

Kenai Peninsula Borough  
Planning Department

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**MEMORANDUM**

TO: Brent Hibbert, Assembly President  
Kenai Peninsula Borough Assembly Members

THRU: Charlie Pierce, Borough Mayor *CP*

FROM: Melanie Aeschliman, Planning Director *MA*

DATE: March 18, 2021

RE: Ordinance 2021-11: An ordinance authorizing a communications site lease agreement with Vertical Bridge Development, LLC

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The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled March 15, 2020 meeting.

A motion passed by unanimous vote (10 Yes, 0 No, 1 Absent) to recommend approval of Ordinance 2021-11.

In the ordinance, please amend the last WHEREAS statement:

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regularly scheduled meeting of March 15, 2021 recommended approval by unanimous vote.

Attached are the unapproved minutes of the subject portion of the meeting.

March 15, 2021 Planning Commission Draft Meeting Minutes

**AGENDA ITEM E ORDINANCE**

- 5. Ordinance 2021-11: Authorizing a communications site lease agreement with Vertical Bridge Development, LLC.

Staff report given by Marcus Mueller

Vertical Bridge Development, LLC has submitted an application for a lease of borough land in the Summit Lake area for a communication tower site. In 2015, the subject land was approved to the Kenai Peninsula Borough by the State of Alaska under municipal land entitlement ADL 227985. The communications site lease has been negotiated using standard practices.

This ordinance will be brought before the Kenai Peninsula Borough Planning Commission at its March 15, 2021 meeting. The recommendations of the Planning Commission will be provided to the assembly prior to the scheduled hearing on this ordinance.

**END OF STAFF REPORT**

Chair Martin opened the item for public comment. Hearing no one wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

**MOTION:** Commissioner Morgan moved, seconded by Commissioner Ecklund to forward to the Assembly a recommendation to approve Ordinance 2021-11: An ordinance authorizing a communications site lease agreement with Vertical Bridge Development, LLC.

Commissioner Ecklund asked staff if the tower will be camouflaged. Mr. Mueller replied that it would sit off the roadway and would have a 150-foot vegetative buffer. He also noted there was no camouflaging planned for the steel framed tower. Commissioner Ecklund then asked if this tower would sit up high enough to be visible from the road. Mr. Mueller replied that the side of the road where the tower will sit slopes up so it will sit higher than the road and will be visible.

**MOTION PASSED:** Hearing no discussion or objection, the motion was carried by the following vote.

Yes	10	No	0	Absent	1
Yes	Brantley, Carluccio, Chesser, Ecklund, Fikes, Gillham, Martin, Morgan, Ruffner, Venuti				
No					
Absent	Bentz				

**AGENDA ITEM E. ANADROMOUS WATERS HABITATE PROTECTION DISTRICT**

- 6. A Conditional Use Permit is sought pursuant to KPB 21.18 to replace existing twin culverts with a box culvert within the 50-foot Habitat Protection District of the North Fork Anchor River as established in KPB 21.18.081(B)(5). KPB Planning Commission Resolution 2021-07

Staff report given by Nancy Carver

**Applicant:** Kenai Watershed Forum  
44129 Sterling Highway  
Soldotna, Alaska 99669

Alaska Resource Solutions, LLC  
48460 Lakeside Avenue  
Soldotna, Alaska 99669

**Project Location:** Section 26, T4S R14W, Seward Meridian, HM N1/2 SE1/4 within the Nikolaevsk Road ADOT right-of-way on both banks of the North Fork Anchor River.

**KPB Parcel #:** 165-200-49