01N-R01W-Section 12  
Bear Creek

8/15/2023



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



AGENDA ITEM E      NEW BUSINESS

3.      Street Name: An unnamed public access easement; Section 29, T02S, R14W; Seward Meridian, Kenai Peninsula Borough, AK; in the Happy Valley Community; ESN 401

STAFF REPORT

PC MEETING: September 11, 2023

Applicant: Kenai Peninsula Borough

Existing right-of-way names: None

Name proposed by petitioner: Honey Pot Lane, Wishbone Way, Turtle Pass, Whispering Way

Reason for Change: Petition by Kenai Peninsula Borough

Background:

Name	<b>unnamed</b>
ESN	401
Community	Happy Valley
YR Named	n/a
Constructed	Yes
Total Lots	6
Residential	6
Commercial	0
E911 Address	4
Mailing	4
Decision	

Review and Comments:

Notice was sent by regular mail to the property owner of the affected parcels containing the unnamed public access easement, as listed on the KPBP tax roll.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA), Alaska State DOT, and Anchor Point Emergency Services for review.

No comments were received by the writing of this staff report.

Staff Discussion:

Staff was made aware of an incorrect address on the Sterling Highway. After reviewing the area and speaking with the owner, the easement is used to access multiple lots/ structures. Currently three lots use easement for access, two lots have Sterling Highway addresses which do not front the highway. In order to provide an accurate address for these lots a street name is recommended.

Access easements were granted by recorded documents for government lot 10 and 13 in 1981.

One of the affected owners provided a list of proposed names. Whispering Way is not a recommend street name, since Whisper has been used in multiple instances in the road inventory.

**STAFF RECOMMENDATION:** Name the unnamed access easement to **Wishbone Way** by adoption of Resolution SN 2023-05.





# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche  
Borough Mayor

## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO NAME A PUBLIC ACCESS EASEMENT

Public notice is hereby given that a petition was received to name a public access easement in the Happy Valley area. Area under consideration is described as follows:

- A. **Location:** *Unnamed public access easement*, Section 29, T02S, R14W, Seward Meridian, Kenai Peninsula Borough, AK; in the Happy Valley Community, ESN 401.  
**Reason for Naming:** Public access easement serving at least three structures.  
**Proposed Names:** Honey Pot Lane, Wishbone Way, Turtle Pass, Whispering Way
- B. Purpose as stated in petition: Staff was made aware of an incorrect address. Upon review, due to development in the area, a street name should be assigned when a road services more than three structures.
- C. Petitioner(s): Kenai Peninsula Borough

The location of the proposed private road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 11, 2023**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska and remotely through zoom.

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Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [addressing@kpb.us](mailto:addressing@kpb.us), or mailed to the attention of Addressing, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378.] All written comments or documents must be submitted by **1:00 PM, Friday, September 8, 2023**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050).

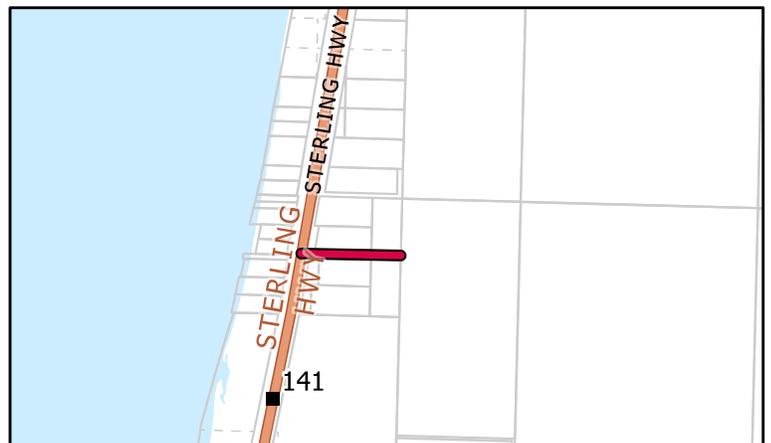
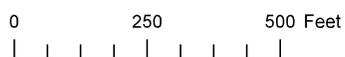


SN Resolution 2023-05

T02S-R14W-Section 29

Happy Valley

8/16/2023



STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

RESERVATION OF EASEMENT  
OR RIGHT-OF-WAY

The Grantor, Kenai Peninsula Borough, hereby reserves from conveyance the following described public access easements and rights-of-way:

A 50 foot wide public use easement more particularly described as the North 50 feet of Government Lot 13, Sec. 29, T2S, R14W, Seward Meridian, Alaska.

