

Kenai Peninsula Borough Planning Commission

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

October 25, 2021

7:30 P.M.

UNAPPROVED MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Present

Syverine Bentz, Anchor Point/ Ninilchik
Jeremy Brantley, Sterling
Diane Fikes, City of Kenai
Pamela Gillham, Ridgeway
Virginia Morgan, East Peninsula
Robert Ruffner, Kasilof/Clam Gulch
Franco Venuti, City of Homer

With 7 members of an 11-member commission in attendance, a quorum was present.

Staff Present

Melanie Aeschliman, Planning Director
Sean Kelly, Borough Attorney
Samantha Lopez, Manager Kenai River Center
Derek Haws, Addressing Officer
Ann Shirnberg, Planning Administrative Assistant
Julie Hindman, Platting Specialist

AGENDA ITEM B. ROLL CALL

- *3. Plat Granted Administrative Approval
 - a. Carl F Ahlstrom Subdivision RPM's Replat Number 2; KPB File 2021-054
 - b. Doser Subdivision Eicher 2020 Replat; KPB File 2020-137
 - c. FBO Subdivision No. 10; KPB File 2021-037
 - d. Holland Spur Highway Subdivision 2020 Addition; KPB File 2020-064
 - e. Veil O Mist No. 18; KPB File 2020-017
- *4. Plats Granted Final Approval
 - a. Ar-Ness Subdivision 2021 Replat; KPB File 2021-125
 - b. Hall Subdivision No. 8 Addition No. 2 2021 Replat; KPB 2020-066
 - c. Nikiski Village Subdivision Strong Replat; KPB 2021-132
- *6. Commissioner Excused Absences
 - a. Blair Martin, Kalifornsky Beach
 - b. Vacant, Northwest Borough
 - c. Vacant, City Seat
 - d. Vacant, City Seat
- *7. Minutes
 - a. September 24, 2021 Planning Commission Meeting
 - b. October 11, 2021 Planning Commission Meeting

Chair Ruffner asked if anyone present wanted to speak to any of the items on the consent or regular agendas. He then asked Ms. Shirnberg to read the items under the consent agenda into the record.

Hearing no one else wishing to comment, Chair Ruffner returned the discussion to the Commission.

MOTION: Commissioner Brantley moved, seconded by Commissioner Gillham to approve the consent agenda and the regular agenda.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes	7	No	0	Absent	1	Vacant	3
Yes	Bentz, Brantley, Fikes, Gillham, Morgan, Ruffner, Venuti						
No							
Absent	Martin						

Chair Ruffner asked Ms. Shirnberg to read the procedures for public testimony.

AGENDA ITEM E. NEW BUSINESS

**E1 – CONDITIONAL USE PERMIT
PC RESOLUTION 2021-33**

KPB File No. 2021-33
Planning Commission Meeting: 10/25/2021
Applicant Alaska Department of Transportation
Mailing Address PO Box 196900
 Anchorage, AK 99519-6900
Legal T 5N R 5W SEC 1 SEWARD MERIDIAN KN ALL OF SEC 24
 25 & 37 & PORTION OF SEC 1 12 13 23 26 & 35
Physical Address Fuller Creek, MP 57.5 Sterling Highway near Cooper
 Landing, AK
KPB Parcel Number 02518003

Staff report given by Samantha Lopez.

Project Description

The Alaska Department of Transportation is seeking to amend PC Resolution 2020-23 for highway improvements within the 50' Habitat Protection District of Fuller Creek near Cooper Landing. During construction activities in August 2021, one of the sections for Fuller Creek was discovered to be a small overflow/side channel of Fuller Creek rather than a main stem of the creek. The confluence of the overflow and main stem flows have been redesigned with reinforced roadside slopes to address the perpendicular angle coverage point. The existing angle of approach increases the chances of slope erosion and/or failure of the proposed channel, which may put the new roadway embankment at risk in the future if not reinforced. Riprap revetment is now proposed at two locations to add protection. The proposed embankments are made up of layers of geotextile, ditch lining rock, and class II riprap and stay within the previously identified impacted area and right-of-way. Applicant will also backfill the upper 8-12 inches of riprap with topsoil, place live willow stakes, and hydroseed.

