



# 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*

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Monday, May 24, 2021

7:30 PM

Betty J. Glick Assembly Chambers

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**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
- 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

[KPB-3211](#) PC Resolution 2021-016V  
UEV - Voznesenka Too HM 200-23 & Voznesenka HM 85-31

Attachments: [Voznesenka 2021-016V Resolution 2020-06](#)  
[ADDENDUM SR VOZNESKA 2020 UEV KPB 2020-071V](#)

## 3. Plats Granted Administrative Approval

[KPB-3170](#) Seashore Bluffs: KPB File 2017-043R1

Attachments: [Seashore Bluffs KPB 2017-043R1](#)

[KPB-3171](#) Inqlima Tract 2019 Replat; KPB File 2019-139

Attachments: [Inqlima Tracts 2019 Replat KPB 2019-139](#)

## 4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-3172](#) Marion Subdivision 2021 Replat; KPB File 2021-038

Attachments: [Marion Subdivision 2021 Replat KPB 2021-038](#)

## 5. Plat Amendment Request

## 6. Commissioner Excused Absences

## 7. Minutes

[KPB-3173](#) May 10, 2021 Planning Commission Meeting

Attachments: [PC Minutes051021 Draft](#)

[KPB-3174](#) May 10, 2021 Plat Committee Meeting

Attachments: [Plat Minutes 051021 Draft](#)

#### D. OLD BUSINESS

#### E. NEW BUSINESS

1. [KPB-3175](#) Barnett's South Slope Subdivision Quiet Creek Park Replat Lots 23, 36, 37;  
KPB File: 2021-057  
Geovera, LLC / Martin, Carter, Harris & Ferraro  
Location: On Nelson Ave.  
City of Homer

Attachments: [Map Vicinity](#)  
[Map Aerial](#)  
[Plat Prelim KPB 2021-057](#)  
[Staff Report Barnett's South Slope Subdivision Quiet Creek Park Replat Lots 35](#)  
[Map Contour](#)  
[Map Zoning](#)  
[Plat Parent HM 2018-40](#)

2. [KPB-3176](#) Barnett's South Slope Subdivision Quiet Creek Part Lot 38  
KPB File: 2021-058  
Geovera, LLC / Echo Trading Company, LLC & Drake  
City of Homer

Attachments: [Map Vicinity](#)  
[Map Aerial](#)  
[Plat Prelim KPB 2021-058](#)  
[Staff Report Barnett's South Slope Subdivision Quiet Creek Park Lot 38 Replat](#)  
[Map Contour](#)  
[Map Wetlands](#)  
[Map Zoning](#)  
[Plat Parent HM 2020-046](#)  
[Plat Parent HM 2018-40](#)

3. [KPB-3177](#) Poage Subdivision Chaloux Replat  
KPB File 2021-059  
Segesser Surveys / Chaloux  
Location: On Robert Ave.  
Funny River Area

Attachments:

[Map Vicinity](#)  
[Map Aerial](#)  
[Plat Prelim KPB 2021-059](#)  
[Staff Report Poage Subdivision Chaloux Replat](#)  
[Map Contour](#)  
[Plat Parent KN 86-52](#)

4. [KPB-3178](#) Don's Place Subdivision Heazlett Replat  
KPB File: 2021-060  
Segesser Surveys / Haezlett  
Location: On Eagle Ave.  
Nikiski Area

Attachments:

[Map Vicinity](#)  
[Map Aerial](#)  
[Plat Prelim KPB 2021-060](#)  
[Staff Report Don's Place Sub Heazlett Replat](#)  
[Map Contour](#)  
[Map Wetlands Assessment](#)  
[Map National Wetland](#)  
[Plat Parent KN 83-44](#)

5. [KPB-3179](#) Bos'N Landing 2021 Replat  
KPB File 2021-062  
McLane Consulting Group / Edward N. Krohn Estate  
Location: Off Lou Morgan Rd., On Starboard Beam Cir. & Focsle Cir.  
Sterling Area

Attachments:

[Map Vicinity](#)  
[Map Aerial](#)  
[Plat Prelim 2021-062](#)  
[Staff Report Bos N Landing 2021 Replat](#)  
[Map Contours](#)  
[Map Wetlands](#)  
[Plat Parent KN 2002-104](#)  
[Plat Parent KN 87-84](#)  
[Plat Parent KN 77-148](#)  
[Plat Parent KN 76-129](#)

6. [KPB-3180](#) River Quest 2021 Replat  
KPB File: 2021-061  
McLane Consulting Group / Schalkle, Crosswhite & Wilkie  
Location: On Davison Ave.  
Kalifornsky Area

Attachments:

[Map Vicinity](#)  
[Map Aerial](#)  
[Plat Prelim 2021-061](#)  
[Staff Report River Quest 2021 Replat](#)  
[Map Aerial Imagery 2](#)  
[Map KWF Wetland Mapping](#)  
[Map Anadromous Waters HPD](#)  
[Imagery - Street View](#)  
[Plat Parent KN 2004-111](#)  
[KPB PC Minutes 12082003](#)  
[Declaration River Quest Subdivision](#)  
[SR Addendum River Quest 2021 Replat\\_DESK](#)

7. [KPB-3181](#) Review of KPB Plat Committee Preliminary Approval  
Bluff Haven Estates 2021 Replat  
KPB 2021-030  
Geovera, LLC / Evensen

Attachments: [Map Vicinity](#)  
[Map Aerial](#)  
[Plat Prelim KPB 2021-030](#)  
[Staff report PC Review of Bluff Haven Estates 2021](#)  
[Staff Report Bluff Haven Estates 2021](#)  
[Map Contours](#)  
[Map Wetlands](#)  
[Plat Parent HM 76-94](#)  
[Request for Review Dixon 042321](#)  
[Comments Laurie Daniel to KPB Platt Committee 040921](#)  
[Comment Evensen 051121](#)  
[Info Bluff Point failure - Berg 2009 pdf](#)  
[Info Bluff Point failure - Reger 2009](#)  
[Minutes KPB Plat Committee 041221](#)  
[Minutes Kachemak Bay APC 020421](#)

8. [KPB-3182](#) Modification of CLUP For Material Extraction  
Applicant: River Resources, LLC  
PC Resolution 2021-10  
Location 34386 Patson Rd.  
Funny River Area

Attachments: [Packet Material 041221](#)  
[PC Minutes 041221](#)  
[Desk Packet Materials](#)

## 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, [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**

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Fax: 907-714-2378

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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.