



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
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 23, 2021

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting 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.

- h. [KPB-3451](#) Barnett's South Slope Subdivision Quiet Creek Park Drake Replat
KPB File 2021-058

Attachments: [Administrative Approval BARNETTS South Slope 2021-058](#)

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

[KPB-3435](#) August 9, 2021 Planning Commission Meeting Minutes

Attachments: [PC Minutes 080921 Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3436](#) Right-of-Way Vacation; KPB File 2021-111V
Vacate a 60' by 254' portion of Wildwood Drive on the southeast boundary of Lot 4-A Block 8, Black Gold Estates Subdivision No 2 (Plat KN 84-76) as dedicated on Black Gold Estates Subdivision Amended (KN 1399)

Attachments:

- [1. MAP Vicinity with Inset](#)
- [2. MAP Aerial](#)
- [3. Plat Prelim KPB 2021-111V Reduced](#)
- [4. Staff Report Black Gold Estates 2021 Replat Wildwood Drive ROWV 2021-11](#)
- [5. MAP Utility](#)
- [6. Plat Parent KN 84-76](#)
- [7. Plat Parent KN 1399](#)
- [8. Parent Plat KN 1335](#)

2. [KPB-3439](#) Conditional Use Permit; PC Resolution 2021-27
Location: T05N, R10W, SEC 19, S.M., KN 0970046 Poacher's Cove Moore Addn. Amended Lot 177B
- Attachments:* [1.Keating CUP Maps](#)
[2.Staff Report 12812 Keating 8.23](#)
[3.Resolution 12812 Keating 8.23](#)
[4.Keating Application 2021](#)
[5.PHN 12802 Keating 8.23.2021](#)
[6.12812 2021-07-16 Initial FP Permit](#)
3. [KPB-3440](#) Ordinance 2021-28: An ordinance authorizing a lease to Robert Gibson, DBA Alaska Land & Cattle Company for approximately 280 acres of Borough land in the Basargin Road area for agricultural use.
- Attachments:* [1.Memo PC & KBAPC Review](#)
[2.Memo](#)
[3.Ordinance 2021-28](#)
[4.Lease](#)
[4a.AK Land Cattle MAP](#)
[4b.AK Land Cattle Rate MAP](#)
[5.Farm & Rangeland Development Plan](#)
[5a.Farm Management Development Plan Amendment 8-12-21](#)
[6.PC Recommendation Memo to Assembly](#)
[E3-ORD 2021-28 APC Comment Desk](#)
4. [KPB-3441](#) PC Resolution 2021-28: A resolution establishing the appeal procedure for appeal of the Planning Director's decision approving a nonconforming use application within the C&H Estates LOZD.
- Attachments:* [1.C&H Appeal Procedure MEMO](#)
[2.C&H Appeal Procedure_PC RES 2021-28](#)
[E4 Comment Cutler Desk Packet](#)
[E4 Comment Lang Desk Packet](#)

F. PLAT COMMITTEE REPORT

G. OTHER

1. [KPB-3442](#) Community Wildfire Protection Plan Update
- Attachments:* [MEMO to Planning Commission 081121](#)

2. [KPB-3457](#) 2021 Land Sale Auction Results

Attachments: [2021 Land Sale Results Report Desk](#)

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, September 13, 2021 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.

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

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.