Previously Permitted Project Details within the 50-foot Habitat Protection District

This project was approved by the Kenai Peninsula Borough Planning Commission on August 24, 2020 through PC Resolution 2020-23, and included the following activities within the 50-foot Habitat Protection District:

1. Widening the roadbed to add shoulders and improve drainage, and straightening the alignment to meet current design standards.

2. Replacing or improving drainage, signage, striping, and guardrail/guardrail end treatments.
3. Vegetation clearing and grubbing.
4. Revegetation of Fuller Creek using vegetative mat, willow stakes and planting of two seedlings for every tree removed within 3 acres of the habitat protection district of Fuller Creek.
5. Installation of a large mammal wildlife crossing (120 feet long, 22 feet wide by 10 feet high structural plate pipe) that encompasses a stream crossing at Fuller Creek at MP 57.3.
6. Construction of 1,500 feet of new stream channel along Fuller Creek.
7. Approximately 700 feet of channel will route Fuller Creek through the new highway crossing, and 800 feet of new channel will shift a downstream segment outside of the new roadway embankment.

New Project Details within the 50-foot Habitat Protection District

1. Revetments will be constructed in two locations using geotextile and a total of 1,920 cubic yards of ditch-lining rock and class II riprap.
2. Impacted footprint will increase by approximately 2,500 square feet. This includes the additional connection of stream channels and revetments placed below the roadway embankment.
3. Revegetation of Fuller Creek using vegetative mat, willow stakes and planting of two seedlings for every tree removed within 3 acres of the habitat protection district of Fuller Creek.
4. Backfill the upper 8-12 inches of riprap with topsoil, place live willow stakes, and hydroseed.

Findings of Fact Pursuant to KPB 21.18.081 Conditional Use Permit

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(5), transportation infrastructure may be approved as a conditional structure/use within the habitat protection district.
3. The culvert crossing at Fuller Creek is being designed for hydraulic and fish passage, which will lead to an improvement of fish passage and fish habitat at the site. One of the purposes of Chapter 21.18 is to provide a means for a continuation of the abundance and prosperity provided by anadromous fish to the citizens of the Kenai Peninsula Borough (KPB 21.18.020(E)).
4. Staff finds the proposed project is consistent with the 2019 Kenai Peninsula Borough Comprehensive Plan and other applicable planning documents and borough code including the Kenai Peninsula Borough Coastal Management Plan.
5. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
6. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
7. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
8. The Planning Commission has approved the use of riprap in other projects where critical public infrastructure was at risk of erosion.
9. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
10. Kenai Peninsula Borough Planning Commission Resolution 2015-35 defines water-dependent as:
"...a use or structure located on, in or adjacent to water areas because the use requires access to the waterbody. The definition is applicable to facilities or activities that must be located at or near the shoreline and within the 50-foot buffer. An activity is considered water dependent if it is dependent on the water as part of the intrinsic nature of its operation. Examples of water dependent facilities may include, but are not limited to, piers, boat ramps, and elevated walkways."
11. Access to the site and all construction activities will occur from the DOT&PF right of way easement of the Sterling Highway existing roadway and will not affect neighboring parcels.
12. The River Center found the application complete and scheduled a public hearing for October 25, 2021.
13. Agency review was distributed on October 7, 2021. No comments or objections have been received from resource agencies to date.
14. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on October 7, 2021. A total of 1 mailing was sent.

15. Pursuant to KPB 21.11.020, public notice was published in the Peninsula Clarion on October 13, 2021 and October 20, 2021.
16. Permit application was forwarded to the Cooper Landing Advisory Planning Commission for review at their October 20, 2021 special meeting.
17. The applicant is currently in compliance with Borough permits and ordinances.

