



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, September 9, 2024

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

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-6301](#) Cottonwood Acres Subdivision 2024 Addition; KPB File 2024-024
Quartz Creek Subdivision Outfitter Way Replat; KPB File
2022-060R1
Spruce wood Glen Subdivision No. 11; KPB File 2024-001
Whisper Lake Subd. Miller Addition Prather Replat; KPB File
2023-048
Wonder View Subdivision; KPB File 2023-139

Attachments: [C3. Admin Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-6302](#) Letzring Ridge Subdivision Martinez Addition; KPB File 2022-137
TLS 2021-06 East Oyster Cove Subd. 2024 Replat; KPB File
2024-084

Attachments: [C4. Final Approvals](#)

5. Plat Amendment Request
6. Commissioner Excused Absences

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula

7. Minutes

[KPB-6303](#) August 12, 2024 Planning Commission Meeting

Attachments: [C7. 081224 PC Meeting Minutes](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-6304](#) Street Naming Resolution 2024-05: Naming an unnamed private road in the Fox River community to Heartland Street

Attachments: [SN RES 2024-05 Executed](#)
[E1. SN Res 2024-05 Heartland Packet](#)

2. [KPB-6305](#) Ordinance 2024-19-07: Authorizing the acquisition of real property located adjacent to the North Star School campus in Nikiski necessary for future school use, and appropriating \$59,000.00 from the Land Trust Fund for the purchase

Attachments: [E2. Ordinance 2024-19-07](#)

3. [KPB-6306](#) Conditional Land Use Permit Modification; MS2022-004
Applicant: Colaska Inc. DBA OAP
Request: Modification to PC Resolution 2022-21 to expand the permit area, additional ingress/egress, and create a 100' wide access to the ARRCC right-of-way.
Location: 27083 Seward Highway
Moose Pass Area

Attachments: [E3. CLUP Modification MS2022-004 Packet](#)
[E3. CLUP Modification-QAP Desk Packet](#)

4. [KPB-6307](#) Conditional Land Use Permit Modification; MS2015-005
Applicant: Sean Cude
Request: Modification to PC Resolution 2014-20 to allow excavation into the water table and for temporary localized de-watering.
Location: 36498 Virginia Drive
Kalifornsky Area

Attachments: [E4. CLUP Modification MS2015-005 Packet](#)
[E4. CLUP Modification-Cude 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**

[KPB-6308](#) APC Meeting Minutes

Attachments: [Misc. Info APC Minutes Desk Packet](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, September 23, 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**

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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.