



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, March 20, 2023

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-4993](#) Fort Raymond Subdivision Replat Number 5 KPB File 2022-029

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-4994](#) February 27, 2023 Planning Commission Meeting Minutes

Attachments: [C7. 022723 PC Meeting Minutes_Packet](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-4995](#) Utility Easement Vacation; KPB File 2023-021V1
Ability Surveys / Shapiro
Request: Vacates entire 10' utility easement on the east boundary of
Lot 8, Bluff Point Subdivision, Plat HM 83-81
Diamond Ridge Area

 Attachments: [E1. UEV Lot 8 Bluff Point Subdivision Packet](#)

2. [KPB-4996](#) Section Line Easement Vacation; KPB File 2023-021V
Ability Surveys / Shapiro
Request: Vacates the entire 33' Section line easement along the
northern lot boundary of Lot 8 Bluff Point Subdivision; Plat HM 83-81
Diamond Ridge Area

 Attachments: [E2. SLEV Lot 8 Bluff Point Subdivision Packet](#)

3. [KPB-4997](#) Pedestrian Easement Vacation; KPB File 2023-007V2V
Edge Survey & Design, LLC / City of Soldotna
Request: Vacates entire 20' pedestrian easement granted on Mullen
Homestead Subdivision Addition No. 3. Plat KN 2000-44
City of Soldotna

 Attachments: [E3. PEV Mullen Homestead Sub Addn No 3 Packet](#)

4. [KPB-4998](#) Seismographic Trails Vacation; KPB File 2023-020V
Edge Survey & Design, LLC / Carmody
Request: Vacates two portions of two seismograph trails, and
associated utility easements granted on Ninilchik Right-Of-Way Map,
Plat HM 84-115
Ninilchik Area

 Attachments: [E4. STV Ninilchik ROW Map Packet](#)

F. PLAT COMMITTEE REPORT

G. OTHER

1. [KPB-5009](#) Planning Commission Bylaws

 Attachments: [G1. PC Bylaws](#)

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-5010](#) Advisory Planning Commission Meeting Minutes

Attachments: [Misc_APC Meeting Minutes](#)

[KPB-5011](#) Kenai River Center Open House

Attachments: [Misc_River Center Open House](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, April 10, 2023 at 7:30 p.m.
The meeting will be held via Zoom only, the meeting will not be physically open to the public. The Planning Commission and staff will be attending via Zoom.

**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.