

C. CONSENT AGENDA

***7. Minutes**

a. June 24, 2024 Planning Commission Meeting

Kenai Peninsula Borough Planning Commission

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

**JUNE 24, 2024
7:30 P.M.
UNAPPROVED MINUTES**

AGENDA ITEM A. CALL TO ORDER

Vice Chair Gillham called the meeting to order at 7:30 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Dawson Slaughter, South Peninsula District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Diane Fikes, City of Kenai
Troy Staggs, City of Seward
Charlene Taufest, City of Soldotna
Franco Venuti, City of Homer

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

Staff Present

Aaron Hugh, Land Management Officer
Walker Steinhage, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Christ Van Slyke, Platting Specialist
Samantha Lopez, Kenai River Center Planner
Jennifer Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

***3. Plats Granted Administrative Approval**

- a. ASLS No. 2023-16 Anchors Aweigh North Subdivision; KPB File 2023-084
- b. Forest Acres Subdivision Harmon Addition; KPB File 2021-049
- c. Kinder Subdivision Blake Addition No. 1; KPB file 2023-127
- d. Lost Lake Subdivision Addition No. 8; KPB File 2019-040R1
- e. Lucky Horseshoe Estates 2023 Addition; KPB file 2023-010
- f. Marysville 2023; KPB File 2023-106
- g. Nakada Subdivision Alexson Replat; KPB File 2023-126
- h. Riverwind I Subdivision Sutherland Addition; KPB File 2023-055
- i. Townsite of Kasilof Pree Replat; KPB File 2023-117
- j. Two Moose Creek Reserve Golden Eagle Airpark Unit1; KPB File 2023-113

***6. Commissioner Excused Absences**

- a. Jeremy Brantley, Sterling / Funny River

***7. Minutes**

- a. June 10, 2024 Planning Commission meeting minutes

Vice Chair Gillham 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 Staggs moved, seconded by Commissioner Epperheimer 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 - 8	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent – 1	Brantley

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - UTILITY EASEMENT ALTERATION
REEDER LAKE SUBDIVISION 2024 ADDITION**

KPB File No.	2024-057V
Planning Committee Meeting:	June 24, 2024
Applicant / Owner:	Lee Q. Wiley
Surveyor:	Jerry Johnson – Johnson Surveying
General Location:	Sterling Highway, Clam Gulch, Alaska

Staff report given by Platting Manager Vince Piagentini.

Vice Chair Gillham 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 Staggs 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 - 8	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**ITEM #2 - RIGHT OF WAY VACATION
VACATE A TRIANGULAR PORTION OF THE 33' PUBLIC ROW EASEMENT OF GALANKIN STREET**

KPB File No.	2022-118V
Planning Commission Meeting:	June 24, 2024
Applicant / Owner:	Charles & Barbara Scott
Surveyor:	John Segesser / Segesser Surveys
General Location:	Williams Road & Galankin Street
Legal Description:	That part of Government Lot 44 in Sec 14 T6N R12W SM Alaska in the East 33 feet described as lying south of a line starting approximately 53 feet south of the NE corner of said Government Lot 44 thence northwest irregularly to the point of termination on the north line being 33 feet west of the NE corner; and that part lying northerly of a line described as starting 33 feet north and 33 feet west of the SE corner of said lot 44 thence north and northeasterly irregularly to a point of termination on the east line being approximately 155 feet north of the SE corner.

Staff report given by Platting Manager Vince Piagentini.

Vice chair Gillham opened the item for public comment.

Jeanene Wall: P.O. Box 465 Kenai, AK 99611 Ms. Wall is a neighboring landowner and spoke in support of the petition.

Eric & Amy Goodwin; 4037 West Camino Vivaz, Glendale AZ 85310; The Goodwin’s noted that they have a private easement with the landowner that should be noted on the plat. Platting Manager Piagentini stated there was not private easement noted in the certificate to plat. He then said if he receives documentation of the easement, he will request that it be noted on the plat.

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

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Venuti 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 four 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 - 8	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**ITEM #3 - ORDINANCE 2024-17
AMENDING KPB 2.56.040 TO INCORPORATE THE CITY OF SOLDOTNA RIVERFRONT
DEVELOPMENT PLAN AS AN ELEMENT OF THE OFFICIAL CONPREHENSIVE PLAN FOR THAT
PORTION OF THE BOROUGH WITHIN THE BOUNDARIES OF THE CITY OF SOLDOTNA**

Staff report given by City of Soldotna Planner John Czarneski.

Vice Chair Gillham 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 Fikes to forward to the assembly a recommendation to adopt Ordinance 2024-17, amending KPB Chapter 2.56.040 to incorporate the City of Soldotna Riverfront Development Plan as an element of the official Comprehensive Plan for that portion of the borough within the boundaries of the City of Soldotna

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**ITEM #4 – RESOLUTION 2024-031
AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH THE USDA FOREST
SERVICE FOR THE COOPER MOUNTAIN COMMUNICATIONS SITE TO SUPPORT EMERGENCY
MANAGEMENT COMMUNICATION EQUIPMENT.**

Staff report given by Land Management Officer Aaron Hughes.

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 Morgan moved, seconded by Commissioner Epperheimer to forward to the

assembly a recommendation to adopt Resolution 2024-031, authorizing the mayor to enter into a lease agreement with the USDA Forest Service for the Cooper Mountain Communications Site to support emergency management communication equipment.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Taufest, Venuti
Absent - 1	Brantley

AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham report that the committee reviewed and granted preliminary approval to 2 plats.

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

Joseph Rolfzen, Project Consultant, Kuna Engineering gave a presentation regarding the Kenai Peninsula Borough Hazard Mitigation Plan Update.

Kenai River Center Manager Samantha Lopez gave the annual report for the Anadromous Waters Habitat Protection District.

AGENDA ITEM K. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 8:30 P.M.

Ann E. Shirnberg
Administrative Assistant