

Kenai Peninsula Borough Planning Commission

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

October 9, 2023
7:30 P.M.
APPROVED MINUTES

AGENDA ITEM A. **CALL TO ORDER**

Commissioner Brantley 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
Virginia Morgan, Cooper Landing/Hope District
Jeremy Brantley, Ridgeway/Sterling District
Dawson Slaughter, South Peninsula District
Charlene Tautfest, City of Soldotna
Franco Venuti, City of Homer
Diane Fikes, City of Kenai

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

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Borough Deputy Attorney
Todd Sherwood, Borough Deputy Attorney
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. **CONSENT & REGULAR AGENDAS**

***3. Plats Granted Administrative Approval**

- a. Baywood 2022; KPB File 2022-129
- b. Bear Run Kilpin 2023 Replat; 2023-002
- c. Diamond Cape No. 6; KPB File 2022-094
- d. Kingswood Estates Subdivision 2022; KPB File 2022-183
- e. Razdolna 2023 Replat Lot 10-D-2; KPB File 2022-163
- f. Southern Bluff Acres 2023 Replat; KPB File 2023-029

***4 Plat Granted Final Approval**

- a. Corea Bend Subdivision Bumpus Replat; KPB File 2023-089
- b. Moose Range Meadows Duchame Replat; KPB File 2023-090

***6. Commissioner Excused Absences**

- a. City of Seward, Vacant

***7. Minutes**

- a. September 11, 2023 Planning Commission meeting minutes.

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. Chair Brantley 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 Venuti 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, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Tautfest, Venuti
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AGENDA ITEM E. PLAT COMMITTEE REPORT

Commissioner Gillham reported the plat committee reviewed and granted preliminary approval to 3 plats,

AGENDA ITEM G. 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. COMMISSIONER COMMENTS

- Commissioner Gillham asked for an excused absence for the October 23, 2023 Planning Commission meeting.

AGENDA ITEM J. NEW BUSINESS

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

1. Remand Hearing
Building Setback Encroachment; KPB File 2022-121
Legal Description: Lot 10, Lake Estates Subdivision, Plat KN 1648
Applicants: David & Nancy Whitmore
General Location: GL Hollier Street
Ridgeway Area

Borough Attorney Walker Steinhage gave a brief review of the timeline of events related to the item.

Chair Brantley opened the item for public comment.

Nancy Whitmore, Applicant: 43664 Ross Dr., Soldotna, AK 99669: Ms. Whitmore is the applicant and she spoke in favor of approving their permit request.

Craig Whitmore, Applicant: 43664 Ross Dr., Soldotna, AK 99669: Mr. Whitmore is the applicant and he spoke in favor of approving their permit request.

Autumn Taylor: 43680 Ross Dr., Soldotna, AK 99669: Ms. Taylor is a neighboring landowner and spoke in opposition to the permit request.

Troy Taylor: 43680 Ross Dr., Soldotna, AK 99669: Mr. Taylor is a neighboring landowner and spoke in opposition to the permit request.

Crystal Demeter: 36935 Hakala Drive, Soldotna, AK 99669: Ms. Demeter lives in the Sport's Lake area and spoke in favor of approving the Whitmore's permit request.

Erica Chilla: 36550 Moser St., Soldotna, AK 99669: Ms. Chilla is an area resident spoke in opposition to the permit request.

Mike Markham: 36625 GL Hollier Street, Soldotna, AK 99669: Mr. Markham is a neighboring landowner and spoke in opposition to the permit request.

Zachary Markham; 36625 GL Hollier Street, Soldotna, AK 99669: Mr. Markham is a neighboring landowner and spoke in opposition to the permit request.

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

MOTION: Commissioner Gillham moved, seconded by Commissioner Slaughter to go into adjudicative session and requested that subject matter expert Deputy Attorney Todd Sherwood and Administrative Assistant Ann Shirnberg join them.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Tautfest, Venuti
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The commission went into adjudicative session at 8:25 P.M.

Commission came out of adjudicative session at 9:39 P.M.

Chair Brantley informed the public the commission was still deliberating on this item and that no decision would be made tonight. The commission will go back into adjudicative session to continue deliberations and will vote on this item at the next regularly scheduled Planning Commission meeting on October 23, 2023.

MOTION: Commissioner Gillham moved, seconded by Commissioner Fikes to go into adjudicative session and requested that subject matter expert Deputy Attorney Todd Sherwood and Administrative Assistant Ann Shirnberg join them.

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

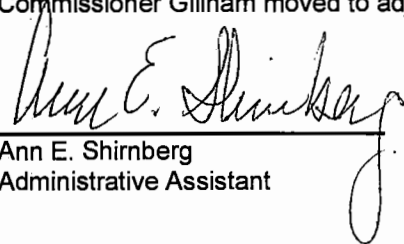
MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Tautfest, Venuti
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Commission came out of adjudicative session at 10:57 PM

AGENDA ITEM K. ADJOURNMENT

Commissioner Gillham moved to adjourn the meeting at 10:58 P.M.



Ann E. Shirnberg
Administrative Assistant