Permit Conditions

1. A temporary silt fence will be installed prior to ground disturbance and stream work to minimize erosion and sediment discharge to the stream during culvert installation and associated work.
2. A Storm Water Pollution Prevention Plan (SWPPP) will be developed and Best Management Practices will be implemented to minimize erosion and sedimentation of adjacent water bodies during construction.
3. Temporary stream diversions will be constructed using the method most practicable, subject to approval by ADOT&PF and resource agencies.
4. Temporary erosion and sediment control measures such as fiber rolls and temporary seeding would be used as necessary to stabilize disturbed soils until final stabilization is achieved.
5. Any temporary fill placed to facilitate installation of culverts, including stream diversions, would be removed upon project completion and revegetated.
6. All bank cuts, slopes, fills, or other exposed earthworks attributable to this project shall be stabilized to prevent erosion, both during and after construction.
7. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation. Construction techniques and best management practices (BMP's) shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation.
8. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the habitat protection district.
9. Storage or use of fuel is prohibited within 50-feet of any open water.
10. The River Center shall be notified at least 3 days prior to the start of the project.
11. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
12. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
13. Applicant requests that the permit be valid through December 31, 2022. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
14. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
15. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
16. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

General Standards

Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1 - 9 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Findings 1 – 4, 6, 12 – 17 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 11 appears to support this standard.**
4. The proposed use or structure is water-dependent; **Findings 2, 3, 8, 10 appear to support this standard.**

5. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Finding 17 appears to support this standard.**

Recommendation

Based on the findings, staff finds that the proposed project meets the five general standards of KPB 21.18.081. The Planning Commission could consider additional permit conditions to mitigate for any habitat loss if it chooses.

Staff recommends the Planning Commission grant a Conditional Use Permit for the proposed project details subject to adopted conditions as set forth in 2021-33.

Note: An appeal of a decision of the Planning Commission may be filed to the Hearing Officer, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.

Ms. Lopez then informed the commission that the Cooper Landing APC (CLAPC) had met to review this item and forwarded the following recommendations:

- Permittee adheres to general standard permit condition #7 by ensuring disturbed area are only revegetated with native vegetation. They may require confirming seed mixes used are appropriate for the corridor.
- Continue consideration by project managers to include design features that do not preclude late inclusion of active transportation facilities such as bike or pedestrian paths. Example would be installing culverts longer than the minimum required for the roadway to prevent expensive rework from prohibiting these facilities.

END OF STAFF REPORT

Chair Ruffner opened the meeting for public comment. Hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Gillham moved, seconded by Commission Fikes to adopt PC Resolution 2021-33 granting an amendment to PC Resolution 2020-23 granting a conditional use permit to the State of Alaska Department of Transportation.

Commissioner Morgan noted that the CLAPC held a special meeting to review this permit and had several recommendations. She then asked staff if the CLAPC recommendation could be placed on the permit as conditions.

Ms. Lopez stated that she did not know if they could put the CLAPC recommendations as conditions on the permit. Particularly the recommendation to put in a larger culvert. That particular recommendation would increase the cost of the project and she knows that DOT is already running into funding issues. She believes that requiring DOT to install a longer culvert than necessary, to potentially accommodate a future project, which is not designed, funded or in active development, could be considered unreasonable.

Commissioner Morgan stated that the Cooper Landing APC has had issues with these types of project in the past. The community begins planning improvement projects and because projects like this do not take into account future development, they run into cost prohibitive issues. Cooper Landing APC has a history of working with DOT to prepare for the possibility of future projects down the road. She believes the APCs recommendation to put in the longer culvert could be seen as a preventative measure. She noted that in the past there have been projects in the area that could not be accommodated because DOT did not put in the right kind of culvert. The Cooper Landing APC just wants to make sure this project design does not prohibit creating future active transportation facilities like pedestrian & bike paths in the area. The CLAPC is not demanding that their two conditions be met but would like to see in writing somewhere that their requests were taken into consideration.

Chair Ruffner stated that agrees with staff that it would be difficult making these recommendations a condition on the permit. He then noted there are several different actions the commission could take. The

commission could require that the APC recommendations be attached to the permit for consideration. Commissioner Morgan replied she understands and that she just wanted to make sure that these recommendations are submitted to DOT in writing.

Mr. Kelley stated he agreed with staff and Chair Ruffner and does not believe APC recommendations can be put on the permit as conditions. He would recommend amending the motion to attach the APC recommendations and note that the commission would like DOT to consider them.

