



# 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, November 8, 2021

7:30 PM

ZOOM ONLY

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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-3704](#) Alder Slopes 2021 Replat; KPB File 2021-017  
*Attachments:* [Alder Slopes 2021 Replat 2021-017](#)
  - b. [KPB-3705](#) Anchor River S J Chapman Jeppesen 2021 Replat; KPB File 2021-040  
*Attachments:* [Anchor River S J Chapman Jeppesen 2021 Replat 2021-040](#)
  - c. [KPB-3706](#) Bay View Subdivision 2021; KPB File 2021-087  
*Attachments:* [Bay View Subdivision 2021 2021-087](#)
  - d. [KPB-3707](#) Fair Wind Subdivision 2020; KPB File 2020-045  
*Attachments:* [Fair Wind Subdivision 2020 2020-045](#)
  - e. [KPB-3708](#) Lillian Walli Estate 2020 Replat; KPB File 2020-119  
*Attachments:* [Lillian Walli Estate 2020 Replat 2020-119](#)
  - f. [KPB-3684](#) Riverwind II 2020 Addition; KPB File 2020-127  
*Attachments:* [Riverwind II 2020 Addition 2020-127](#)
  - g. [KPB-3692](#) Spruce Woods TR-1 Replat; KPB File 2021-091  
*Attachments:* [Spruce Woods TR-1 Replat 2021-091](#)

- h. [KPB-3709](#) Stanleys Meadow 2021; KPB File 2021-086

*Attachments:* [Stanleys Meadow 2021 2021-086](#)

- i. [KPB-3698](#) Vineyard Estates 2021 Addition; KPB File 2021-014

*Attachments:* [Vineyard Estates 2021 Addition 2021-014](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- a. [KPB-3693](#) Home Wood Subdivision Mrudock Addition; KPB File 2021-124

*Attachments:* [Homewood Subdivision Murdock Addition 2021-124](#)

- b. [KPB-3694](#) Little Subdivision 2020 Replate; KPB File 2020-046

*Attachments:* [Little Subdivision 2020 Replat 2020-046](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

- a. [KPB-3695](#) October 18, 2021 PC Special Hearings Minutes

*Attachments:* [PC Minutes 101821\\_Draft](#)

- b. [KPB-3696](#) October 25, 2021 Plat Committee Meeting Minutes

*Attachments:* [Plat Minutes 102521\\_Draft](#)

- c. [KPB-3697](#) October 25, 2021 Planning Commission Meeting Minutes

*Attachments:* [PC Minutes 102521\\_Draft](#)

**D. OLD BUSINESS**

**E. NEW BUSINESS**

1. [KPB-3683](#) Retail Marijuana Store License  
Back Alley Vapes

*Attachments:* [SR BackAlleyvapes R](#)

**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, November 29, 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.