



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Jeremy Brantley, Chair – Ridgeway/Funny River/Sterling District

Pamela Gillham – Kalifornsky/Kasilof District

Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District

Dawson Slaughter – South Peninsula District

Jeffery Epperheimer - Nikiski District

Diane Fikes – City of Kenai

Franco Venuti – City of Homer

Paul Whitney – City of Soldotna

Troy Staggs – City of Seward

Monday, February 10, 2025

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

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

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

Dawson Slaughter, Southern Peninsula District

7. Minutes

[KPB-6596](#) January 27, 2025 Planning Commission Meeting Minutes

Attachments: [PC Minutes 012725 Draft](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

- 1. [KPB-6597](#) Building Setback Encroachment Permit; KPB File 2025-006
 Planning Commission Resolution 2025-02
 Swan Surveying / Isitt
 Request: Permits a portion of a 20.1’ x 52.7’ structure to remain approximately 2.4” in the 20’ building setback adjacent to Fritz Street on Lot 5A, Schlereth Subdivision Sanders Addition, Plat KN 97-11 Sterling Area
 Staff Person: Platting Manager Vince Piagentini

Attachments: [E1. BSEP Schlereth Sub Sanders Addn Packet](#)
[Notice Public BSEP Schlereth Sub Sanders Addn](#)

- 1. [KPB-6598](#) Building Setback Encroachment Permit; KPB File 2025-008
 Planning Commission Resolution 2025-03
 Edge Survey & Design / Presley
 Request: Permits a portion of a 32.2’ x 43.3’ garage to remain approximately 2’ within the 20’ building setback on Lot 4-C, Block 1, Echo Hills Subdivision No.2, Plat KN 81-142 Kalifornsky Area
 Staff Person: Platting Manager Vince Piagentini

Attachments: [Notice Public BSEP Echo Hill Sub No. 2](#)
[E2. BSEP Echo Hills Sub No. 2 Packet](#)

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

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, February 24, 2025 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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e-mail address: 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 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.