



# 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*

---

Monday, June 13, 2022

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-4318](#)
- a. King Rapids Subdivision Hansen's Addition; KPB File 2021-168
  - b. Mac McGahan Subdivision 2020 Replat; KPB File 2021-096
  - c. Playle Estates; KPB File 2021-159R1
  - d. The Stordahle Subdivision; KPB File 2021-161

*Attachments:* [C3. Plat Administrative Approvals](#)

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

- [KPB-4319](#)
- a. Anglers Crest Subdivision Tikahtnu Heights Addition 2022 Replat; KPB File 2022-016
  - b. Eastberg Dominish 2021 Replat; KPB File 2021-027
  - c. Koala Acres 2022 Replat; KPB File 2022-026
  - d. Sumpter Subdivision 2022 Replat; KPB File 2022-050

*Attachments:* [C4. Plat Final Approvals](#)

### 5. Plat Amendment Request

## 6. Commissioner Excused Absences

## 7. Minutes

[KPB-4320](#) May 23, 2022 Planning Commission Meeting Minutes

Attachments: [C7. 052322 PC Meeting Minutes](#)

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

1. [KPB-4321](#) Section Line Easement Vacation; KPB File 2022-060V  
Vacate the section line easements associated with Tracts A, B, & C of Quartz Creek Subdivision  
Attachments: [E1. SLEV Quartz Creek Sub](#)  
[E1.SLEV Quartz Creek PC Desk Packet](#)
2. [KPB-4322](#) Utility Easement Vacation; KPB File 2022-052V  
Vacate portions of utility easements located within Lot 5 of Cole's Corner, Plat KN 85-31  
Attachments: [E2. UEV Cole's Corner](#)
3. [KPB-4323](#) PC Resolution SN 2022-02  
Naming unnamed public rights-of-way in the Moose Pass area  
Attachments: [SN RES 2022-02 Executed](#)  
[E3. SN RES 2022-02 PC Desk Packet](#)
4. [KPB-4324](#) Conditional Use Permit; PC Resolution 2022-23  
Attachments: [PC RES 2022-23 Executed](#)  
[E4. CUP Lavalle](#)  
[E4. CUP Lavalle PC Desk Packet](#)
5. [KPB-4325](#) Ordinance 2022-22: Authorizing a negotiated lease option and subsequent ground lease of certain real property containing 40 acres more or less to Utopian Power for the development of a solar farm facility.  
Attachments: [E5. ORD 2022-22](#)

6. [KPB-4326](#) Resolution 2022-039; Authorizing the acquisition of real property located in Soldotna Alaska on behalf of Central Emergency Services for the purpose of a replacement site for Central Emergency Services Station 1

Attachments: [E6. RES 2022-XX](#)

## 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-4356](#) June 13, 2022 Director's Report

Attachments: [6 13 22 Directors Report PC Deak Packet](#)

## J. COMMISSIONER COMMENTS

## K. ADJOURNMENT

### MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

[KPB-4355](#) APC Meeting Minutes

Attachments: [Misc Information PC Desk Packet](#)

### NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, June 27, 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

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

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 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.