



# 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*

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Monday, May 9, 2022

7:30 PM

Betty J. Glick Assembly Chambers

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**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-4165](#) Cabin Hoppers Subdivision; KPB file 2021-160  
Canyon Trails Amended Forquer 2021 Replat; KPB File 2021-016  
Homewood Subdivision; KPB File 2021-162  
Horse Creek Subd. 2021 Addition; KPB File 2021-099  
Mackey Lake Subdivision Douglas Replat; KPB File 2021-109  
Voznesenka 2020; KPB file 2020-016R1

Attachments: [C3. Administrative Approvals Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-4166](#) April 25, 2022 Planning Commission Meeting Minutes

Attachments: [C7. 042522 Minutes](#)

#### D. OLD BUSINESS

#### E. NEW BUSINESS

1. [KPB-4167](#) Building Setback Permit; PC Resolution 2022-19  
Lot 17 Sunny Slope Subdivision Unit 1 (Plat HM 75-33)  
Attachments: [PC RES 2022-19 Executed](#)  
[E1. BSP Sunny Slope Packet](#)
2. [KPB-4168](#) Sewer Easement Alteration; KPB File 2022-041V  
Fort Raymond Subdivision Replat No. 1 Lot 7A  
Attachments: [PC RES 2022-20 Executed](#)  
[E2. UEV Fort Raymond Packet](#)
3. [KPB-4169](#) Right-Of-Way Vacation; KPB File 2022-023Vr1  
Vacate a portion of Paper Birch Lane & associated utility easements  
Attachments: [E3. ROWV Paper Birch Packet](#)  
[E3 - Comment KPB 2022-023RV1 Kemberling](#)  
[E3 - Comment KPB 2022-023RV1 Morrison 2](#)  
[E3 - Comment KPB 2022-023VR1 Morrison](#)
4. [KPB-4170](#) Conditional Use Permit PC Resolution 2022-06  
Construction of a 10' chainlink fence within the 50' Habitat Protection  
District of the Kenai River  
Attachments: [PC RES 2022-06 Executed](#)  
[E4. CUP Cushman Fence Packet](#)  
[E4-PC Jefferies Comment](#)
5. [KPB-4171](#) Conditional Land Use Permit Modification; PC Resolution 2022-18  
Tract A-1A Kalifornsky Center Subdivision  
Attachments: [PC RES 2022-18 Executed](#)  
[E5. CLUP - Peninsula Resources](#)

6. [KPB-4172](#) Ordinance 2021-19-51: Appropriating funds from the Land Trust Fund, fund balance for a project to conduct soils investigations and land planning on the 100-acre Unit 395, Juneau Bench, near Cooper Landing
- Attachments:* [E6. Unit 395 Packet](#)
7. [KPB-4173](#) Ordinance 2022-10: Authorizing a three-party agreement and real property lease with Verizon Wireless & Alaska Pipeline Company
- Attachments:* [E7. 3 Party Lease Agreement Packet](#)
8. [KPB-4174](#) Ordinance 2022-11: Authorizing emergency harvest of spruce bark beetle impacted forestlands including spruce which are dying, or susceptible to dying, and establishing a framework to guide forest treatments.
- Attachments:* [E8. SSB Timber Harvest Packet](#)
9. [KPB-4175](#) Resolution 2022-032: Classifying certain parcels of borough owned and borough managed land in the Point Possession, Nikiski, North Kenai, Soldotna, Sterling, Funny River, Cooper Landing, Hope, Moose Pass, Seward, Kalifornsky, Anchor Point, Happy Valley, Bear Cove and Beluga areas.
- Attachments:* [E9. Land Classification Packet](#)  
[E9 Additional Agency Comments](#)  
[E9 Snug Harbor Supporting Documentation](#)  
[E9 Public Comment Through 5-6-22](#)

## 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-4196](#) APC Meeting Minutes

Attachments: [MISC-PC Cooper Landing APC 050422 Meeting Minutes Draft](#)  
[MISC-PC Moose Pass APC Meeting Minutes Draft](#)

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, May 23, 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.