



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, November 29, 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-3715](#) East Coho Subdivision Hedger Replat; KPB File 2021-120
Attachments: [Corea Bend Subdivision 2021 Replat 2021-128](#)
 - b. [KPB-3716](#) Kenai Landing Subdivision 2021 Addition; KPB File 2021-089
Attachments: [Kenai Landing Subdivision 2021 Addition 2021-089](#)
 - c. [KPB-3717](#) Melickian Subdivision 2021 Addition; KPB 2021-094
Attachments: [Melickian Subdivision 2021 Addition 2021-094](#)
 - d. [KPB-3718](#) Ninilchik Airport Heights 2021 Replat; KPB File 2021-103
Attachments: [Ninilchik Airport Heights 2021 Replat 2021-103](#)
 - e. [KPB-3719](#) Ninilchik River Estates Subdivision Addn. 1 McLean Addn
KPB File 2021-108
Attachments: [Ninilchik River Estates Subdivision Addn 1 McLean Addn 2021-108](#)
 - f. [KPB-3720](#) Quandt Subdivision Newton-Segura Addition; KPB File 2020-056
Attachments: [Quandt Subdivision Newton-Segura Addition 2020-056](#)
 - g. [KPB-3721](#) Skyline Drive Subdivision 2020 Replat; KPB 2020-062
Attachments: [Razdolna Subdivision 2020 Addition 2020-104](#)

- h. [KPB-3722](#) Willard Point; KPB File 2021-056
Attachments: [Willard Point 2021-056](#)
 - i. [KPB-3735](#) Browns Acres Subdivision 2021; KPB File 2021-072
Attachments: [Browns Acres Subdivision 2021 2021-072](#)
 - j. [KPB-3736](#) Causeway Subdivision 2021 Replat; KPB File 2021-138
Attachments: [Causeway Subdivision 2021 Replat 2021-138](#)
 - k. [KPB-3737](#) Goodrich Acres Sanchis Replat; KPB File 2021-008
Attachments: [Goodrich Acres Sanchis Replat](#)
 - l. [KPB-3738](#) Green Forest Subdivision Black Addition; KPB File 2021-010
Attachments: [Green Forest Subdivision Black Addition 2021-010](#)
 - m. [KPB-3739](#) Hollywood Park Koch Addition; KPB File 2020-033
Attachments: [Hollywood Park Koch Addition 2020-033](#)
 - n. [KPB-3740](#) Kuchta Estates Hansen Addition; KPB File 2021-119
Attachments: [Kuchta Estates Hansen Addition 2021-119](#)
 - o. [KPB-3741](#) Willard Point; KPB File 2021-056
Attachments: [Willard Point 2021-056](#)
4. Plats Granted Final Approval (KPB 20.10.040)
- a. [KPB-3723](#) Corea Bend Subdivision 2021 Replat; KPB 2021-128
Attachments: [Corea Bend Subdivision 2021 Replat 2021-128](#)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes
- a. [KPB-3724](#) November 8, 2021 Planning Commission Meeting Minutes
Attachments: [PC Minutes 110821 Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-3713](#) Building Setback Encroachment Permit
Naff Subdivision Part Two, Lot 2, Block 1

Attachments: [1. MAP Vicinity](#)
[2. MAP Aerial Map](#)
[3. Plat As-Built KPB 2021-145](#)
[4. Staff Report BSE Naff Sub Part Two Lot 2 Block 1 KPB 2021-145](#)
[5. Resolution Naff Sub Part Two Lot 2 Block 1 BSE KPB 2021-145](#)
[6. MAP Aerial Map 2](#)
[7. Plat Parent KN 84-275](#)

2. [KPB-3712](#) Ordinance 2021-40: An ordinance amending KPB 2.40.015 regarding
Planning Commission membership and apportionment.

Attachments: [1.Assembly Memo ORD 2021-40](#)
[2.ORD 2021-40](#)
[3.REF ORD 2016-25](#)
[4.City Comments & Resolutions](#)
[5.PC Amendments PowerPoint](#)
[6.Planning Commission Seats - Census](#)
[7.Mayors & City Managers PC Ltr 11.19.2021](#)
[Homer LTR_Desk](#)
[Seward RES 2021-123_Desk](#)
[Homer LTR_112821_Desk](#)

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

[KPB-3742](#) Directors Report

Attachments: [Director's Report_112921](#)

J. COMMISSIONER COMMENTS

K. ADJOURNMENT**MISCELLANEOUS INFORMATIONAL ITEMS
NO ACTION REQUIRED**

[KPB-3714](#) Nikiski Soil Treatment Facility Information

Attachments: [Nikiski Soil Treatment Facility Info_R](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, December 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**

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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.