



June 24, 2024 – 7:30 PM

## Action Agenda

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

**Jeremy Brantley, Chair**  
Sterling/Funny River  
Term Expires 2024

**Pamela Gillham, Vice Chair**  
Kalifornsky / Kasilof 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

*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

## A. CALL TO ORDER

## B. ROLL CALL

## C. APPROVAL OF AGENDA AND CONSENT AGENDA

### ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

#### \*3. Plats Granted Administrative Approval

- a. ASLS No. 2023-16 Anchors Aweigh North Subdivision; 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

#### \*7. Minutes

- a. June 10, 2024 Planning Commission Meeting

**Motion to approve the consent & regular agendas passed by unanimous vote.  
(8-Yes, 1-Absent)**

## D. UNFINISHED BUSINESS - None

## **E. NEW BUSINESS**

**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)*

1. Utility Easement Vacation; KPB File 2024-057V  
Johnson Surveying / Wiley  
Request: Vacates the 5-foot utility easement adjacent to Circe Lane ROW  
Cohoe Area

**Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes, 1-Absent).**

2. Right-Of-Way Vacation; KPB File 2022-118V  
Segesser Surveys / Scott  
Request: Vacates an approximate 254+' by 33' portion of Galankin Street  
Salamatof Area

**Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes, 1-Absent).**

### **Public Hearing: Legislative Matters**

3. 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.

**Motion to forward to the assembly a recommendation to adopt Ordinance 2024-17, passed by unanimous vote (7-Yes, 1-Abstained, 1-Absent).**

4. 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.

**Motion to forward to the assembly a recommendation to adopt Resolution 2024-XX, passed by unanimous vote (8-Yes, 1-Absent).**

## **F. PLAT COMMITTEE REPORT** – The plat committee will review 2 plats

## **G. OTHER**

1. Hazard Mitigation Plan
2. Habitat Protection District Annual Report

## **H. PRESENTATIONS/PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA** (3 MINUTES PER SPEAKER)

## **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, 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 / 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 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.