



Meeting Agenda Planning Commission

Monday, January 22, 2024

7:30 PM

Betty J. Glick Assembly Chambers

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 - None
2. Planning Commission Resolutions

[KPB-5756](#) Planning Commission Resolution 2024-01

Attachments: [C2. PC RES 2024-01_Desk](#)

3. Plats Granted Administrative Approval - None
4. Plats Granted Final Approval (KPB 20.10.040) - None
5. Plat Amendment Request - None
6. Commissioner Excused Absences - None
7. Minutes

[KPB-5744](#) January 8, 2024 Plat Committee Meeting Minutes

Attachments: [C7. 010824 PC Minutes](#)

D. OLD BUSINESS - None**E. NEW BUSINESS****Public Hearings: Quasi-Judicial Matters**

1. [KPB-5750](#) Right-of-Way Vacation; KPB File 2024-002V
Petitioner: Owens
Request: Vacates the easternmost approximately 30' by 660' portion of Glacier Avenue West ROW, Sterling Area

Attachments: [E1. ROWV_Glacier Ave Packet](#)
[E1. ROWV-Glacier Avenue West_Desk](#)

2. [KPB-5751](#) Right-Of-Way Vacation; KPB File 2024-004V
Edge Survey & Design, LLC / Tice, Peninsula Oilers Baseball Club, Inc.
Request: Vacates Outside Way ROW & associated utility easement
City of Kenai

Attachments: [E2. ROWV Outside Way Packet](#)
3. [KPB-5752](#) Utility Easement Vacation; KPB File 2024-003V
Edge Survey & Design, LLC / Jose
Request: Vacates portions of a utility easement located on the south boundary of Lot 4-B, eastern boundaries of Lots 4-C & 4-D granted by Resubdivision of Lots 4&5 Cottonwood Acres Subdivision, Plat KN 78-224
Soldotna Area

Attachments: [E3. UEV Cottonwood Acres Packet](#)
4. [KPB-5753](#) Conditional Use Permit; PC Resolution 2024-02
Applicant: Tyonek Tribal Council
Request: Replace a failing culvert & add gravel to level the road within the 50-foot Habitat Protection district of Tyonek Creek
Location: Timber Road / PIN 211-153-08
Tyonek Area

Attachments: [PC RES 2024-02 Executed](#)
[E4. CUP Tyonek Creek Packet](#)

Public Hearing: Legislative Matters

5. [KPB-5754](#) Street Naming Resolution 2024-01
Location: Barbara Drive, Ninilchik Community, ESN 451
Proposed Name: Barbara Drive N. & Barbara Drive S.
Ninilchik Area

Attachments: [SN RES 2024-01 Executed](#)
[E5. SN RES 2024-01 Packet](#)
6. [KPB-5755](#) Ordinance 2024-01: Authorizing a negotiated lease with Traylor Bros, Inc. for a temporary craft worker housing site in support of the Sterling Highway MP 45-60 Construction Project near Cooper Landing.

Attachments: [E6. ORD 2024-01 Traylor Lease 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****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, February 12, 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.