



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Blair Martin, Chair – Kalifornsky Beach
Robert Ruffner, Vice Chair – Kasilof/Clam Gulch
Syverine Abrahamson-Bentz, Parliamentarian – Anchor Point/Ninilchik
Jeremy Brantley – Sterling
Paulette Bokenko-Carluccio – City of Seldovia
Cindy Ecklund – City of Seward
Pamela Gillham – Ridgeway
Davin Chesser – Northwest Borough
Diane Fikes – City of Kenai
Virginia Morgan – East Peninsula
Franco Venuti – City of Homer

Monday, May 10, 2021

7:30 PM

Betty J. Glick Assembly Chambers

Zoom ID 208 425 9541

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.

[KPB-3127](#) Greenwings No. 9; KPB File 2020-144

Attachments: [Greenwings No. 9 KPB File 2020-144](#)

[KPB-3128](#) Monument Rock Subdivision; KPB File 2020-087

Attachments: [Monument Rock Subdivision KPB File 2020-087](#)

[KPB-3129](#) April 26, 2021 Planning Commission Meeting

Attachments: [Draft PC Minutes 04-26-21](#)

1. Time Extension Request
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval

[KPB-3127](#) Greenwings No. 9; KPB File 2020-144

Attachments: [Greenwings No. 9 KPB File 2020-144](#)

[KPB-3128](#) Monument Rock Subdivision; KPB File 2020-087

Attachments: [Monument Rock Subdivision KPB File 2020-087](#)

4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-3114](#) Plat Committee April 12, 2021 Meeting Minutes

Attachments: [Plat Committee April 12, 2021 Meeting Minutes](#)

[KPB-3129](#) April 26, 2021 Planning Commission Meeting

Attachments: [Draft PC Minutes 04-26-21](#)

D. OLD BUSINESS

E. NEW BUSINESS

[KPB-3130](#) Alder Slopes 2011 Addition Tract D-1
KPB File 2021-050; PC Resolution 2021-16
Applicant: Andrew Peter of Homer, AK

Attachments: [Vicinity Map](#)
[Aerial View](#)
[Site Drawings](#)
[Staff Report](#)
[Contour Map](#)
[Plats](#)
[HEA Non-Objection Letter](#)
[Structure Drawings](#)
[Photos](#)

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-3119](#) Comment Period for Jims' Landing Access Improvements Project Draft Environmental Assessment.

Attachments: [Jim's Landing Access Improvements Draft Environmental Assessment](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, [INSERT DATE] 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.

ADVISORY PLANNING COMMISSION MEETINGS

Anchor Point -- Zoom -- February 4, 2021-- 7:00 p.m.
Cooper Landing -- Zoom -- February 4, 2021-- 6:00 p.m.
Funny River -- Zoom -- February 4, 2021-- 7:00 p.m.
Kalifornsky -- Zoom -- February 4, 2021-- 6:00 p.m.
Kachemak Bay -- Zoom -- February 4, 2021-- 7:00 p.m.
Moose Pass -- TBD
Hope / Sunrise -- Zoom -- February 4, 2021-- 7:00 p.m.

NOTE: Advisory planning commission meetings are subject to change. Please verify the meeting date, location, and time with the advisory planning commission chairperson. Chairperson contact information is on each advisory planning commission website. Links to the websites can be found on the Planning Department website.

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

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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.