



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 28, 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-3295](#) Grant Fritz Subdivision #5: KPB File 2020-042
Attachments: [Grant Fritz Subdivision #5 KPB 2020-042](#)
 - b. [KPB-3296](#) Misty Acres 2020 Replat: KPB 2020-114
Attachments: [Misty Acres 2020 Replat KPB 2020-114](#)
 - c. [KPB-3297](#) Saindon Subd. 2020 Addition; KPB File 2020-083
Attachments: [Saindon Subd 2020 Addition KPB 2020-083](#)
4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes
 - [KPB-3298](#) June 14, 2021 PC Meeting Minutes
Attachments: [C7-Minutes](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-3299](#) PC RESOLUTION 2021-20: A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION OF A BOAT RAMP WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT OF DANIELS LAKE

Attachments: [1 Staff Report 12802 Coghill 6.28.21](#)
[2 Resolution 2021-20 12802 Coghill 6.28.21](#)
[3 Application](#)
[4 PHN 12802 Cogill 6.10.2021](#)

2. [KPB-3300](#) PC RESOLUTION 2021-21: A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION OF A CHAIN LINK FENCE WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT OF THE KENAI RIVER.

Attachments: [1 Staff Report 12804 Kleinsmith 6.28.21](#)
[2 Resolution 2021-21 12804 Kleinsmith 6.28.21](#)
[3 Application](#)
[4 PHN 12804 Kleinsmith 6.10.2021](#)

3. [KPB-3301](#) PC RESOLUTION 2021-19: A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION OF A 100 BY 20-FOOT BRIDGE, THE PLACEMENT OF A 36-INCH BY 52-FOOT CULVERT, AND THE PLACEMENT OF APPROXIMATELY 70 CUBIC YARDS OF FILL WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT OF RESURRECTION CREEK.

Attachments: [1 Staff Report 12801 Resurrection Creek 6.28.21](#)
[2 Resolution 2021-19 12801 Resurrection Creek 6.28.21](#)
[3 Application](#)
[4 Photo Log](#)
[5 PHN 12801 Resurrection Creek 6.10.21](#)

4. [KPB-3302](#) Marijuana Cultivation Facility License
Applicant: Smoking Joe's Terps Company

Attachments: [StaffReport_R](#)

5. [KPB-3303](#) RESOLUTION 2021-__ : A RESOLUTION CLASSIFYING CERTAIN PARCELS OF BOROUGH OWNED LAND IN THE NIKISKI, SOLDOTNA, STERLING, HOPE, HOMER, SKILAK LAKE, COOPER LANDING, AND BELUGA AREAS

Attachments: [1 Land Classification Memo](#)
[2 Land Classification Resolution](#)
[3 Land Classification Staff Report](#)
[4 Land Classification Staff Report Homer Exhibit A R](#)
[5 Land Classification Comment 6-15-21](#)
[6 CLAPC RecommendationsLetter](#)
[7 060621CLAPC Minutes UNAPP](#)
[Desk E5 Comments PC](#)

6. [KPB-3304](#) ORDINANCE 2021-__; AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PARCELS OF BOROUGH LAND BY OUTCRY AUCTION FOLLOWED BY AN OVER-THE-COUNTER SALE

Attachments: [2 Land Sale ORDINANCE](#)
[3 Land Sale MAPS](#)
[4 CLAPC RecommendationsLetter](#)
[5 CLAPC Minutes UNAPP](#)
[1 Land Sale MEMO](#)
[Desk E6-061721_Hope-Sunrise APC Minutes](#)

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**

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.