

C. CONSENT AGENDA

***7. Minutes**

09-12-2022 Planning Commission Meeting

Kenai Peninsula Borough Planning Commission

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

September 12, 2022
7:30 P.M.
UNAPPROVED 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, District 5 – Sterling/Funny River
Diane Fikes, City of Kenai
Pamela Gillham, District 1 – Kalifornsky
Michael Horton, District 4 – Soldotna
Blair Martin, District 2 – Kenai
Troy Staggs, City of Seward
Dawson Slaughter, District 9 – South Peninsula
Charlene Tautfest, City of Soldotna

With 8 members of a 12-member seated commission in attendance, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Deputy Borough Attorney
Morgan Aldridge, Resource Planner
Ann Shirnberg, Planning Administrative Assistant
Rhonda Foster-Deskins, LMD Administrative Assistant.

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

***3. Plats Granted Administrative Approval**

- a. Cook Estates Iverslie Addition; KPB File 2022-028
- b. Lost Lake Subdivision 2022 Addition: KPB File 2022-003
- c. Skyview Heights Subdivision Spellman Addition; KPB File 2021-146
- d. Tatum Denise Subdivision; KPB File 2021-122R1
- e. Tulin West Highlands Replat 2022; KPB File 2022-019
- f. Woody Acres 2022 Replat; KPB File 2022-006

***6. Commissioner Excused Absences**

- a. David Stutzer, District 8 - Homer
- b. John Hooper, District 3 – Nikiski
- c. Franco Venuti, City of Homer
- d. Virginia Morgan, District 6 – East Peninsula
- e. City of Seldovia, Vacant
- f. District 7 – Central, Vacant

***7. Minutes**

- a. August 22, 2022 Planning Commission meeting minutes.

Chair Brantley asked if anyone wished to speak to any of the items on the consent agenda. Hearing no one wishing to comment he asked Ms. Shirnberg to read into the record the consent agenda items.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Tautfest 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	Brantley, Fikes, Gillham Horton, Martin, Slaughter, Staggs, Tautfest
No - 0	

AGENDA ITEM E. NEW BUSINESS

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

**ITEM E1 – CONDITIONAL USE PERMIT
ANADROMOUS WATERS HABITAT PROTECTION DISTRICT OF CROOKED CREEK
PLANNING COMMISSION RESOLUTION 2022-42**

KPB File No.	2022-42
Planning Commission Meeting:	September 12, 2022
Applicant / Owner:	Alaska Department of Fish & Game
Mailing Address	43691 Kalifornsky Beach Rd., Suite B, Soldotna, AK 99669
KPB Parcel Number	137-021-21
Physical Address	21880 Johnson Lake Road
Legal Description:	T02N R12W SEC 1 Seward Meridian KN A 10-Acre parcel within the NE1/4 Lying East of Sterling Hwy & South of Old Sterling Hwy & North & West of Helens Haven Sub

Staff report given by Planner Morgan Aldridge

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 Horton moved, seconded by Commissioner Slaughter, to adopt Planning Commission Resolution 2022-42 granting a conditional use permit pursuant to KPB 21.18 for the construction of rip rap within the 50-foot Habitat Protection District of Crooked Creek.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Fikes, Gillham, Horton, Martin, Slaughter, Staggs, Tautfest
No - 0	

**ITEM E2 – CONDITIONAL USE PERMIT
ANADROMOUS WATERS HABITAT PROTECTION DISTRICT OF THE KENAI RIVER
PLANNING COMMISSIONER RESOLUTION 2022-15**

KPB File No.	2022-15
Planning Commission Meeting:	September 12, 2022
Applicant	US Fish & Wildlife & Kenai National Wildlife Refuge
Mailing Address	P.O. Box 2139, Soldotna, AK 99669
KPB Parcel Number	025-180-02
Legal Description	T05N R05W & R06W SEC 1-36 Seward Meridian KN All SEC 2 thru 11&14 Thru 22 & 27 thru 34 & PTN Sec 1 12 13 23 26 & 35 In T05N R05W Sec 1 thru 36 in T05N R06W

Staff report given by Morgan Aldridge.

Chair Brantley opened the item for public comment.

Steve Miller; PND Engineers, 1506 W. 36th Ave., Anchorage, AK 99503: Mr. Miller is the project manager for this project and made himself available for questions.

Alex Jefferies; PND Engineers, 1506 W. 36th Ave., Anchorage, AK 99503: Ms. Jefferies is an engineer on this project and made herself available for questions.

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 Staggs, to adopt Planning Commission Resolution 2022-15 granting a conditional use permit pursuant to KPB 21.18 for improvements to public use facilities within the 50-foot Habitat Protection District of the Kenai River.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Fikes, Gillham, Hooper, Horton, Martin, Slaughter, Staggs, Stutzer, Tautfest,
No - 0	

AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham reported the plat committee reviewed & granted preliminary approval to 5 plats.

AGENDA ITEM G.

1. Seward Highway & Alyeska Highway Intersection Improvements Project:
Director Ruffner stated that this was just an informational item for the commission, no action by the commission was required.

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 I. DIRECTOR'S COMMENTS

Director Ruffner informed the commission that the Borough Assembly appointed former borough mayor, Mike Navarre, as the interim mayor until the mayoral special election sometime early next year.

AGENDA ITEM J. **COMMISSIONER COMMENTS**

AGENDA ITEM K. **ADJOURNMENT**

Commissioner Horton moved to adjourn the meeting at 8:05 PM.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED