



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, June 14, 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.

1. Time Extension Request
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval
 - a. [KPB-3255](#) Blossom Subdivision #2; KPB File 2019-115
Attachments: [Blossom Subdivision #2 KPB 2019-115](#)
 - b. [KPB-3256](#) Camelot by the Sea 2019 Replat; KPB File 2020-032
Attachments: [Camelot by the Sea 2019 Replat KPB 2020-032](#)
 - c. [KPB-3257](#) Forestline Subdivision Addition No. 2; KPB file 2021-08
Attachments: [Forestline Subdivision Addition No 2 KPB 2021-018](#)
 - d. [KPB-3258](#) Illiamna View Subdivision 2021 Replat; KPB File 2021-009
Attachments: [Illiamna View Subdivision 2020 Replat KPB 2021-009](#)
 - e. [KPB-3259](#) Sterling Meadows 2020; KPB File 2020-145
Attachments: [Sterling Meadows 2020 KPB 2020-145](#)
 - f. [KPB-3260](#) Tatum Subdivision; KPB File 2021-028
Attachments: [Tatum Subdivision KPB 2021-028](#)
 - g. [KPB-3261](#) Townsite of Kenai 2021 Kenaitze Replat; KPB File 2021-031
Attachments: [Townsite of Kenai 2021 Kenaitze Replat KPB 2021-031](#)
4. Plats Granted Final Approval (KPB 20.10.040)

- a. [KPB-3262](#) Tulchina Pointe Estates 2021 Replat; KPB File 2021-043
Attachments: [Tulchina Pointe Estates 2021 Replat KPB 2021-043](#)
- b. [KPB-3263](#) Willow Brook Subdivision 2021 Replat; KPB File 2021-048
Attachments: [Willow Brook Subdivision 2021 Replat KPB 2021-048](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

[KPB-3264](#) May 24, 2021 Planning Commission Meeting Minutes

Attachments: [PC Minutes052421 Draft](#)

[KPB-3284](#) May 24, 2021 Appeal of the Director's Decision Minutes

Attachments: [Desk Appeal Hearing Minutes 052421 Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3265](#) Resolution 2021-__: A resolution authorizing the Kenai Peninsula Borough, on behalf of the South Kenai Peninsula Hospital Service Area, to enter into a lease agreement with first right of refusal and option to purchase, for office space at 4117 Bartlett Street in Homer.

Attachments: [1 Westwing Lease MEMO](#)
[2 Westwing Lease RESOLUTION](#)
[3 Westwing LEASE](#)
[4 Westwing Lease Parcel Map](#)
[5 SPHinc Resolution 21-07](#)

2. [KPB-3266](#) Resolution 2021-__: A resolution authorizing the Kenai Peninsula Borough, on Behalf of the South Kenai Peninsula Hospital Service Area, to enter into an office space lease agreement for office space at 203 W. Pioneer Avenue in Homer.

Attachments:

- [1_Jonas_Ridge_Lease_MEMO.docx](#)
- [2_Jonas_Ridge_Lease_RESOLUTION](#)
- [3_Jonas_Ridge_LEASE.docx](#)
- [4_Jonas_Ridge_Detailed_Parcel_Report-17514304_MAP](#)
- [5_SPH_Resolution_21-06_Lease_203_W_Pioneer_Jonas_Ridge_signatures](#)

3. [KPB-3267](#) Resolution 2021-__: A resolution classifying 420 acres of Borough land located within Section 1, T5S, R14W, Seward Meridian, Alaska as Rural & Agriculture.

Attachments:

- [1_Land_Classification_MEMO](#)
- [2_Land_Classification_RESO](#)
- [3_Land_Classification_STAFF_REPORT](#)
- [4_Land_Classification_MAPS](#)
- [5_Half_Mile_Notice_Letter](#)
- [Desk_E3-APN_17104022_Classification_Comment](#)

4. [KPB-3268](#) Resolution 2021-__: A resolution approving an updated management agreement for the Sea Otter Community Center on behalf of the Seldovia Recreational Service Area.

Attachments:

- [1_SOCC_Management_Agr_MEMO.docx](#)
- [2_SOCC_Management_Agr_RESO.docx](#)
- [3_Sea_Otter_Management_Agrmt](#)

5. [KPB-3269](#) PC Resolution 2021-07: Recommending that Chapter 21.02, Advisory Planning Commissions, and 21.11, Public Hearings, of the Kenai Peninsula Borough Code be amended.

Attachments:

- [1_MemoToPC](#)
- [2_PCresolution2021-17](#)
- [Desk_E5-Memo_Taylor_PC_RES_2021-17](#)

6. [KPB-3270](#) USFWA Environmental Assessment – Advisory Planning Commission Comments

Attachments:

- [Information_From_05-10-21](#)
- [Desk_E6_Info](#)

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

KPB-3285 Planning Director's Report

Attachments: Desk_061421 Director Report

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

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.