



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

*Jeremy Brantley, Chair – District 5 Sterling/Funny River*  
*Blair Martin, Vice Chair – District 2 Kenai*  
*Pamela Gillham – District 1 Kalifornsky*  
*Virginia Morgan, Parliamentarian – District 6 East Peninsula*  
*John Hooper – District 3 Nikiski*  
*Michael Horton – District 4 Soldotna*  
*VACANT – District 7 Central*  
*David Stutzer – District 8 Homer*  
*Dawson Slaughter – District 9 South Peninsula*  
*Diane Fikes – City of Kenai*  
*Franco Venuti – City of Homer*  
*Charlene Tautfest – City of Soldotna*  
*Troy Staggs – City of Seward*  
*VACANT – City of Seldovia*

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Monday, November 14, 2022

7:30 PM

Betty J. Glick Assembly Chambers

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**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
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval

- [KPB-4722](#)
- a. Clam Gulch Heights 2021 Addition; KPB File 2021-150
  - b. Collins Tustumena Subd; KPB File 2021-116
  - c. Diamond Storage Subdivision; KPB File 2020-105
  - d. Doyle Estates Subdivision Sixth Addition; KPB File 2022-062
  - e. Konovalof Lake Subdivision 2022 Addition; KPB File 2022-010
  - f. Mimi's Ridge; KPB File 2022-032
  - g. Tutl'uh Subdivision Carmody Addition; KPB File 2022-068

Attachments: [C3. Admin Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- [KPB-4723](#)
- a. Fort Raymond Subd Replat No. 1 2022 Addition; KPB File 2022-041
  - b. Iyuptulla Subdivision Lewis Replat; KPB File 2022-142
  - b. K-B Subdivision Part Thirteen; KPB File 2022-122

Attachments: [C4. Final Approvals](#)

5. Plat Amendment Request

## 6. Commissioner Excused Absences

## 7. Minutes

[KPB-4724](#) October 24, 2022 Planning Commission Meeting Minutes

Attachments: [C7. 102422 PC Meeting Minutes](#)

**D. OLD BUSINESS****E. NEW BUSINESS**

1. [KPB-4725](#) Public Access Easement Vacation  
Questa Woods Subdivision Southern Addition, Plat SW 98-01  
Attachments: [E1. PAEV\\_Questa Woods](#)
2. [KPB-4726](#) Right-Of-Way Vacation  
Vacate the East-West Portion of Big D Road & a Small Portion of Cinnamon Street & Associated Utility Easements  
Attachments: [E2. ROWV Cinnamon St.](#)  
[E2. Surveyor Request to Postpone\\_PC](#)
3. [KPB-4727](#) Right-Of-Way Vacation  
Vacate a 17' Width & Part of a Cul-De-Sac Bulb for a 373' Portion of Lupine Ave, & Associated Utility Easements.  
Attachments: [E3. ROWV Lupine Ave](#)
4. [KPB-4728](#) Condition Use Permit; PC Resolution 2022-41  
For the Construction of a Bridge Within the 50' Habitat Protection District of Trail Lake  
Attachments: [PC RES 2022-41\\_Executed](#)  
[E4. CUP\\_AK RR Bridge](#)
5. [KPB-4729](#) Street Naming Resolution 2022-04: Renaming a certain public right-of-way within Emergency Service Number 302 to Hazy Lane, and naming a certain public right-of-way with Emergency Service Number 401 to Janey Street.  
Attachments: [SN RES 2022-04\\_Executed](#)  
[E5. SN Resolution 2022-04](#)

6. [KPB-4730](#) Resolution 2022-XX: Authorizing the acquisition by donation of three lots of land located in the Seward area on behalf of the Seward Bear Creek Flood Service Area.

Attachments: [E6. RES 2022-XX Seward Acquisition](#)

7. [KPB-4731](#) Ordinance 2022-XX: Amending the Kenai Peninsula Borough Hazard Mitigation Plan by deleting existing Annex B, City of Kachemak Hazard Mitigation Plan 2015, and adopting 2022 Kachemak City Local Hazard Mitigation Plan Update as the new Annex B.

Attachments: [E7. ORD 2022-XX Kachemak City HMP](#)

## 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

[KPB-4732](#) OEM Memo - Community Development Block Grant Report

Attachments: [Misc Info 111422](#)

### NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, December 12, 2022 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 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.