



# 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*

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Monday, September 13, 2021

7:30 PM

Betty J. Glick Assembly Chambers

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**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.

**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-3508](#) Beaver Dame Estates Part Seven; KPB File 2021-025R1  
*Attachments:* [Beaver Dam Estates Part Seven](#)
  - b. [KPB-3490](#) FBO Subdivision No. 11; KPB File 2021-076  
*Attachments:* [FBO Sub No 11 KPB 2021-076](#)
  - c. [KPB-3491](#) Marimac Subdivision Eischens Addition; KPB File 2021-044  
*Attachments:* [Marimac Subdivision Eischens Addition KPB 2021-044](#)
  - d. [KPB-3492](#) Pipers Haven 2021 Replat; KPB File 2021-074  
*Attachments:* [Pipers Haven 2021 Replat KPB 2021-074](#)
4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes  
  
[KPB-3493](#) August 23, 2021 Planning Commission Meeting Minutes  
*Attachments:* [PC Minutes\\_082321\\_Draft](#)

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

1. [KPB-3494](#) Utility Easement Vacation; KPB File 2021-118V  
Townsite of Kenai - Kenaitze Courthouse Replat

**Attachments:**

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-118V](#)
- [4. Staff Report Townsite of Kenai Kenaitze Courthouse Replat UEV 2021-118V](#)
- [5. MAP Utilities](#)
- [6. Plat Parent KN 2021-18](#)
- [7. Plat Parent KN 2012-11](#)
- [8. Plat Parent USS 2970 A & B](#)

2. [KPB-3495](#) Right-of-Way Vacation; KPB File 2021-112V  
Vacate Shane Rae Circle ROW Running as Shown & Dedicated on  
S&S Subdivision (Plat KN 86-112)

**Attachments:**

- [1. MAP Vicinity](#)
- [2. MAP Aerial\\_R](#)
- [3. Plat Prelim Sketch KPB 2021-112V](#)
- [4. Staff Report S and S Sub Shane Rae Circle ROWV KPB 2021-112V](#)
- [5. MAP Section Line Easement](#)
- [6. MAP Utilities](#)
- [7. MAP Aerial 2021](#)
- [8. MAP Wetlands](#)
- [9. Plat Parent KN 86-112](#)
- [10. Plat Parent KN 2015-77](#)
- [11. Minutes-Hensley Subdivision](#)
- [12. ENSTAR review](#)

3. [KPB-3496](#) Right-of-Way Vacation; KPB 2021-119V  
Vacate a Portion of Kuchta Street & Adjoining Utility Easement  
Kuchta Estates Hansen Addition
- Attachments:*
- [1. MAP Vicinity\\_R](#)
  - [2. MAP Aerial Map\\_R](#)
  - [3. Plat Prelim KPB 2021-119V](#)
  - [4. Staff Report Kuchta Estates Hansen Addn Kuchta St ROWV 2021-119V](#)
  - [5. MAP Access 2](#)
  - [6. MAP Aerial 2021](#)
  - [7. MAP Utility](#)
  - [8. Plat Parent KN 77-189](#)
  - [9. Plat Parent KN 77-33](#)
4. [KPB-3497](#) Right-of-Way Vacation; KPB 2021-122V  
Vacate a Portion of Derks Lake Road & Associated Utility Easements
- Attachments:*
- [1. MAP Vicinity](#)
  - [2. MAP Aerial\\_R](#)
  - [3. Plat Prelim KPB 2021-122V\(ROWV\)](#)
  - [4. Staff Report Tatum Denise Sub Phase 1 Derks Lake Rd ROWV 2021-122V](#)
  - [5. MAP Utility](#)
  - [6. MAP Access](#)
  - [7. Plat Parent KN 2021-15](#)
  - [8. Plat Parent KN 94-27](#)
5. [KPB-3498](#) Section Line Easement Vacation; KPB 2021-123V  
Vacate Section Line Easements Associated with SE1/4 SE1/4 of  
Section 14 & NE1/4 NE1/4 of Section 23, Township 5 North, Range  
10 West, S.M.
- Attachments:*
- [1. MAP Vicinity](#)
  - [2. MAP Aerial Map\\_R](#)
  - [3. Plat Prelim KPB 2021-123V \(SLEV\)](#)
  - [4. Staff Report Tatum Denise Sub Phase 1 Derks Lake Rd SLEV 2021-123V](#)
  - [5. MAP Utility](#)
  - [6. MAP Access](#)
  - [7. Plat Parent KN 2021-15](#)
  - [8. Plat Parent KN 94-27](#)

6. [KPB-3499](#) Marijuana Cultivation Facility License  
Alaska Off Grid Cannabis Company
- Attachments: [Staff Report R](#)  
[E6 Desk Comment](#)
7. [KPB-3500](#) SN Resolution 2021-04; Naming a certain private road within Section 24, T04S, R11W, S.M.; within Emergency Service Number 202 to Silver Falls Drive.
- 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](#)
8. [KPB-3501](#) Resolution 2021-\_\_: A resolution authorizing the acquisition by bequeath of 41.75 acres of land located in the Nikiski Area.
- Attachments: [1 Toloff Land Acquisition Memo](#)  
[2 Toloff Land Acquisition RESO](#)  
[3 Toloff Land Acquisition Parcel Map 01344036](#)

## 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, September 27, 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**

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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.