



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

*Jeremy Brantley, Chair – District 5 Sterling/Funny River*  
*Blair Martin, Vice Chair – District 2 Kenai*  
*Pamela Gillham – District 1 Kalifornsky*  
*Virginia Morgan, Parliamentarian – District 6 East Peninsula*  
*John Hooper – District 3 Nikiski*  
*Michael Horton – District 4 Soldotna*  
*VACANT – District 7 Central*  
*David Stutzer – District 8 Homer*  
*Dawson Slaughter – District 9 South Peninsula*  
*Diane Fikes – City of Kenai*  
*Franco Venuti – City of Homer*  
*Charlene Tautfest – City of Soldotna*  
*Troy Staggs – City of Seward*  
*VACANT – City of Seldovia*

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Monday, February 28, 2022

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

### 2. Planning Commission Resolutions

[KPB-3990](#) PC Resolution 2022-09: A resolution granting approval of a conditional land use permit to operate a sand, gravel, or material site for a parcel described as T05N, R09W, SEC 3, Seward Meridian KN SE1/4

Attachments: [PC RES 2022-09\\_Executed](#)

### 3. Plats Granted Administrative Approval

[KPB-3981](#) Kasilof Alaska Subd. 2021 Addition; KPB File 2021-113

Attachments: [Kasilof Alaska Subd 2021 Addition KPB 2021-113](#)

### 4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-3982](#) Slikok Creek Alaska Subdivision 2022 Replat Endicot Drive ROW  
KPB File 2021-151V

Attachments: [Slikok Creek 2021 Replat Lot 1 Block 1 Endicott ROWV KPB 2021-151V](#)

### 5. Plat Amendment Request

## 6. Commissioner Excused Absences

## 7. Minutes

- a. [KPB-3983](#) January 25, 2022 Planning Commission Special Meeting Minutes

Attachments: [PC Minutes 012522 Draft](#)

- b. [KPB-3985](#) February 14, 2022 Planning Commission Meeting Minutes

Attachments: [PC Minutes 021422 Draft](#)

**D. OLD BUSINESS****E. NEW BUSINESS**

1. [KPB-3986](#) Toyon Subdivision ROWV; KPB File 2022-011V  
Vacate 20' Public Street Easement Adjoining the South Boundary &  
Northwest Boundary of Lot 1, Toyon Subdivision as Granted by Plat  
K-1592

Attachments: [1. MAP Vicinity with inset](#)  
[2. MAP Aerial](#)  
[3. Plat Prelim KPB 2022-011V Reduced](#)  
[4. Staff Report Toyon Subdivision 2021 Replat Access Easement Vacations KP](#)  
[5. MAP Aerial with Contours](#)  
[6. Parent Plat US Survey 2790 B](#)  
[7. Plat Parent K-1592](#)  
[8. Resolution City of Kenai](#)

2. [KPB-3987](#) L & H Enterprises, LLC  
Marijuana Cultivation Facility License

Attachments: [E1. Staff Report](#)  
[E2. Maps](#)  
[E3. New Complete Packet](#)  
[E4. Compliance Review](#)  
[E4. Local Government Notice](#)  
[E5. Acknowledgement Form Signed](#)  
[E6. Radius Notice](#)  
[E7. Public Notice](#)

3. [KPB-3989](#) Ordinance 2022-02: An ordinance enacting KPB 20.40.110 & KPB 2.40.120 authorizing the planning commission to adopt bylaws and defining quorum.

*Attachments:* [Memo](#)  
[Ordinance 2022-02](#)

## F. PLAT COMMITTEE REPORT

## 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

[KPB-3991](#) February 28, 2022 Director's Report

*Attachments:* [Director's Report 022522](#)

## J. COMMISSIONER COMMENTS

## K. ADJOURNMENT

### MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

1. [KPB-3988](#) Cooper Landing APC Meeting Minutes

*Attachments:* [20220105 CLAPC Minutes APPRV](#)  
[20220209 CLAPC Minutes UNAPP](#)

### NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, March 21, 2022 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

Phone: 907-714-2215  
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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 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.