



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

Monday, December 12, 2022

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
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval

[KPB-4782](#)

- a. Barker Subdivision #2, KPB File 2021-055
- b. Coles Corner No. 3; KPB File 2022-052
- c. Eker Estates Lujan 2022 Replat; KPB File 2022-045
- d. Kachemak Vista Subdivision; KPB File 2021-023
- e. Kachemak Wilderness Avrams Replat Phase 1; KPB File 2021-165P1
- f. Katamar Subdivision 2022; KPB File 2022-020
- g. Kenaitze Government Lots Replat; KPB File 2022-009
- h. Kustatan Estates TKC Addition; KPB File 2021-140
- i. Moose Acres; KPB File 2022-087
- j. Mott's Subdivision 2022 Addition; KPB File 2022-059
- k. Pipers Haven Unit 3 2021 Replat; KPB File 2021-115
- l. Saddle Ridge subdivision 2022 Replat; KPB File 2022-036

Attachments: [C3. Admin Approvals Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

[KPB-4783](#) November 14, 2022 Planning Commission Meeting Minutes

Attachments: [C7. 11-14-22 PC Meeting Minutes](#)

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

1. [KPB-4784](#) Utility Easement Vacation; KPB 2022-169V
Johnson Surveying / Martinez
Request: Vacate entire 10' utility easement along the west boundary of Lot 4, Block 2, Bruhn Subdivision, Plat KN 86-143
Location: Sterling Area

Attachments: [PC RES 2022-48 Executed](#)
[E1. UEV Bruhn Sub Packet](#)

2. [KPB-4785](#) Right-Of-Way Vacation; KPB File 2022-172V
Johnson Surveying / Ancient Basements, LLC
Request: Vacate a 2' X 222.78' portion of an alley located between Mission Ave. & Bayview Street as dedicated on USS 3036 HM 65-55
Location: Ninilchik Area

Attachments: [E2. ROWV Mission Ave-Bayview St Packet](#)
[E2. ROWV Comment Halloran PC](#)

3. [KPB-4786](#) Ordinance 2022-43: Authorizing a subsurface oil & gas lease at twelve & one-half percent (12.50%) royalty to Hilcorp Alaska, LLC, in the Ninilchik Unit under Township 03 South, Range 14 West, Seward Meridian, Section 30, in the North 2/5 of Govt Lot 1 Lying East of the Sterling Highway Right-Of-Way

Attachments: [E3. ORD Hilcorp 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**

[KPB-4787](#) Advisory Planning Commission (APC) Meeting Minutes;
Hope/Sunrise APC
Moose Pass APC
Nikiski APC

Attachments: [Misc. Info Cover Page](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, January 9, 2023 at 7:30 P.M. The Planning Commission meeting will not be physically open to the public. The meeting will be held via Zoom. The Planning Commission and staff will be attending via Zoom.

CONTACT INFORMATION**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: 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 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.