



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

*Jeremy Brantley, Chair – Ridgeway/Funny River/Sterling District*

*Pamela Gillham – Kalifornsky/Kasilof District*

*Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District*

*Dawson Slaughter – South Peninsula District*

*Jeffery Epperheimer - Nikiski District*

*Diane Fikes – City of Kenai*

*Franco Venuti – City of Homer*

*Paul Whitney – City of Soldotna*

*Troy Staggs – City of Seward*

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Monday, December 16, 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

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

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

- a. [KPB-6482](#) James 2022; KPB 2022-161  
Orion Surveys / Rogers, James  
Fritz Creek Area

*Attachments:* [C1. TE James 2022 Packet](#)

##### 2. Planning Commission Resolutions - NONE

##### 3. Plats Granted Administrative Approval

- [KPB-6483](#)
- a. Anglers Crest Subdivision 2024 Addition; KPB File 2024-019
  - b. Fourth of July Creek Sub Seward Marine Industrial Center JAG Replat; KPB file 2023-004
  - c. Galetti Subdivision; KPB File 2024-026
  - d. Gruber Subdivision Ames Addition; KPB File 2024-046
  - e. Hall-Ewing Subdivision; KPB File 2023-103R1
  - f. Harlie A. Fellers Subdivision 2023 Replat; KPB File 2023-037
  - g. Hidden Hills Tract G5 Replat; KPB File 2023-092
  - h. OSK Subdivision No. 3; KPB file 2024-048
  - i. Reeder Lake Subdivision 2024 Addition; KPB File 2024-039
  - j. Shoreline Heights 2023 Addition; KPB File 2023-121
  - k. Sunset View Estates Addition No. 2; KPB File 2023-041

Attachments: [C3. Admin Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- [KPB-6484](#)
- a. Chugach Heights Subdivision 2024 Replat; KPB File 2024-076
  - b. Gregory Subdivision 2024 Replat; KPB file 2024-081
  - c. Lost Lake Subdivision 2023 Replat; KPB File 2023-111
  - d. Razdolna Subdivision Miron Addition 2024 Replat; KPB File 2024-060
  - e. Triple Crown Estates No. 2 Phase 2: KPB File 2023-131

Attachments: [C4. Final Approvals](#)

5. Plat Amendment Request - NONE

6. Commissioner Excused Absences - NONE

7. Minutes

- a. [KPB-6485](#) November 18, 2024 Planning Commission Meeting

Attachments: [C7. 111824 PC Minutes](#)

**D. OLD BUSINESS**

1. [KPB-6486](#) Conditional Land Use Permit Modification; MS2015-005  
Applicant: Sean Cude  
Request: Modification to PC Resolution 2014-20 to allow excavation into the water table and for temporary localized dewatering.  
Location: 36498 Virginia Drive  
Kalifornsky Area  
  
*Attachments:* [D1. CLUP Cude](#)  
[PC RES 2025-01](#)

## E. NEW BUSINESS

1. [KPB-6487](#) Ordinance 2024-35: Amending KPB 21.06.030 General Provisions, to adopt the most recent FEMA Flood Insurance Study and associated flood insurance rate maps for the Kenai Peninsula Borough.  
  
*Attachments:* [E1. ORD 2024-35](#)  
[E1. ORD 2024-35 Desk Packet](#)
2. [KPB-6488](#) Conditional Use Permit; PC Resolution 2024-18  
Applicant: AK Department of Natural Resources  
Request: Install a concrete loading pad and a temporary seasonal use boat retrieval ramp within the 50' Habitat Protection District of the Kasilof River  
Location: 25951 & 26053 Williamson Lane  
Kasilof Area  
  
*Attachments:* [PC RES 2024-18 Executed](#)  
[E2. CUP AK DNR Packet](#)
3. [KPB-6489](#) Building Setback Encroachment Permit; KPB File 2024-127; PC Resolution 2024-21  
AK Lands / Lyon  
Request: Permits a portion of the house to remain within 9.9 feet of the 20-foot building setback  
Location: Lot 5A, Block 1, Clan Maxwell Estates Avalon Heights Addition #4, Plat SW 2018-05  
Bear Creek Area  
  
*Attachments:* [E3. BSEP Clan Maxwell Estates Avalon Heights Addn #4 Packet](#)

- 4. [KPB-6490](#) Right-Of-Way Vacation; KPB File 2024-131V (Postponed)  
Seabright Surveying / Doyon Limited, Doyon Tourism Inc.  
Request; Vacate a portion of B Street right-of-way and associated utility easements south of Day Avenue, granted by HM 0000839  
City of Homer

*Attachments:* [E4. ROWV B Street](#)

- 5. [KPB-6491](#) Utility Easement Vacation; KPB File 2024-120V  
Edge Survey & Design / Whittenberg  
Request: Vacate the 20’ utility easement along the existing powerline, which is originally depicted running diagonally north to south on Lot 7A Dawn Estates No. 2, Plat KN 99-15  
Sterling Area

*Attachments:* [E5. UEV Dawn Estates No. 2 Packet](#)

**F. PLAT COMMITTEE REPORT**

Plat Committee will review 8 plats

**G. OTHER**

The January 13, 2025 PC meeting will be a Zoom only meeting.

**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, January 13, 2025, at 7:30 PM. This meeting will be held via Zoom only. The Planning Commission and staff will be attending via Zoom.

**CONTACT INFORMATION**

**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

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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 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.