

Kenai Peninsula Borough Planning Commission

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

February 13, 2023
7:30 P.M.
APPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Chair Brantley called the meeting to order at 7:40 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Pamela Gillham, District 1 – Kalifornsky
Blair Martin – District 2, Kenai
John Hooper, District 3 – Nikiski
Jeremy Brantley, District 5 – Sterling/Funny River
Virginia Morgan – District 6, East Peninsula
Franco Venuti, City of Homer
Diane Fikes, City of Kenai
Troy Staggs, City of Seward

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

Staff Present

Robert Ruffner, Planning Director
Marcus Mueller, Land Management Officer
Walker Steinhage, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Julie Hindman, Platting Specialist
Morgan Aldridge, Planner
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

- *6. Commissioner Excused Absences**
- a. David Stutzer, District 8 – Homer
 - b. Dawson Slaughter, District 9 – South Peninsula
 - c. Michael Horton, District 4 - Soldotna
 - d. Charlene Tautfest, City of Soldotna
 - e. City of Seldovia, Vacant
 - f. District 7 – Central, Vacant

***7. Minutes**

- a. January 23, 2023 Planning Commission meeting minutes.

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record.

Chair Brantley 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 Gillham moved, seconded by Commissioner Staggs to approve the regular and consent 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, Hooper, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Taufest

AGENDA ITEM E. NEW BUSINESS

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

ITEM E1 - UTILITY EASEMENT ALTERATION

VACATE A PORTION OF A 40-FOOT-WIDE UTILITY EASEMENT ASSOCIATED WITH TRACT B-2C OF MULLEN HOMESTEAD SUBDIVISION SOLDOTNA CREEK ADDITION, PLAT KN 2015-47

KPB File No.	2023-007V
Planning Commission Meeting:	February 13, 2023
Applicant / Owner:	City of Soldotna
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Designs, LLC
General Location:	Near the Mullen Drive and Kenai Spur Highway intersection, City of Soldotna

Staff report given by Platting Manager Vince Piagentini.

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 Staggs moved, seconded by Commissioner Gillham to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations and adopting and incorporating by reference findings 1-10, 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, Gillham, Hooper, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Taufest

ITEM E2 - RIGHT OF WAY VACATION

VACATE A PORTION OF MCNAMARA COURT CUL-DE-SAC BULB

KPB File No.	2023-009V
Planning Commission Meeting:	February 13, 2023
Applicant / Owner:	George and Laurel Lastinger of Soldotna, Alaska
Surveyor:	Jason Schollenberg
General Location:	Royce Street, McNamara Court, Funny River, Funny River APC
Legal Description:	McNamara Court, McNamara Acres Subdivision, Plat KN 81-151

Staff report given by Platting Manager Vince Piagentini.

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 Staggs moved, seconded by Commissioner Gillham to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations and compliance to borough code.

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, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Tautfest

**ITEM E3 – CONDITIONAL USE PERMIT
PC RESOLUTION 2023-04**

KPB File No.	2023-04
Planning Commission Meeting:	February 13, 2023
Applicant	Alaska Department of Transportation and Public Facilities
Mailing Address	4111 Aviation Avenue, Anchorage, AK 99516-6900
Legal Description	ADOT Right-of-Way (ROW) Easement, Cooper Landing, AK
Physical Address	T 05N, R 05W, Section 35, Seward Meridian
KPB Parcel Number	025-180-03

Staff report given by Borough Planner Morgan Aldridge.

Chair Brantley opened the item for public comment.

Irene Turllets, HDR; 582 East 36th Avenue, Suite 500, Anchorage AK, 99503: Ms. Turllets is one of the individuals working on this project and made herself available for questions.

Johnathan Tymick, Engineer, AK DOT&PF; P.O. Box 196922, Anchorage, AK 99515: Mr. Tymick is project manager for this project and made himself available for questions.

Lynnda Khan, Kenai National Wildlife Refuge; 33398 Ski Hill Road, Soldotna, AK 99669: Ms. Kahn had several concerns regarding the project for Ms. Turllets to address. Ms. Turllets addressed Ms. Khan’s concerns.

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

MOTION: Commissioner Staggs moved, seconded by Commissioner Gillham to adopt PC Resolution 2023-04, granting a conditional use permit pursuant to KPB 21.18 for the construction of highway improvements 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, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Tautfest

**ITEM E4 – ORDINANCE 2023-06
 APPROVING AN AMENDMENT TO SNOMADS COMMUNITY TRAIL MANAGEMENT AGREEMENT**

Staff report given by Land Management Officer Marcus Mueller.

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 Staggs moved, seconded by Commissioner Gillham to forward to the Assembly a recommendation to adopt Ordinance 2023-06, approving an amendment to Snomads Community Trail Management Agreement.

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, Martin, Morgan, Staggs, Venuti
Absent - 4	Horton, Slaughter, Stutzer, Taufest

AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham reported the plat committee reviewed and granted preliminary approval to 6 plats.

AGENDA ITEM G. OTHER (No Public Hearing)

1. Cooper Landing Unit 395 Land Planning Presentation
 Land Management Officer Marcus Mueller
 Project Lead Patrick Cotter from RESPEC

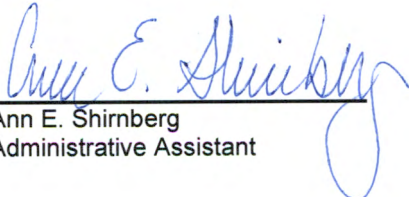
AGENDA ITEM H. PUBLIC COMMENT/PRESENTATIONS

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 J. COMMISSIONER COMMENTS

AGENDA ITEM K. ADJOURNMENT

Commissioner Martin moved to adjourn the meeting at 8:31 PM.



 Ann E. Shirnberg
 Administrative Assistant