AMENDMENT MOTION: Commissioner Morgan moved, seconded by Commissioner Gillham to attach to the permit decision the following recommendations from the Cooper Landing APC:

- Permittee adheres to general standard permit condition #7 by ensuring disturbed area are only revegetated with native vegetation. The may require confirming seed mixes used are appropriate for the corridor.
- Continue consideration by project managers to include design features that do not preclude late inclusion of active transportation facilities such as bike or pedestrian paths. Example would be installing culverts longer than the minimum required for the roadway to prevent expensive rework from prohibiting these facilities.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes	7	No	0	Absent	1	Vacant	3
Yes	Bentz, Brantley, Fikes, Gillham, Morgan, Ruffner, Venuti						
No							
Absent	Martin						

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes	7	No	0	Absent	1	Vacant	3
Yes	Bentz, Brantley, Fikes, Gillham, Morgan, Ruffner, Venuti						
No							
Absent	Martin						

**E2 – CONDITIONAL USE PERMIT
PC RESOLUTION 2021-32**

KPB File No. 2021-32

Planning Commission Meeting: October 25, 2021

Applicant Homer Electric Association

Mailing Address 280 Airport Way
Kenai, AK 99611

Legal Description T 8N R 11W SEC 33 SEWARD MERIDIAN KN PTN GLS 11 & 13

Physical Address 56172 Kenai Spur Hwy

KPB Parcel Number 01326019, 01326017

Staff report given by Samantha Lopez.

Project Description

A Conditional Use Permit is sought pursuant to KPB 21.18 to install a wooden utility pole with an overhead transformer and underground electrical service within the 50-foot Habitat Protection District of Daniels Lake, as established in KPB 21.18.040. Per the utility company, there is no alternate location to provide electrical service to the location requested by the applicant.

Project Details within the 50-foot Habitat Protection District

1. A wheeled boom truck will use an auger attachment to drill and set the utility pole, which will be treated with Pentachlorophenol (PCP), a wood preservative agent.
2. Installation of the underground electrical cable will be performed with a rubber tracked bobcat excavator by digging a 36-inch-deep by 15-foot-long trench. Excavated material will be temporarily set adjacent to the trench. All excavated materials will be used to backfill the trench.
3. Applicant will hydroseed any disturbed areas within the habitat protection district.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the habitat protection district.

Findings of fact pursuant to KPB 21.18.081 Conditional Use Permit

18. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
19. Pursuant to KPB 21.18.081(B)(5), construction of utility infrastructure may be approved as a conditional structure/use within the habitat protection district.
20. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
21. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
22. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
23. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
24. Kenai Peninsula Borough Planning Commission Resolution 2015-35 defines water-dependent as:
"...a use or structure located on, in or adjacent to water areas because the use requires access to the waterbody. The definition is applicable to facilities or activities that must be located at or near the shoreline and within the 50-foot buffer. An activity is considered water dependent if it is dependent on the water as part of the intrinsic nature of its operation. Examples of water dependent facilities may include, but are not limited to, piers, boat ramps, and elevated walkways."
25. While utility services are not a water-dependent use as described in Resolution 2015-35, they are listed as a permissible Conditional Use under KPB 21.18.081(B)(5).
26. The River Center found the application complete and scheduled a public hearing for October 25, 2021.
27. Agency review was distributed on October 4, 2021. No comments or objections have been received from resource agencies to date.
28. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on October 5, 2021. A total of 10 mailings were sent.
29. Pursuant to KPB 21.11.020, public notice was published in the Peninsula Clarion on October 13, 2021 and October 20, 2021.
30. The applicant is currently in compliance with Borough permits and ordinances.

Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to Daniels Lake.
2. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
3. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
4. Storage or use of fuel is prohibited within 50-feet of any open water.
5. The River Center shall be notified at least 3 days prior to the start of the project.
6. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
7. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.

8. The construction or installation phase of this Conditional Use Permit must be completed within one calendar year from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
9. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
10. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
11. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

General Standards

Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

6. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1 – 4 appear to support this standard.**
7. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Findings 1 – 4, 9 – 13 appear to support this standard.**
8. The development of the use or structure shall not physically damage the adjoining property; **Finding 6 appears to support this standard.**
9. The proposed use or structure is water-dependent; **Findings 7 – 8 appear to support this standard.**
10. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Finding 13 appears to support this standard.**

Recommendation

Based on the findings, staff finds that the proposed project meets the five general standards of KPB 21.18.081. The Planning Commission could consider additional permit conditions to mitigate for any habitat loss if it chooses.

Staff recommends the Planning Commission grant a Conditional Use Permit for the proposed project details subject to adopted conditions as set forth in 2021-32.

