



# 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, August 9, 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**

[KPB-3390](#) Kee's Tern Subdivision; KPB File 2013-023

**Attachments:**

- [1. MAP Aerial](#)
- [2. Plat preliminary](#)
- [3. Plat phase 1 KN 2015-25](#)
- [4. Staff Report Kee's Tern 2013-023 TE 071521](#)
- [5. Letter City of Kenai Approval 072921](#)
- [6. Letter to City of Kenai 072821](#)
- [7. Time Extension Request 2021](#)

**2. Planning Commission Resolutions**

[KPB-3391](#) Eventyr Subdivision No. 3 UEV; KPB File 2020-079V  
PC Resolution 2021-25

**Attachments:**

- [1. Staff report Eventyr Sub Number 3 UEV Resolution Adoption 2020-079V](#)
- [2. Resolution 2021-25](#)
- [3. Packet Eventyr Subdivision Number 3 UEV](#)

**3. Plats Granted Administrative Approval**

[KPB-3392](#) Kimbrel Subdivision 2020 Replat; KPB File 2020-150

**Attachments:**

[Kimbrel Subdivision 2020 Replat KPB 2020-150](#)

[KPB-3393](#) Munger Subdivision No. 4; KPB File 2019-046

**Attachments:**

[Munger Subdivision No. 4 KPB 2019-046](#)

[KPB-3394](#) Ridgewood Estates Sub Unit 2 Tract 5-A 2020 Replat  
KPB File 2020-047

*Attachments:* [Ridgewood Estates Subd Unit 2 Tract 5-A 2020 Replat KPB 2020-047](#)

[KPB-3395](#) Terrace View Farm Replat; KPB File 2019-150

*Attachments:* [Terrace View Farm Replat KPB 2019-150](#)

[KPB-3396](#) The Meadows; KPB File 2020-031R

*Attachments:* [The Meadows KPB 2020-031R1](#)

[KPB-3397](#) TKC Subdivision; KPB File 2021-065

*Attachments:* [TKC Subdivision KPB 2021-065](#)

[KPB-3398](#) Chigmit Vista Estates Lynch Addition; KPB File 2020-138

*Attachments:* [Chigmit Vista Estates Lynch Addition KPB 2020-138](#)

4. Plats Granted Final Approval (KPB 20.10.040)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

[KPB-3399](#) July 12, 2021 Planning Commission Meeting Minutes

*Attachments:* [PC Minutes\\_071221\\_Draft](#)

#### **D. OLD BUSINESS**

[KPB-3400](#) CLUP Modification; Applicant/Landowner: CIRI  
Tax Parcel ID# 065-081-18; Sterling Area

*Attachments:* [1.PC Memo\\_072721](#)  
[2.Staff Report CIRI\\_071221](#)  
[3.Desk Packet Materials\\_071221](#)

#### **E. NEW BUSINESS**

1. [KPB-3401](#) Stanley's Meadow 2021 UEV; KPB File 2021-086V  
Fitz Creek Area  
  
*Attachments:* [1. MAP Vicinity with inset](#)  
[2. MAP Aerial Map](#)  
[3. Plat Prelim KPB 2021-086V Reduced](#)  
[4. Staff Report Stanleys Meadow 2021 KPB 2021-086V](#)  
[5. MAP utility lines](#)  
[6. Plat Parent HM 93-60 UE Also Dedicate Portion](#)  
[7. Plat Parent HM 91-47 UE Dedicated](#)  
[8. Plat Parent HM 81-84](#)
  
2. [KPB-3402](#) Carl F Ahlstrom Subdivision RPM's Replat Number 2 UEV  
KPB File 2021-054V  
  
*Attachments:* [1. MAP Vicinity with inset](#)  
[2. MAP Aerial Map](#)  
[3. Plat Prelim KPB 2021-054V Reduced](#)  
[4. Staff Report Carl F Ahlstrom Sub RPM's Replat No 2 UEV KPB 2021-054V](#)  
[5. MAP utility map](#)  
[6. Plat Parent KN 2017-66](#)  
[7. Plat Parent KN 216](#)
  
3. [KPB-3403](#) An Unnamed Private Road in Section 24, T04S, R11W, Seward  
Meridian  
ESN 202  
Fox River Community  
  
*Attachments:* [1. Staff Report SN2021-04](#)  
[2. Street Name Resolution SN2021-04](#)  
[3. Basemap AR21 SN2021-04](#)  
[4. Petition SN2021-04](#)  
[5. PLAT HM199306](#)  
[6. Vicinity & Aerial Maps](#)  
[7. Public Hearing Notice SN2021-04](#)

4. [KPB-3404](#) Ordinance 2021-32: An ordinance authorizing a negotiated lease at fair market value with Edward & Kathleen Martin, DBA Cozy Inn, In Kenai for a parking area.

Attachments: [1.Cozy Inn Lease MEMO](#)  
[2.Cozy Inn Lease ORD](#)  
[3.Cozy Inn Lease MAP](#)  
[4.Cozy Inn LEASE](#)  
[5.Cozy Inn Development Plan](#)  
[Desk E5-Cozy Inn Amendment \(O21-32\) MEMO.docx](#)

5. [KPB-3405](#) Ordinance 2021-31: An ordinance authorizing an amendment to a master land lease development agreement with the AK Dept. of Transportation & Public Facilities in support of the Sterling Highway MP 45-60 Construction Project near Cooper Landing to include a staging area at Tract C Quartz Creek Subdivision and appraisal provisions.

Attachments: [1.DOT - Quartz Lease MEMO](#)  
[2.DOT - Quartz Lease ORDINANCE](#)  
[3.DOT - Quartz Master Lease Amendment](#)  
[4.DOT - Master Lease Attachments 3&4](#)

## 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-3427](#) Director's Report

Attachments: [080921\\_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**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto: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.