



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Jeremy Brantley, Chair – Ridgeway/Runny River/Sterling District
Pamela Gillham – Kalifornsky/Kasilof District
Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District
Dawson Slaughter – South Peninsula District
Diane Fikes – City of Kenai
Franco Venuti – City of Homer
Charlene Tautfest – City of Soldotna
VACANT – City of Seward

Monday, July 17, 2023

7:30 PM

Betty J. Glick Assembly Chambers

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
3. Plats Granted Administrative Approval

[KPB-5353](#)

- a. Corea Bend Subdivision 2022 Addition; KPB File 2022-131
- b. Jesse Lee Heights Great Bear Addition; KPB File 2023-008
- c. Moose Range Meadow Frawner Addition; KPB File 2022-104
- d. New Homestead Subdivision; KPB File 2023-007
- e. Pace's Pleasant Haven 2022 Replat; KPB File 2022-168
- f. Petaluma Acres Koonz Addition; KPB File 2022-173
- g. Soldotna Creek Hills Subdivision Martin Addition; KPB File 2020-103
- h. Wahl Subdivision; KPB File 2022-092R1

Attachments:[C3. Admin Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-5354](#)

- a. Lake Salamatof Crescent Nelson Replat; KPB File 2022-114

Attachments:[C4. Final Approvals](#)

5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-5355](#)

June 26, 2023 Planning Commission Meeting Minutes

Attachments:[C7. 062623 PC Meeting Minutes](#)

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

1. [KPB-5356](#) Building Setback Encroachment Permit – KPB File 2023-062
PC Resolution 2023-18
Peninsula Surveying / James
Location: Tract D-1, Quartz Creek Subdivision James Addition, Plat SW 2005-14
Cooper Landing Area

 Attachments: [PC RES 2023-18 Executed](#)
 [E1. BSEP Quartz Creek Sub James Addn Packet](#)

2. [KPB-5357](#) Building Setback Encroachment Permit – KPB File 2023-063
PC Resolution 2023-19
Peninsula Surveying / Eicher
Location: Lot 3A, Block 1, Doser Subdivision Eicher 2020 Replat, Plat KN 2021-61
Sterling Area

 Attachments: [E2. BSEP Doser Sub Eicher 2020 Replat Packet](#)

3. [KPB-5358](#) Building Setback Encroachment Permit – KPB File 2023-066
PC Resolution 2023-17
Peninsula Surveying / Robinson
Location: Tract A1, Heaven's View Subdivision 2019 Addition ROW Vacation, Plat KN 2019-22
Sterling Area

 Attachments: [E3. BSEP Heaven's View Sub 2019 Addn Packet.pdf](#)

4. [KPB-5359](#) Conditional Land Use Permit Modification – Materials Extraction
Applicant: Tutka, LLC; Land Owner: State of Alaska
Location: T04N, R01W, SEC 24, S.M., SW Govt Lot 13
Crown Point Area

 Attachments: [E4. CLUP Modification - Tutka L Packet](#)
 [E4. CLUP Mod-Tutka Desk 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**

[KPB-5362](#) APC Meeting Info Packet

Attachments: [Misc Info Packet](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, August 14, 2023 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

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

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.