A 60 foot wide public use easement more particularly described as the South 60 feet and East 60 feet of Government Lot 13, Sec. 29, T2S, R14W, Seward Meridian, Alaska.

Lying upon the subject real property which is described as:

Government Lot 13, Sec. 29, T2S, R14W, S.M., Alaska, containing approximately 5.0 acres.

DATED this 16<sup>th</sup> day of December, 1981.

Stanley F. Thompson  
Stanley F. Thompson, Borough Mayor

ATTEST

Francis Beymer  
Borough Clerk

Pursuant to Ordinance 81-102 & Resolution 81-192

APPROVED AS TO LEGAL FORM  
AND SUFFICIENCY:

Andrew R. Sarisky  
Andrew R. Sarisky,  
Borough Attorney

81-004373

8-

RECORDED  
HOMER RECORDING  
DISTRICT

Dec 22 11 AM '81

REQUESTED BY TLP

ADDRESS Seward

ANDREW R. SARISKY  
BOROUGH ATTORNEY  
KENAI PENINSULA BOROUGH  
BOX 500  
SOLDOTNA, AK. 99586  
262-4401

Acknowledgment

I CERTIFY that on the 16<sup>th</sup> day of December, 1981, Stanley F. Thompson appeared before me in the capacity indicated and acknowledged the voluntary execution of this document for the use and purpose intended.

Parvula C. Stuetgen  
Notary Public for Alaska  
My Commission Expires: 8-19-85



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche  
Borough Mayor

## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO RENAME A ROAD

Public notice is hereby given that a petition was received to name a private road in the Cohoe area. Area under consideration is described as follows:

- A. **Location:** Old Weasle Trail Rd, Section 17, T02N, R11W, Seward Meridian, Kenai Peninsula Borough, AK; in the Cohoe Community, granted per plat KN 98-59 and KN 55015-80. ESN 302.  
**Reason for Renaming:** Misspelling.  
**Proposed Names:** OLD WEASEL TRAIL RD
- B. Purpose as stated in petition: This misspelling was brought to attention of staff, 911 dispatch is unable to geo-verify with incorrect spelling.
- C. Petitioner(s): Kenai Peninsula Borough

The location of the proposed private road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 11, 2023**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska and remotely through zoom.

To attend the meeting using Zoom from a computer, visit <https://us06web.zoom.us/j9077142200>. You may also connect to Zoom by telephone, by calling toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/planning-dept/planning-commission>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [addressing@kpb.us](mailto:addressing@kpb.us), or mailed to the attention of Addressing, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378.] All written comments or documents must be submitted by **1:00 PM, Friday, September 8, 2023**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050).



Vicinity Map

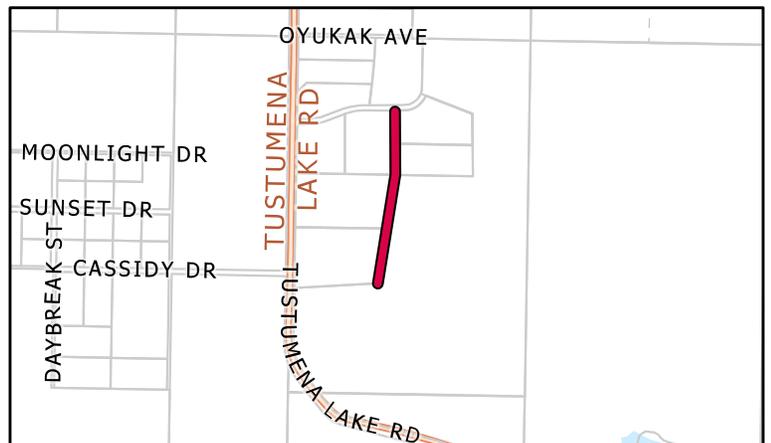


SN Resolution 2023-05

T02N-R11W-Section 17

Cohoe

8/16/2023



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

AGENDA ITEM E      NEW BUSINESS

3.      Street Name Change: Rename Old Weasle Trail Rd; Section 17, T02N, R11W; Seward Meridian, Kenai Peninsula Borough, AK; in the Cohoe Community; ESN 302

STAFF REPORT

PC MEETING: September 11, 2023

Applicant: Kenai Peninsula Borough

Existing right-of-way names: Old Weasle Trail Rd.

