



# 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, October 11, 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-3620](#)     Barnett's South Slope Subdivision Quiet Creek Park Unit 4  
                    KPB File 2014-016P2

Attachments:     [Barnett's South Slope Subdivision Quiet Creek Park Unit 4 KPB File 2014-016P2](#)

- b.     [KPB-3621](#)     Carl F. Ahlstrom Subdivision RPM's Replat Number 2  
                    KPB File 2021-054

Attachments:     [Carl F Ahlstrom Sub RPM's Replat Number 2](#)

- c.     [KPB-3622](#)     FBO Subdivision No. 10  
                    KPB File 2021-037

Attachments:     [FBO Sub No 10](#)

## 4. Plats Granted Final Approval (KPB 20.10.040)

## 5. Plat Amendment Request

## 6. Commissioner Excused Absences

## 7. Minutes

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

1. [KPB-3587](#) Building Setback Encroachment Permit; KPB 2021-137  
Petitioner Kenneth Herman Laing

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial](#)
- [3. Plat As Built Survey Reduced](#)
- [4. Staff Report Irons Sub L17 B3A BSE 2021-137](#)
- [5. Photos\\_R](#)
- [6. MAP Aerial 2021](#)
- [7. Comment Kane Objection](#)
- [8. Resolution Irons Sub Lot 17 Block 3A BSE 2021-137 RES 2021-31](#)
- [9. Plat Parent KN 74-111](#)
- [E1 Comment](#)

2. [KPB-3588](#) Ordinance 2021-\_\_: An ordinance adopting an amendment to the document referred to as the "Comprehensive Plan for Moose Pass, 1993" regarding municipal entitlement land known as Kenai Area Plan Unit 380G(1).

Attachments:

- [1 Moose Pass Comp Plan MEMO](#)
- [2 Moose Pass Comp Plan ORD](#)
- [3 Moose Pass Comp Plan AMENDMENTS](#)
- [4 Moose Pass Plan Map](#)
- [Desk\\_E2-Amendment Assenbly Memo](#)

3. [KPB-3589](#) KPB 2021-\_\_: An ordinance authorizing the acquisition of real property located at 203 West Pioneer Avenue, Homer Alaska on behalf of the South Peninsula Hospital Service Area, appropriating \$975,000.00 from the South Peninsula Hospital Plant Replacement and Expansion Fund for the purchase, and authorizing a second amendment to the operating agreement with SPH, Inc.

Attachments:

- [1 SPH 203 Pioneer St Purchase MEMO](#)
- [2 SPH Pioneer St Purchase ORD](#)
- [3 SPH Pioneer Seller Signed AGMT](#)
- [4 SPH Pioneer - 2nd Amendment to OA](#)
- [5 SPH Pioneer St MAP](#)
- [6 203 W. Pioneer Ave. Appraisal Summary](#)
- [7 SPH R21-04 203 Pioneer](#)

4. [KPB-3590](#) KPB 2021-\_\_: An ordinance authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through tax foreclosure proceedings and appropriating funds to satisfy tax obligations for retained parcels.

Attachments: [1 Tax Foreclosure Sale MEMO](#)  
[2 Tax Foreclosure Sale ORD](#)  
[3 Tax Foreclosure Ex. A Retention Parcels](#)  
[4 Tax Foreclosure Ex. B - Sale Parcels](#)  
[5 TXF Exhibit A Retained Parcels Maps](#)  
[6 TXF Exhibit B Sale Parcels Maps](#)

## F. PLAT COMMITTEE REPORT

## G. OTHER

[KPB-3591](#) Right of Way Vacation Training  
KPB 20.65 Vacations

Attachments: [ROWV Training](#)

## 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-3623](#) Director's Notes

Attachments: [October 11 2021 Directors Notes](#)

## 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 25, 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.