



## Meeting Agenda Planning Commission

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Monday, March 25, 2024

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

- [KPB-5859](#)      a. PC Resolution 2023-09  
                    b. PC Resollution 2023-07

Attachments:      [C2. PC RES 2023-09 Packet](#)  
                            [C2. PC RES 2023-07 Packet](#)

### 3. Plats Granted Administrative Approval

- [KPB-5860](#)      a. Cohoe Country Estates Subdivision No. 9; KPB File 2023-091  
                    b. Evenson Subdivision 2023 Replat; KPB File 2023-119  
                    c. Gateway Subdivision 2022 Lindquist Addition; KPB File 2022-164  
                    d. Hetherton Homestead Acres Phillips Addition; KPB File 2023-099  
                    e. Patson Properties Cude Addition; KPB File 2023-101  
                    f. Silkok Creek Alaska Subdivision Moore Replat; KPB File 2023-005  
                    g. Stewart Subdivision 2023 Replat; KPB File 2023-031R1  
                    h. Teal Bay Subdivision Pattison Addition; KPB File 2023-098  
                    i. Thorsland Subdivision Addition No. 1; KPB File 2022-069R1

Attachments:      [C3. Administrative Approvals](#)

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

### 5. Plat Amendment Request

### 6. Commissioner Excused Absences

### 7. Minutes

- [KPB-5861](#)      February 26, 2024 PC Meeting Minutes

Attachments:      [C7. 02-26-24 PC Meeting Minutes](#)

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

1. [KPB-5862](#) Building Setback Encroachment Permit  
KPB File 2024-021 / PC RES 2024-06  
Johnson Surveying / Steinbeck  
Request: Permits portions of a shed & restaurant to remain in the 20' building setback  
Location: Tract B Harlie A. Fellers Subdivision, Plat KN 78-31  
Kasilof Area  
  
*Attachments:* [PC RES 2024-06 Executed](#)  
[E1. BSEP\\_Harlie A. Fellers Sub Packet](#)
  
2. [KPB-5863](#) Right-Of-Way Vacation; KPB File 2024-022V  
McLane Consulting Group / Rais, Hall  
Request: Reconfigures the Shalom Lane cul-de-sac by vacating & relocating the current bulb & associated utility easements  
Nikiski Area / Nikiski APC  
  
*Attachments:* [E2. ROWV Shalom Lane Packet](#)
  
3. [KPB-5864](#) Conditional Use Permit; PC RES 2024-05  
Applicant: US Forrest Service  
Request: Construct a foot bridge along the Ptarmigan Trail within the 50-foot Habitat Protection District of Ptarmigan Creek  
Parcel ID: 12532105  
  
*Attachments:* [PC RES 2024-05 Executed](#)  
[E3. CUP Forest Service Footbridge Packet](#)  
[E3. CUP-Forest Service Footbridge Desk Packet](#)

**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-5892](#) Advisory Planning Commission Meeting Minutes

Attachments: [MISC\\_Desk Packet](#)

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, April 8, 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.