



Planning Commission Agenda

ACTION

January 22, 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

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

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 2024-01

***7. Minutes**

- a. January 8, 2024 PC Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote . (9-Yes)

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. Right-of-Way Vacation; KPB File 2024-002V
Petitioner: Owens (No Surveyor)
Request: Vacates the easternmost approximately 30' by 660' portion of Glacier Avenue West ROW
Sterling Area

Motion to approve the vacation as petitioned passed by unanimous vote (9-Yes).

2. Right-Of-Way Vacation; KPB File 2024-004V
Edge Survey & Design, LLC / Tice, Peninsula Oilers Baseball Club, Inc.
Request: Vacates the entire Outside Way ROW & associated utility easement
City of Kenai

Motion to approve the vacation as petitioned passed by unanimous vote (9-Yes).

3. Utility Easement Vacation; KPB File 2024-003V
Edge Survey & Design, LLC / Jose
Request: Vacates portions of a utility easement located on the south boundary of Lot 4-B, eastern boundaries of Lots 4-C & 4-D granted by Resubdivision of Lots 4&5 Cottonwood Acres Subdivision, Plat KN 78-224
Soldotna Area

Motion to approve the vacation as petitioned passed by unanimous vote (9-Yes).

4. Conditional Use Permit; PC Resolution 2024-02
Applicant: Tyonek Tribal Council
Request: Replace a failing culvert & add gravel to level the road within the 50-foot Habitat Protection district of Tyonek Creek
Location: Timber Road / PIN 211-153-08
Tyonek Area

Motion to adopt Planning Commission Resolution 2024-02, granting a conditional use permit passed by unanimous vote (9-Yes)

Public Hearing: Legislative Matters

5. Street Naming Resolution 2024-01

Location: Barbara Drive, Ninilchik Community, ESN 451
Proposed Name: Barbara Drive N. & Barbara Drive S.
Ninilchik Area

Motion to adopt Street Naming Resolution 2024-01, renaming Barbara Drive to N. Barbara Drive & S. Barbara Drive passed by unanimous vote (9-Yes)

6. Ordinance 2024-01: Authorizing a negotiated lease with Traylor Bros, Inc. for a temporary craft worker housing site in support of the Sterling Highway MP 45-60 Construction Project near Cooper Landing.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2024-01, passed by unanimous vote (9-Yes)

- F. PLAT COMMITTEE REPORT** – The plat committee will review 3 plats
- G. OTHER (No Public Hearing)**
- H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**
- I. DIRECTOR’S COMMENTS**
- J. COMMISSIONER COMMENTS**
- K. ADJOURNMENT**

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, February 12, 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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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.