



Meeting Agenda Planning Commission

Monday, January 8, 2024

7:30 PM

ZOOM ONLY MEETING - MEETING NOT
PHYSICALLY OPEN TO THE PUBLIC

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 Requests - None
2. Planning Commission Resolutions - None
3. Plats Granted Administrative Approval

- [KPB-5708](#)
- a. Annette's Subdivision; KPB File 2023-086
 - b. Barefoot Acres; KPB File 2023-073
 - c. Binkley Subdivision 2023 Replat; KPB File 2023-019
 - d. Diamond Willow Kenai Wellness Estates Addition; KPB File 2023-079
 - e. Don Jack Subdivision Cook Addition; KPB File 2019-083
 - f. Forest Trails Subdivision; KPB File 2023-038
 - g. Jelinek Subdivision; KPB File 2023-035
 - h. Oberts Silver Salmon Subdivision; KPB File 2023-081
 - i. Pease Subdivision Meadowmere Replat; KPB File 2023-064
 - j. S&S Subdivision 2023 Replat; KPB File 2023-016
 - k. Sleepy Hollow Longmere Landing Addition; KPB File 2021-003R1
 - l. TLS 2021-06 East Oyster Cove Subdivision; KPB File 2022-047R1

Attachments: [C3. Admin Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- [KPB-5709](#)
- a. Don's Place Subdivision Faeo Replat; KPB File 2023-022
 - b. Irons Subdivision Covey Replat; KPB File 2022-110
 - c. Riverview Subdivision Coghill Replat Lot 1A SLEV; KPB File 2019-064

Attachments: [C4. Final Approvals](#)

5. Plat Amendment Request - None
6. Commissioner Excused Absences

Virginia Morgan, Cooper Landing, Hope, Eastern Peninsula District

7. Minutes

[KPB-5710](#) December 11, 2023 PC Meeting Minutes

Attachments: [C7. 121123 PC Meeting Minutes](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-5711](#) Right-of-Way Vacation; KPB File 2023-141V
McLane Consulting Group / Zimmerman
Request: Vacate the 30' by 240' alleyway associated with Lots 2-7,
Block 11, US Survey No. 3564, Townsite of Kasilof
Kasilof Area

Attachments: [E1. ROWV_USS 3564 Packet](#)

2. [KPB-5712](#) Right-Of-Way Vacation; KPB File 2023-145V
McLane Consulting Group
Evenson, Boys & Gils Club of the Kenai Peninsula
Request: Vacate 31' by 518' S. Spruce ROW & 48' by 367' Char
Circle dedicated by Park View Subdivision, Plat KN 79-156
City of Kenai

Attachments: [E2. ROWV KN 79-156 Packet](#)

[E2. ROWV KPB 2023-145V_Desk Packet](#)

3. [KPB-5713](#) Conditional Use Permit; PC Resolution 2024-01
Applicant: Alaska Department of Natural Resources – State Parks
Request: to renovate a public use facility, add a gravel pad and three
fish cleaning stations within the Habitat Protection District of the
Kasilof River. Location: 26035 Williamson Lane; PIN 13332039
Kasilof Area

Attachments: [PC RES 2024-01 Executed](#)

[E3. CUP ADNR 2024-01_Packet](#)

[E3. AKDNR CUP_Desk Packet](#)

4. [KPB-5714](#) Resolution 2024-XX: A resolution classifying Borough land in the
Cooper Landing area.

Attachments: [E4. RES 2024-XX_Land Class_Packet](#)

F. PLAT COMMITTEE REPORT

Plat Committee will review 9 plats

G. OTHER

a. Legal Department Update

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-5743](#) APC Meeting Minutes

Attachments: [Misc. Info Packet](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, January 22, 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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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.