



# 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, May 22, 2023

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-5201](#)
- a. Baltic Woods Replat; KPB File 2022-128
  - b. Christensen Tracts 2021; KPB File 2021-046
  - c. Questa Woods Subdivision Unrein Addition; KPB File 2022-159

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

4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
  - a. Dawson Slaughter, District 9 - South Peninsula
  - b. City of Seldovia, Vacant
  - c. District - Central, Vacant
7. Minutes

[KPB-5202](#) May 8, 2023 Planning Commission Meeting Minutes

Attachments: [C7. Minutes Packet](#)

#### D. OLD BUSINESS

#### E. NEW BUSINESS

1. [KPB-5203](#) Building Setback Encroachment Permit; KPB File 2022-143  
No Surveyor / Tim & Kathy Crumrine Trust  
Request: Permits a house to remain in the building setback of Lot 15, Block 5, Lake View Terrace #2, Plat KN 87-33, by 3.5'  
Sterling Area  
Attachments: [E1. BSBP Lake View Terrace Packet](#)
2. [KPB-5204](#) Conditional Use Permit; PC Resolution 2023-10  
Applicant: Alaska Rail Road Corporation (ARRC)  
Location: ARRC MP 26.2, along Lower Trail Lake  
Request: Construct a culvert on the Alaska Rail Road ROW within the 50' Habitat Protection District of the Lower Trail Lake  
Moose Pass Area  
Attachments: [E2. CUP- ARRC Culvert Packet](#)
3. [KPB-5205](#) Conditional Land Use Permit – Materials Processing  
PC Resolution 2023-11  
Location: 31825 Herman Leirer Road; PIN 144-030-72  
Applicant/Landowner: Coalaska Inc. – QAP  
Seward Area  
Attachments: [E3. CLUP - Colaska Inc.-QAP, Resurrection River Packet](#)  
[E3. CLUP - Coalaska Desk Packet](#)
4. [KPB-5206](#) Conditional Land Use Permit – Materials Extraction  
PC Resolution 2023-08  
Legal Description: T03S, R14W, SEC04, S. M., HM 2006036,  
Hoffman Acres Lowell Field Phase 1, Lots 1, 2, 3, 4;  
PINs 159-360-09, 10, 11 & 12  
Applicant: Richard Gregoire / Landowner: Jerold Vantrease  
Happy Valley Area  
Attachments: [E4. CLUP Gregoire Packet](#)  
[E4. CLUP - Gregoire Desk 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****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, June 12, 2023 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.