



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, September 27, 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.

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-3534](#) AA Mattox Subdivision Yakunin Addition
KPB File 2019-126

Attachments: [AA Mattox Subdivision Yakunin Addition](#)

- b. [KPB-3535](#) Clan Maxwell Estates Avalon Heights Addition No. 5
KPB File 2020-027

Attachments: [Clan Maxwell Estates Avalon Heights Addition No 5](#)

- c. [KPB-3536](#) Cowan McFarland Subdivision Fritz Replat
KPB File 2021-071

Attachments: [Cowan McFarland Subdivision Fritz Replat](#)

- d. [KPB-3537](#) Don's Place Subdivision Heazlett Replat
KPB File 2021-060

Attachments: [Don's Place Subdivision Heazlett Replat](#)

- e. [KPB-3538](#) Eagles Landing Subdivision Brassfield Replat

Attachments: [Eagles Landing Subdivision Brassfield Replat](#)

- f. [KPB-3539](#) Fish Creek Subdivision Chartier 2020 Replat
KPB File 2020-106

Attachments: [Fish Creek Subdivision Chartier 2020 Replat](#)

- g. [KPB-3540](#) Hawkins View Subdivision 2020 Addition
KPB File 2020-093
Attachments: [Hawkins View 2020 Addition](#)
- h. [KPB-3541](#) Oberts Subdivision No. 2
KPB File 2021-082
Attachments: [Oberts Subdivision No 2](#)
- i. [KPB-3542](#) Slate Subdivision Jensen Addition No 2
KPB File 2020-142
Attachments: [Slate Subdivision Jensen Addition No 2](#)
- j. [KPB-3543](#) Stewardship Subdivision 2021 Replat
KPB File 2021-073
Attachments: [Stewardship Subdivision 2021 Replat](#)
- k. [KPB-3544](#) Tesch Subd 2021 Addition
KPB File 2021-032
Attachments: [Tesch Subd 2021 Addn](#)
- l. [KPB-3545](#) TKC2 Subdivision
KPB File 2021-078
Attachments: [TKC2 Subdivision](#)
- m. [KPB-3546](#) Van Sky Subdivision Number 7
KPB File 2021-012R1
Attachments: [Van Sky Subdivision Number 7](#)
- n. [KPB-3547](#) Wintergreen Subdivision 2020 Replat
KPB File 2020-152
Attachments: [Wintergreen Subdivision 2020 Replat](#)
- o. [KPB-3565](#) Bos'N Landing 2021 Replat; KPB File 2021-062
Attachments: [Bos'n Landing 2021 replat KPB 2021-062](#)
- p. [KPB-3566](#) Alaska State Land Survey No. 2018-30
Attachments: [Alaska State Land Survey No 2018-30 Forest Knolls Subdivision KPB File 2019](#)
- q. [KPB-3567](#) Puffin Acres SVH 2021 Replat; KPB File 2021-013
Attachments: [Puffin Acres SVH 2021 Replat](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- a. [KPB-3548](#) Mullen Homestead Gabriel Addition
KPB File 2021-098

Attachments: [Mullen Homestead Gabriel Addition](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

- a. [KPB-3555](#) Planning Commission 9/13/21 Meeting Minutes

Attachments: [PC Minutes 091321 Draft](#)

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

1. [KPB-3549](#) Utility Easement Alteration
Edgington Subdivision No. 2 (KN 79-195) Lots 3 & 4
KPB File 2021-129V1

Attachments: [1. MAP Vicinity with inset](#)
[2. MAP Aerial Map](#)
[3. Plat Prelim KPB 2021-129V1 Reduced](#)
[4. Staff Report Edgington Sub Sherman Addn UEV KPB 2021-129V1](#)
[5. MAP Utilities](#)
[6. Plat Parent KN 79-195](#)

2. [KPB-3550](#) Right-of-Way Vacation
Vacate a Portion of Fannie Mae Avenue
KPB File 2021-129V

Attachments: [1. MAP Vicinity with inset](#)
[2. MAP Aerial Map](#)
[3. Plat Prelim KPB 2021-129V Reduced](#)
[4. Staff Report Edgington Sub Sherman Addn ROWV](#)
[5. MAP Aerial imagery 2021](#)
[6. MAP UTILITY](#)
[7. Plat Parent KN 79-195](#)
[8. Plat Parent KN 78-79](#)

3. [KPB-3551](#) Building Setback Encroachment Permit
Lot 1 Block 5 Kenai River Keys Amended
KPB File 2021-131
- Attachments:*
- [1. MAP Vicinity with inset](#)
 - [2. MAP Aerial Map](#)
 - [3. As-Built Survey](#)
 - [4. Staff Report Kenai River Keys Lot 1 Block 5 BSE 2021-131](#)
 - [5. MAP Aerial 2021](#)
 - [6. Photos](#)
 - [7. Resolution Kenai River Keys Lot 1 Block 5 BSE 2021-131 Res 2021-30](#)
 - [8. Plat Parent KN 92-44 Amended](#)
4. [KPB-3552](#) Resolution 2021-__: A resolution classifying certain parcels of Borough owned land in the Anchor Point Area
- Attachments:*
- [1. AP Land Classification Memo](#)
 - [2. AP Land Classification RESO](#)
 - [3. AP Land Class STAFF RPT](#)
 - [4. AP APC Recommendation](#)
 - [5. Classification Public Comments 9-14-21_R](#)
 - [E4. Comments_Desk](#)
 - [E4. APAPC Minutes_Desk](#)
5. [KPB-3553](#) Resolution 2021-29, Establishing a deadline for submitting written comments on matter before the Planning Commission
- Attachments:*
- [1. Submittal deadline MEMO](#)
 - [2. PC RES 2021-29 Draft](#)

F. PLAT COMMITTEE REPORT

G. OTHER

1. [KPB-3554](#) Setting the Remand Hearing Date ITMO; River Resources LLC
- Attachments:*
- [1. River Resources Remand Memo w Orders attached](#)

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, October 11, 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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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.