



## Meeting Agenda Planning Commission

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Monday, February 26, 2024

7:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

### **A. CALL TO ORDER**

### **B. ROLL CALL**

## C. APPROVAL OF CONSENT AND REGULAR AGENDA

*All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

*If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.*

1. Time Extension Request - NONE
2. Planning Commission Resolutions - NONE
3. Plats Granted Administrative Approval

- [KPB-5819](#)
- a. Bidarki Creek No. 5; KPB File 2022-160R1
  - b. Gateway Subdivision Hilltop Addition; KPB File 2023-014
  - c. Soldotna Airport Lease Lot 2021 Replat; KPB File 2022-048
  - d. Strawberry Acres 2022 Replat; KPB File 2022-025

Attachments: [C3. Admin Approvals Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040) - NONE
5. Plat Amendment Request - NONE
6. Commissioner Excused Absences - NONE
7. Minutes

[KPB-5820](#) February 12, 2024 PC Meeting Minutes

Attachments: [C7. 021224 PC Meeting Minutes](#)

## D. OLD BUSINESS

## E. NEW BUSINESS

1. [KPB-5821](#) Ordinance 2023-XX; Authorizing a negotiated lease with Davis Block & Concrete Company for concrete batch plant operations in support of the Sterling Highway MP 45-60 construction project near Cooper Landing.

Attachments: [E1. ORD Davis Block Lease Packet](#)  
[E1. ORD 2024-04 Desk Packet](#)

2. [KPB-5822](#) Street Naming Resolution 2023-02  
Petitioner: Kenai Peninsula Borough  
Request: Renaming Aspen Court to Aspen Lane  
Nikiski Area
- Attachments: [SN RES 2024-02 Executed](#)  
[E2. SN Resolution 2024-02 Packet](#)
3. [KPB-5823](#) Conditional Use Permit; PC Resolution 2024-04  
Petitioner; Castaway HOA  
Request: To install a footbridge on pilings within the 50-foot Habitat  
Protection District of the Kenai River.  
Location: PINs 055-255-47 & 055-253-42  
Soldotna Area
- Attachments: [PC RES 2024-04 Executed](#)  
[E3. CUP Castaway Cove Footbridge 2024-04 Packet](#)  
[E3. CUP-Foot Bridge Desk Packet](#)
4. [KPB-5824](#) Utility Easement Vacation; KPB File 2024-008V  
McLane Consulting Group / Ehmann & Kenai Peninsula Borough  
Request; Vacates the westerly approximately 260' by 20' portion of a  
utility easement & rededicated a 10' utility easement along Wilson  
Lane & Reger Avenue.  
City of Soldotna
- Attachments: [E4. UEV Airport Subdivision 2023 Replat Packet](#)
5. [KPB-5825](#) Skyline Heights Estates Kachemak Landing Airpark; KPB File  
2023-142  
Seabright Surveying / Kachemak Landing, LLC  
Location: Near Sterling Highway & Aviation Way  
Diamond Ridge Area / Kachemak Bay APC
- Attachments: [E5. Skyline Heights Estates Kachemak Landing Airpark Packet](#)

## F. PLAT COMMITTEE REPORT - Committee will review 12 plats

## G. OTHER

## H. PUBLIC COMMENT/PRESENTATION

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

**I. DIRECTOR'S COMMENTS****J. COMMISSIONER COMMENTS****K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS  
NO ACTION REQUIRED****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, March 25, 2024 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

**CONTACT INFORMATION  
KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

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A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.