



# Planning Commission Agenda

## ACTION

March 25, 2024 – 7:30 PM

Regular Meeting

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

**Jeremy Brantley, Chair**  
Ridgeway / Sterling  
Funny River District  
Term Expires 2024

**Pamela Gillham, Vice Chair**  
Kalifornsky / Kasilof District  
Term Expires 2026

**Virginia Morgan**  
Cooper Landing / Hope  
Eastern Peninsula District  
Term Expires 2025

**Diane Fikes**  
City of Kenai  
Term Expires 2025

**Charlene Tauffest**  
City of Soldotna  
Term Expires 2024

**Franco Venuti**  
City of Homer  
Term Expires 2025

**Troy Staggs**  
City of Seward  
Term Expires 2026

**Jeffrey Epperheimer**  
Nikiski District  
Term Expires 2026

**Dawson Slaughter**  
South Peninsula District  
Term Expires 2025

### ZOOM MEETING DETAILS

**Zoom Meeting Link:** <https://us06web.zoom.us/j/9077142200>  
**Zoom Toll Free Phone Numbers:** 888-788-0099 or 877-853-5247  
**Zoom Meeting ID:** 907 714 2200

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (\*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. Public testimony will be taken. There will be no separate discussion of these items unless a commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

##### \*2. Planning Commission Resolutions

- a. PC Resolution 2023-09

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

- a. Cohoe Country Estates Subdivision No. 9; KPB File 2023-091
- b. Evenson Subdivision 2023 Replat; KPB File 2023-119
- c. Gateway Subdivision 2022 Lindquist Addition; KPB File 2022-164
- d. Hetherton Homestead Acres Phillips Addition; KPB File 2023-099
- e. Patson Properties Cude Addition; KPB File 2023-101
- f. Silkok Creek Alaska Subdivision Moore Replat; KPB File 2023-005
- g. Stewart Subdivision 2023 Replat; KPB File 2023-031R1
- h. Teal Bay Subdivision Pattison Addition; KPB File 2023-098
- i. Thorsland Subdivision Addition No. 1; KPB File 2022-069R1

##### \*7. Minutes

- a. February 26, 2024 PC Meeting Minutes

**Motion to approve the consent & regular agendas passed by unanimous vote.  
(8-Yes, 1-Absent)**

#### D. UNFINISHED BUSINESS – None

**E. NEW BUSINESS**

**Public Hearing: Quasi-Judicial Matters** *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. Building Setback Encroachment Permit  
KPB File 2024-021 / PC RES 2024-06  
Johnson Surveying / Steinbeck  
Request: Permits portions of a shed & restaurant to remain in the 20' building setback  
Location: Tract B Harlie A. Fellers Subdivision, Plat KN 78-31  
Kasilof Area

**Motion to adopt Planning Commission Resolution 2024-06 granting a setback encroachment permit to Tract B, Harlie A. Fellers Subdivision, Plat KN 0078031, passed by unanimous vote. (8-Yes, 1-Absent)**

2. Right-Of-Way Vacation; KPB File 2024-022V  
McLane Consulting Group / Rais, Hall  
Request: Reconfigures the Shalom Lane cul-de-sac by vacating & relocating the current bulb & associated utility easements  
Nikiski Area / Nikiski APC

**Motion to approve the vacation as petitioned passed by unanimous vote (8-Yes, 1-Absent).**

3. Conditional Use Permit; PC RES 2024-05  
Applicant: US Forrest Service  
Request: Construct a foot bridge along the Ptarmigan Trail within the 50-foot Habitat Protection District of Ptarmigan Creek  
Parcel ID: 12532105

**Motion to adopt Planning Commission Resolution 2024-05, granting a conditional use permit passed by unanimous vote (8-Yes, 1-Absent).**

**F. PLAT COMMITTEE REPORT – The plat committee reviewed 9 plats**

**G. OTHER (No Public Hearing)**

1. April-May-June Plat Committee

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

**I.**

**J. DIRECTOR'S COMMENTS**

**K. COMMISSIONER COMMENTS**

**L. ADJOURNMENT**

## MISCELLANEOUS INFORMATIONAL ITEMS

### NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, April 8, 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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Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website: <http://www.kpb.us/planning-dept/planning-home>

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 rights-of-way, 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.