



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

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Monday, June 24, 2024

7:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

*Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible*

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-6147](#)
- a. ASLS No. 2023-16 Anchors Aweigh North Sub; KPB File 2023-084
  - b. Forest Acres Subdivision Harmon Addition; KPB File 2021-049
  - c. Kinder Subdivision Blake Addition No. 1; KPB file 2023-127
  - d. Lost Lake Subdivision Addition No. 8; KPB File 2019-040R1
  - e. Lucky Horseshoe Estates 2023 Addition; KPB file 2023-010
  - f. Marysville 2023; KPB File 2023-106
  - g. Nakada Subdivision Alexson Replat; KPB File 2023-126
  - h. Riverwind I Subdivision Sutherlin Addition; KPB File 2023-055
  - i. Townsite of Kasilof Pree Replat; KPB File 2023-117
  - j. Two Moose Creek Reserve Golden Eagle Airpark Unit1  
KPB File 2023-113

Attachments: [C3. Admin Approvals](#)

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

[KPB-6148](#) June 10, 2024 Planning Commission Meeting

Attachments: [C7. 061024 PC Meeting Minutes](#)

## D. OLD BUSINESS

**E. NEW BUSINESS**

1. [KPB-6149](#) Utility Easement Vacation; KPB File 2024-057V  
Johnson Surveying / Wiley  
Request: Vacates the 5' utility easement adjacent to Circe Lane ROW  
Cohoe Area  
  
*Attachments:* [E1. UEV Reeder Lake Sub 2024 Addn Packet](#)
2. [KPB-6150](#) Right-Of-Way Vacation; KPB File 2022-118V  
Segesser Surveys / Scott  
Request: Vacates an approximate 254+' by 33' portion of Galankin  
Street; Salamatof Area  
  
*Attachments:* [E2. ROWV Galankin St Packet](#)  
[E2. ROWV Galankin St Desk](#)
3. [KPB-6151](#) Ordinance 2024-17: To incorporate the City of Soldotna Riverfront  
Development Plan as an element of the official Comprehensive Plan  
for that portion of the Borough within the boundaries of the City of  
Soldotna.  
  
*Attachments:* [E3. ORD 2024-17 Packet](#)
4. [KPB-6152](#) Resolution 2024-XX: Authorizing the mayor to enter into a lease  
agreement with the USDA Forest Service for the Cooper Mountain  
communications site to support emergency management  
communication equipment.  
  
*Attachments:* [E4. RES 2024-XX USDA Forest Service](#)

**F. PLAT COMMITTEE REPORT****G. OTHER**

1. [KPB-6153](#) KPB Hazard Mitigation Plan Update Presentation  
  
*Attachments:* [G1. HMP Update Presentation Packet](#)
2. [KPB-6154](#) KPB 21.18 Anadromous Waters Habitat Protection Annual Review  
  
*Attachments:* [G2. HPD Annual Review Presentation](#)

**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****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, July 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**

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.