

# Kenai Peninsula Borough Planning Commission

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

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

**AGENDA ITEM A.      CALL TO ORDER**

Commissioner Gillham 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  
Dawson Slaughter, South Peninsula District  
Charlene Tautfest, City of Soldotna  
Franco Venuti, City of Homer  
Diane Fikes, City of Kenai  
Troy Staggs, City of Seward

With 8 members of a 9-member seated commission in attendance, a quorum was present.

*Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Borough Deputy Attorney  
Vince Piagentini, Platting Manager  
Madeline Quainton, Platting Specialist  
Ryan Raidmae, Borough Planner  
Jennifer Robertson, LMD Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

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

**\*3.      Plats Granted Administrative Approval**

- a. Granross Grove 2022 Replat; KPB File 2022-134
- b. Patsy's Creek 2022 Replat; KPB file 2022-073
- c. Puffin Acres 2023: KPB file 2023-046
- d. Quartz Creek Subdivision 2023 Addition; KPB file 2023-034

**\*4      Plat Granted Final Approval**

- a. Foster Lake Subdivision 2023 Replat; KPB File 2023-077
- b. Stephens Subdivision Whitcomb Replat; KPB File 2023-049

**\*6.      Commissioner Excused Absences**

- a. Jeremy Brantley, Ridgeway/Sterling District

**\*7.      Minutes**

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

Vice-Chair Gillham asked Ms. Shirnberg to read the consent agenda items into the record. Vice-Chair Gillham then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Vice-Chair Gillham brought it back to the commission for a motion.

**MOTION:** Commissioner Staggs moved, seconded by Commissioner Slaughter 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	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**AGENDA ITEM E.      NEW BUSINESS**

Vice-Chair Gillham asked Ms. Shirnberg to read the public hearing procedures into the record.

**ITEM #1 – ORDINANCE 2023-25**

**Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option Zoning District & Amending KPB 21.46.040**

<b>Ordinance No.</b>	Ordinance 2023-25
<b>Planning Commission Meeting:</b>	November 13, 2023
<b>Applicant:</b>	Patrick Hall, AK Department of Natural Resources
<b>Land Owner:</b>	AK Department of Natural Resources
<b>Parcel ID No.</b>	159-180-22
<b>General Location:</b>	About MP 149.5 of the Sterling Highway, Anchor Point Alaska, 99556
<b>Legal Description:</b>	T03S R15W SEC 36 Seward Meridian HM W1/2 SW1/4 Lying West of the Sterling Hwy.
<b>Zoning:</b>	Rural Unrestricted

Staff report given by Planner Ryan Raidmae.

Vice-Chair Gillham open the item for public comment. Seeing and hearing no one wishing else wishing to comment, public comment was closed and discussion was open among the commission

**MOTION:** Commissioner Venuti moved, seconded by Commissioner Staggs to forward to the assembly a recommendation to adopt Ordinance 2023-25: Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option Zoning District & Amending KPB 21.46.040.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 8	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**ITEM #2 - RIGHT OF WAY VACATION**

**RAPPE PARK SUBDIVISION VACATE PORTION OF PARK ROAD AND SARA JANE STREET**

<b>KPB File No.</b>	2023-114V
<b>Planning Commission Meeting:</b>	November 13, 2023
<b>Applicant / Owner:</b>	Louis and Stacy Oliva of Nikiski, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc
<b>General Location:</b>	Park Road and Sara Jane Street, Nikiski, Nikiski APC
<b>Parent Parcel No.:</b>	013-410-37, 013-410-53, and 013-410-69
<b>Legal Description:</b>	Government Lot 17 of Section 34 Township 8N Range 11W

Staff report given by Platting Manager Vince Piagentini.

Vice-Chair Gillham open the item for public comment.

James Hall, McLane Consulting Group; P.O. Box 468, Soldotna, AK 99669: Mr. Hall was the surveyor on this project and made himself available for any questions.

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

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Staggs to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations and subject to the six conditions 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	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**ITEM #3 - RIGHT OF WAY VACATION  
VACATE A PORTION PAULK AVENUE AND ASSOCIATED UTILITY EASEMENTS**

<b>KPB File No.</b>	2023-115V
<b>Planning Commission Meeting:</b>	November 13, 2023
<b>Applicant / Owner:</b>	Jody Asimakopoulos of Soldotna, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc
<b>General Location:</b>	Kalifornsky
<b>Parcels No.:</b>	055-370-28
<b>Legal Description:</b>	<u>T 5N R 10W SEC 30 Seward Meridian KN 0880056 Jake Estates</u> <u>Sub Salmon Nest Addn Lot 6C Block 2</u>

Staff report given by Platting Manager Vince Piagentini.

Vice-Chair Gillham open the item for public comment

Jody Asimakopoulos; P.O. Box 1958, Soldotna, AK 99669: Ms. Asimakopoulos is the applicant and made herself available for questions.

Commissioner Epperheimer noted according to the aerial view map it appeared there would be buildings in the setback where the new cul-de-sac bulb was to be located. Platting Specialist Quanton replied that if there were any setback encroachments created by the relocated cul-de-sac bulb they would be grandfathered in and the grandfathered encroachment would be noted on the plat.

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

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Slaughter to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations and subject to the four conditions 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	Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
Absent - 1	Brantley

**AGENDA ITEM F.      PLAT COMMITTEE REPORT**

Vice-Chair Gillham report that the committee reviewed fifteen preliminary plats. Fourteen plats were

granted preliminary approval and action on one plat was postponed.

**AGENDA ITEM G.      OTHER**

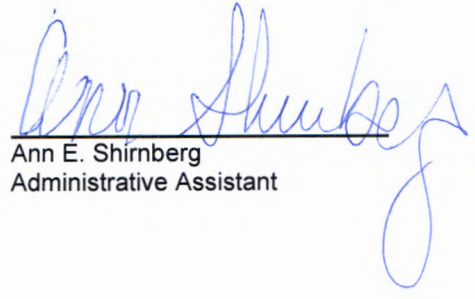
1. 2024 Planning Commission Meeting Dates  
Commissioners approved the 2024 PC Meeting calendar.
2. Planning Commission Bylaw Review  
Commissioner requested that this item be put back on the December 11, 2023 PC meeting agenda.

**AGENDA ITEM H.      PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

Vice-Chair Gillham 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 K.      ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting at 8:11 P.M.



Ann E. Shirnberg  
Administrative Assistant