



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, September 23, 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

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

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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

- a. [KPB-6324](#) Echo Lake Hills Subdivision Endries Addition; KPB File 2022-116

Attachments: [C1. TE Request Echo Lake Hill Su Endries Addn Packet](#)

- b. [KPB-6325](#) O'Rourke Subdivision Matranga Addition; KPB File 2022-124

Attachments: [C1. TE Request O'Rourke Sub Matranga Addn Packet](#)

2. Planning Commission Resolutions

[KPB-6326](#) PC Resolution 2024-13

Attachments: [C2. PC RES 2024-13](#)

3. Plats Granted Administrative Approval

[KPB-6327](#) Folz Subdivision 2023 Replat; KPB File 2023-085R1
Hinz Subdivision No. 2; KPB File 2021-102
Homer Lake Street Rehabilitation Right-Of-Way Map; KPB File 2016-142
Moose Run Estates 2024 Addition; KPB File 2023-144
Soldotna Creek The Pointe Addition; KPB File 2024-007
Strawberry Hill Estates 2023 Addition; KPB File 2024-016
US Survey 3564 Replat; KPB File 2023-141
Willard's Legacy; KPB File 2024-011
Woodrow Fams Taylor Addition; KPB File 2023-130

Attachments: [C3. Admin Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

5. Plat Amendment Request

[KPB-6328](#) Quartz Creek Subdivision Outfitter Way Replat; KPB File 2022-060R1A1

Attachments: [C5. PA Request Quartz Creek Sub Outfitter Way Replat Packet](#)

6. Commissioner Excused Absences

7. Minutes

[KPB-6320](#) September 9, 2024 Planning Commission Minutes

Attachments: [C7. 09-09-24 PC Minutes](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-6330](#) Building Setback Encroachment Permit; KPB File 2024-094
No Surveyor / Strausbaugh
Request: To permit a house & garage to remain in the 20' building setback on Lot 2, Block 1, Bruhn Subdivision, KN 86-143
Location: Bruhn Road & Card Street
Sterling Area

Attachments: [E1. BSE Bruhn Subdivision Packet](#)

2. [KPB-6331](#) Ordinance 2024-__: Adopting the updated 2024 Kenai Peninsula Borough Hazard Mitigation Plan, a multi-jurisdictional plan including the Cities of Seldovia and Seward.

Attachments: [E2. ORD 2024-XX Hazard Mitigation Plan Packet](#)

F. PLAT COMMITTEE REPORT

G. OTHER

[KPB-6332](#) Material Site Ordinance Review

Attachments: [G1. Material Site Ordinance Review](#)

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, [October 14, 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.