Note: An appeal of a decision of the Planning Commission may be filed to the Hearing Officer, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.

END OF STAFF REPORT

Chair Ruffner opened the meeting for public comment.

Kelly Dietsch; 56175 Kenai Spur Hwy., Kenai AK, 99661: Ms. Dietsch is the owner of the property that this HEA project will bring power to. She would ask that the commission approve this permit.

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

MOTION: Commissioner Venuti moved, seconded by Commission Fikes to adopt PC Resolution 2021-32 granting a conditional use permit to the Homer Electric Association.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes	7	No	0	Absent	1	Vacant	3
Yes	Bentz, Brantley, Fikes, Gillham, Morgan, Ruffner, Venuti						
No							
Absent	Martin						

**E3 – STREET NAME CHANGE
SN RESOLUTION 2021-05**

Street Name Change: Del Urban Court, a public right of way originally dedicated by plat HM 83-23Kings Creek Urban Addition; Section 27, T5S, R12W Seward Meridian, Kenai Peninsula Borough, AK; in the community of Fritz Creek; ESN 202

Staff Report given by Derek Haws.

Applicant: Ralph Crane of Homer, AK

Existing right-of-way names: Del Urban Ct

Name proposed by petitioner: Kavik Ct

Reason for Change: Petition from property owners

Background:

Name	Del Urban Ct
ESN	202
Community	FRITZ CREEK
YR Named	1983
Constructed	Yes
Total Lots	4
Residential	4
Commercial	0
E911 Address	4
Mailing	0

Review and Comments:

Notice was sent by mail to the owners of the four parcels fronting Del Urban Ct, as listed on the KPB tax roll.

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

The road name request has been emailed to the Kenai Peninsula Borough Road Maintenance for review. The KPB Roads Department supplied a statement that the Road Service Area has no objections at this time.

Staff Discussion:

A petition was received from one of the property owners currently living on Del Urban Ct.

Per KPG GIS data, Del Urban Ct is a borough maintained road approximately 410 feet in length and provides access to four residential homes.

The petitioner has stated that the property owners would like a more Alaskan street name and that the word Kavik is a native Alaskan word for wolverine.

The petition included signatures from all owners fronting Del Urban Ct.

Staff reviewed the suggested name and found no conflict. There are currently no other streets within the borough using the word Kavik.

STAFF RECOMMENDATION

Rename Del Urban Ct to Kavik Ct by the adoption of Resolution SN 2021-04.

END OF STAFF REPORT

Chair Ruffner opened the meeting for public comment.

Ralph Crane; 54377 Del Urban Ct., Homer, AK 99603: Mr. Crane is the petitioner requesting the street name change and he made himself available for any questions the commission might have.

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

MOTION: Commissioner Fikes moved, seconded by Commission Brantley to adopt SN Resolution 2021-05 renaming a public right-of-way within SEC 27, T05N, R12W, S.M.; within ESN 202 to Kavik Ct.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes	7	No	0	Absent	1	Vacant	3
Yes	Bentz, Brantley, Fikes, Gillham, Morgan, Ruffner, Venuti						
No							
Absent	Martin						

AGENDA ITEM F. PLAT COMMITTEE REPORT – Plat committee approved 3 preliminary plats.

AGENDA ITEM I. DIRECTOR'S COMMENTS

AGENDA ITEM J. COMMISSIONER COMMENTS

Commissioner Morgan asked that the commission make an exception for APCs regarding the new deadline for submitting written comments. She noted that the Cooper Landing APC special meeting minutes from 10-20-21 did not make the deadline to be included in the packet. The APC submitted them on Saturday 10-23-21, the day after the cutoff. She also noted that Cooper Landing was without phone and internet service for most of last Friday. She also believes that most of the APC may not be aware of the new deadline policy. She believes that it is important that the PC hear from the APCs and it is good to have the minutes before them to review. Sometimes the turnaround time between the APC meeting and the PC is short and they could have a difficult time meeting the deadline for submission. The commission agreed with Commissioner Morgan.

AGENDA ITEM M. ADJOURNMENT – Commissioner Brantley moved to adjourn the meeting at 8:15 p.m.

Ann E. Shirnberg
Administrative Assistant