



Planning Commission Agenda

ACTION

February 26, 2024 – 7:30 PM

Regular Meeting

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Jeremy Brantley, Chair
Ridgeway / Sterling
Funny River District
Term Expires 2024

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Charlene Tauffest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2025

Troy Staggs
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

ZOOM MEETING DETAILS

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. Public testimony will be taken. There will be no separate discussion of these items unless a commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

- *1. Time Extension Request – None
- *2. Planning Commission Resolutions – None
- *3. Plats Granted Administrative Approval
 - a. Bidarki Creek No. 5; KPB File 2022-160R1
 - b. Gateway Subdivision Hilltop Addition; KPB File 2023-014
 - c. Soldotna Airport Lease Lot 2021 Replat; KPB File 2022-048
 - d. Strawberry Acres 2022 Replat; KPB File 2022-025
- *4. Plats Granted Final Approval-None
- *5. Plat Amendment Request – None
- *6. Commissioner Excused Absences - None
- *7. Minutes
 - a. February 12, 2024 PC Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote. (9-Yes)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

Public Hearing: Legislative Matters

1. Ordinance 2024-04; Authorizing a negotiated lease with Davis Block & Concrete Company for concrete batch plant operations in support of the Sterling Highway MP 45-60 construction project near Cooper Landing.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2024-04, passed by majority vote (8-Yes, 1-No)

2. Street Naming Resolution 2024-02
Petitioner: Kenai Peninsula Borough
Request: Renaming Aspen Court to Aspen Lane
Nikiski Area

Motion to adopt Street Naming Resolution 2024-02, renaming a certain right-of-way in the Nikiski are from Aspen Court to Aspen Lane passed by unanimous vote (9-Yes)

Public Hearing: Quasi-Judicial Matters *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

3. Conditional Use Permit; PC Resolution 2024-04
Petitioner; Castaway HOA
Request: To install a footbridge on pilings within the 50-foot Habitat Protection District of the Kenai River.
Location: PINs 055-255-47 & 055-253-42
Soldotna Area

Motion to adopt Planning Commission Resolution 2024-04, granting a conditional use permit for the construction of a footbridge with the 50-foot Habitat Protection District of the Kenai River passed by unanimous vote (9-Yes)

4. Utility Easement Vacation; KPB File 2024-008V
McLane Consulting Group / Ehmann & Kenai Peninsula Borough
Request; Vacates the westerly approximately 260' by 20' portion of a utility easement & rededicated a 10' utility easement along Wilson Lane & Reger Avenue.
City of Soldotna

Motion to approve the vacation as petitioned passed by unanimous vote (8-Yes, 1-Recused)

5. Skyline Heights Estates Kachemak Landing Airpark; KPB File 2023-142
Seabright Surveying / Kachemak Landing, LLC
Location: Near Sterling Highway & Aviation Way
Diamond Ridge Area / Kachemak Bay APC

Motion to grant preliminary approval passed by unanimous vote (9-Yes)

Motion to grant the exception request to KPB 20.30.190 – Lot Dimensions, passed by unanimous vote (9-Yes)

- F. **PLAT COMMITTEE REPORT** – The plat committee will review 12 plats
- G. **OTHER (No Public Hearing)**
- H. **PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**
- I. **DIRECTOR’S COMMENTS**
- J. **COMMISSIONER COMMENTS**
- K. **ADJOURNMENT**

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, March 25, 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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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 rights-of-way, 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.