



# Planning Commission Agenda

## ACTION

May 28, 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

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

#### 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 Requests

- a. Morning Panorama Subdivision #2; KPB File 2022-058

##### \*7. Minutes

- a. April 22, 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: 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 2023-112V  
McLane Consulting / Roberts, Presley  
Request: vacates an approximate 3000' utility easement granted by South Bend Bluff Estates KN 2002-42  
Kalifornsky Area

**Motion to adopt Planning Commission Resolution 2024-07 approving the vacation as petitioned passed by unanimous vote (9-Yes).**

**Public Hearing: Legislative Matters**

2. Right-Of-Way Vacation; KPB File 2024-036V  
Seabright Surveying / Huyck, Dixon  
Request: vacates the northern 18,261' & southern 3121' portions of Fritz Creek Valley Drive and re-dedicates the right-of-way along the existing road.  
Fritz Creek Area / Kachemak APC

**Motion to grant the vacation as petitioned passed by unanimous vote (9-Yes).**

3. Right-Of-Way Vacation; KPB File 2024-039V  
Johnson Surveying / Wiley  
Request: vacates the entire Circe Lane Right-of-Way  
Cohoe Area

**Motion to grant the vacation as petitioned passed by unanimous vote (9-Yes).**

4. Street Naming Resolution 2024-03; Renaming a public right-of-way in the Funny River community from Salix Court to Bailey Court.

**Motion to adopt Street Naming Resolution 2024-03, renaming a public right-of-way in the Funny River community, from Salix Court to Bailey Court passed by unanimous vote (9-Yes).**

5. Street Naming Resolution 2024-04; Renaming a public right-of-way within the Funny River community from Rill way to Corky Way.

**Motion to adopt Street Naming Resolution 2024-04, renaming a public right-of-way in the Funny River community, from Rill Way to Corky Way passed by unanimous vote (9-Yes).**

**F. PLAT COMMITTEE REPORT** – The plat committee reviewed 11 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, June 10, 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.