Name proposed by petitioner: Old Weasel Trail Rd.

Reason for Change: Misspelling

Background:

	<b>Old Weasle Trail Rd</b>
Name	
ESN	302
Community	Cohoe
YR Named	n/a
Constructed	Yes
Total Lots	6
Residential	6
Commercial	0
E911 Address	2
Mailing	5
Decision	

Review and Comments:

Notice was sent by regular mail to the property owner of the affected parcels containing the road, as listed on the KPB tax roll.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA) and Central Emergency Services (CES) for review.

No comments were received by the writing of this staff report.

Staff Discussion:

A request was made by 911 dispatch to correct the spelling of Old Weasel Trail Rd. Dispatch is unable to geo-verify location due to misspelling.

**STAFF RECOMMENDATION:** Rename Old Weasle Trail Rd to **Old Weasel Trail Rd** by adoption of Resolution SN 2023-05.

END OF STAFF REPORT

## Leavitt, Rhealyn

---

**From:** S B <aktundra2@gmail.com>  
**Sent:** Tuesday, August 29, 2023 10:16 AM  
**To:** G\_Notify\_Addressing  
**Subject:** <EXTERNAL-SENDER>Renaming Old WeasleTrail Road

---

**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

---

Hi ,  
We live at the end of Old Weasle, just wondering, since you're already changing it would it be possible to drop Road off and just make it Old Weasel Trail? Just sounds more quaint. Trail Road sounds funny!  
Thanks. Sara Brown  
19591 Old Weasle Trail

Find 3 1/4" B.C.  
 HNU 288-S  
 1-17  
 18117  
 1970

Find 1 1/2" B.C.  
 HNU 1-17  
 18117  
 1970



CENTENNAL ROAD DATA			
NO.	RADIUS	LENGTH	CURVE BEARING
CR	400.00	18.84	108.11 4 767.87 32° E
CR	1800.00	185.70	104.71 4 787.24 53° E
CR	230.00	875.89	887.92 4 848.57 57° E
NO.	LENGTH	BEARING	
LS	87.18	S 00° 09' 00" W	
LS	92.81	S 00° 09' 00" W	
LS	102.90	N 88° 52' 53" E	
LS	738.28	S 01° 54' 55" E	

UNSUBDIVIDED  
 S 00° 09' 00" E 2841.44 (2641.8 rec.)  
 BASIS OF BEARING K-1721

KENAI PENINSULA BOROUGH

Find 3 1/4" B.C.  
 HNU 288-S  
 1-17  
 18117  
 1970

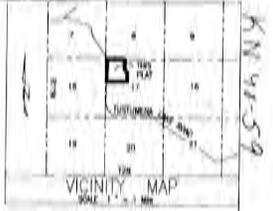
INCLUDED WITHIN THE UNSUBDIVIDED REMAINDER

KENAI PENINSULA BOROUGH

CURVE	RADIUS	LENGTH
CR	25.00	41.72
CR	25.00	21.31
CR	25.00	117.44
CR	25.00	108.65
CR	25.00	38.21

NOTE: UNDEVELOPED LOTS ARE AT LEAST 20000 SQUARE FEET OF AREA AND ARE NOT SUBJECT TO BEING USED FOR OTHER PURPOSES. TREATMENT AND DISPOSAL OF WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND  
 1. SET OFF SIGN



NOTES

- The deed recites to state mentioned H.O.B.'s reserved areas reserved by State of Alaska Department of Transportation.
- Building setback - A setback of 20 feet is required from all street right-of-way unless a lesser setback is approved by resolution of the applicable Planning Commission.
- No proposed structure shall be constructed or placed within an easement which shall interfere with the ability of a utility to use the easement.
- Front 10 feet of building setback is also a utility easement and shall remain within 5 feet of the lot line.

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION on the meeting of

September 12, 1988  
 KENAI PENINSULA BOROUGH

By *Michael A. Swan*  
 ALDERMAN



MICHAEL A. SWAN  
 REGISTRATION NO. 15-6940

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY THIS CONSENT GRANT ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREIN.

I FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

*Kevin Spies*  
 KEVIN SPIES

Notary's Acknowledgment

SUBSCRIBED AND SWORN BEFORE ME ON THIS 12th DAY of September, 1988  
 FOR *Kevin Spies*



NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 01/31/2000

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY THIS CONSENT GRANT ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREIN.

I FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

*Don G. Pitt*  
 DON G. PITT

Notary's Acknowledgment

SUBSCRIBED AND SWORN BEFORE ME ON THIS 12th DAY of September, 1988  
 FOR *Don G. Pitt*



CERTIFICATE OF OWNERSHIP AND DESIGNATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY THIS CONSENT GRANT ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREIN.

I FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

*Michael R. Spier*  
 MICHAEL R. SPIER

Notary's Acknowledgment

SUBSCRIBED AND SWORN BEFORE ME ON THIS 12th DAY of September, 1988  
 FOR *Michael R. Spier*

*Michael R. Spier*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 01/31/2000

CENTENNAL ESTATES

OWNER: DON G. PITT  
 P.O. Box 1818  
 Seward, AK 99684

MICHAEL R. SPIER  
 P.O. Box 507  
 Seward, AK 99684

DATE SWORN: 7/13/88  
 LOCATION: LAS VEGAS, NV, 89131

LOCATED IN THE NW 1/4 OF SECTION 17, T10N, R11W, S14E, AN UNDEVELOPED LOTS ARE AT LEAST 20000 SQUARE FEET OF AREA AND ARE NOT SUBJECT TO BEING USED FOR OTHER PURPOSES. TREATMENT AND DISPOSAL OF WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SWAN SURVEYING  
 P.O. Box 982  
 SOLEDAD, AK 99689  
 PHONE 907-267-1014

DATE SURVEYED	STATE	INSTRUMENT NO.	REGISTERED
JULY 1988	AK	1-17-88	845
K.P.B. FILE NO.	OR. NO.	ALASKA RECORDING DISTRICT	
98-59			

**NOTES:**

- 1) DEVELOPMENT OF THESE PARCELS MAY BE SUBJECT TO GOVERNMENT CONDITIONS, AND RESTRICTIONS AS RECORDED ON AUGUST 26, 1998 IN BK 497 PG 272 KRD AND ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON JULY 24, 2010 UNDER SERIAL NO. 2015-006482-0 KRD.
- 2) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEY STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 3) NO PRIVATE ACCESS TO STATE MAINTAINED HIGHWAYS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 4) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 5) ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- 6) AN EXCEPTION TO KPB 20.30.170 - BLOCK (1901), WAS GRANTED AT THE K.P.B. PLAT COMMITTEE MEETING OF SEPTEMBER 14, 2015.
- 7) WASTEWATER DISPOSAL, THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL 3 ACRES IN SIZE AND UNDEVELOPED MAY BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



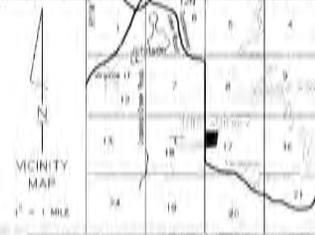
- LEGEND**
- ⊕ PRIMARY MONUMENT RECOVERED AS NOTED
  - ⊙ SECONDARY MONUMENT SET FOR SUBMIT
  - 5/8" X 30" REBAR WITH PLASTIC CAP
  - SECONDARY MONUMENT RECOVERED AS NOTED
  - Y.P.C. YELLOW PLASTIC CAP
  - ( ) RECORD PER CENTENNIAL STATUTE #2 PLAT NO. 2004-125



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF September 14, 2015

KENAI PENINSULA BOROUGH  
*[Signature]*  
 AUTHORIZED OFFICIAL



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FILED CERTIFICATE GRANT ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*[Signatures]*  
 SARA J. BROWN, JESSIE J. BROWN, HURRY L. MAY AND HURRY M. HANSEN  
 STATE OF ALASKA, DISTRICT OF KENAI, KENAI PENINSULA BOROUGH, ALASKA

**NOTARY'S ACKNOWLEDGMENT**

FOR SARA J. BROWN AND JESSIE J. BROWN  
 ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF November 2015  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 12/31/17

**NOTARY'S ACKNOWLEDGMENT**

FOR HURRY L. MAY  
 ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF November 2015  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 12/31/17

**NOTARY'S ACKNOWLEDGMENT**

FOR HURRY M. HANSEN  
 ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF November 2015  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 12/31/17

**NOTARY'S ACKNOWLEDGMENT**

FOR HURRY L. MAY AND HURRY M. HANSEN  
 ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF November 2015  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 12/31/17

KPB FILE NO. 2015-101

**CENTENNIAL ESTATES  
 2015 ADDITION**

A SUBDIVISION OF TRACT C CENTENNIAL ESTATES #2, PLAT NO. 2004-125 AND

OWNER: SARA J. BROWN AND JESSIE J. BROWN  
 PO BOX 71  
 KASLOV, AK 99810  
 HURRY L. MAY AND HURRY M. HANSEN  
 PO BOX 808  
 KASLOV, AK 99810

LOCATED WITHIN THE N40W AND S40W SECTION 17, T10N, R11W, SEWARD MERIDIAN, KENAI PENINSULA (S17E10N), KENAI PENINSULA BOROUGH, ALASKA  
 CONTAINING 28,275 ACRES

**INTEGRITY SURVEYS INC.**

826 SET NET DRIVE (SNA) AK 99811  
 SURVEYORS (907) 383-8877 PLANNERS  
 FAX (907) 383-8874  
 info@integritysurveys.com

JOB NO. 215161 DRAWN: NOV. 4, 2015 SH  
 SURVEYED: AUG-01 2015 SCALE: 1" = 100'  
 FIELD BY: 2016-7 PG. 26-27 FILE: 215161.P0100

2015-80  
 Plat #  
 Kenai  
 10/9/2015  
 Time 02:23:58



**CERTIFICATE OF SURVEYOR**  
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

CASSIDY DR.  
 60' ROADWAY EASEMENT

UNRECOVERED

UNRECOVERED REMAINDER

106

## Leavitt, Rhealyn

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**From:** Griebel, Scott  
**Sent:** Wednesday, August 30, 2023 8:32 AM  
**To:** Leavitt, Rhealyn  
**Subject:** RE: Planning Commission SN Resolution 2023-05 September 11, 2023

No comments

Scott Griebel, KPB RSA Director

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**From:** Leavitt, Rhealyn <rleavitt@kpb.us>  
**Sent:** Monday, August 21, 2023 10:44 AM  
**To:** 'joselyn.biloon@alaska.gov' <joselyn.biloon@alaska.gov>; 'Keiner, Robert (DOT)' <bob.keiner@alaska.gov>; Griebel, Scott <SGriebel@kpb.us>  
**Subject:** Planning Commission SN Resolution 2023-05 September 11, 2023

Good morning

The Kenai Peninsula Borough is petitioning to name multiple streets in three areas. Please see attached notices with maps. Let me know if you have any comments you would like added for the Planning Commission meeting scheduled September 11, 2023.

Thank you,

*Rhealyn Leavitt*

Senior Clerk  
Planning Department  
Ph: (907) 714-2200

**KENAI PENINSULA BOROUGH**  
**144 North Binkley Street**  
**Soldotna, Alaska 99669**



# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **MISC. INFO**

- **09-06-23 Funny River APC Meeting Minutes**

**FUNNY RIVER ADVISORY PLANNING COMMISSION  
REGULAR MEETING**

**WEDNESDAY, SEPTEMBER 6, 2023  
7:00 PM  
MINUTES**

1. CALL TO ORDER  
The meeting was called to order at 7:06 pm by Glenda.
2. ROLL CALL  
Present: Glenda, Don, Jim, Mike, and by Zoom - Jerry and Joireen. Not Present: Kevin
3. APPROVAL OF AGENDA  
Glenda Moved to Approve the Agenda as presented. Don Seconded. The motion Passed Unanimously.
4. APPROVAL OF MINUTES for August 9, 2023.  
Don Moved to Approve the Minutes as presented. Mike Seconded. The motion Passed Unanimously.
5. BOROUGH BUSINESS
  - a. REPORTS
    - i. PLANNER REPORT HERE  
Morgan was not present to report.
  - b. PLATTING
    - i. MacNamara Acres of Moose Hill KPB No. 2023-009R1  
Mike Moved to Recommend Approval of the Plat as presented. Jim Seconded. The motion Passed Unanimously.
6. OLD BUSINESS
  - i. Comprehensive Plan Update  
Glenda apologized for not sending the letter to Mr. Roughner requesting an update on the status of the Comprehensive Plan. A copy will be distributed to members when sent.
7. NEW BUSINESS  
No New Business.
8. PUBLIC COMMENT/PRESENTATION  
No Public Comment
9. COMMISSIONER COMMENTS  
No Commissioner Comments
10. ADJOURNMENT  
Don Moved to Adjourn. Mike Seconded. The motion Passed Unanimously and the meeting was Adjourned at 7:37 pm.