



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Jeremy Brantley, Chair – District 5 Sterling/Funny River
Blair Martin, Vice Chair – District 2 Kenai
Pamela Gillham – District 1 Kalifornsky
Virginia Morgan, Parliamentarian – District 6 East Peninsula
John Hooper – District 3 Nikiski
Michael Horton – District 4 Soldotna
VACANT – District 7 Central
David Stutzer – District 8 Homer
Dawson Slaughter – District 9 South Peninsula
Diane Fikes – City of Kenai
Franco Venuti – City of Homer
Charlene Tautfest – City of Soldotna
Troy Staggs – City of Seward
VACANT – City of Seldovia

Monday, February 14, 2022

7:30 PM

Betty J. Glick Assembly Chambers
Zoom Meeting ID 907 714 2200

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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-3950](#) Bluff Point Subdivision Curry Addition

Attachments: [Bluff Point Subdivision Curry Addition KPB 2018-041](#)

b. [KPB-3911](#) Captain Cook Heights 2021 Addition; KPB File 2021-135

Attachments: [Captain Cook Heights 2021 Addition KPB 2021-135](#)

c. [KPB-3833](#) Ross Subdivision Gerke Addition; KPB File 2021-075

Attachments: [Ross Subdivision Gerke Addition KPB 2021-075](#)

4. Plats Granted Final Approval (KPB 20.10.040)

a. [KPB-3929](#) Edgington Subdivision Sherman Addition; KPB File 2021-129

Attachments: [Edgington Subdivision Sherman Addition KPB 2021-129](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

- a. [KPB-3954](#) January 24, 2022 PC Meeting Minutes
Attachments: [PC Minutes_012422_Draft](#)
- b. [KPB-3955](#) January 25, 2022 Special Hearings Minutes
Attachments: [PC Minutes_012522_Draft](#)

D. OLD BUSINESS

1. [KPB-3930](#) Conditional Land Use Permit Modification; PC Resolution 2022-08
Applicant; Cook Inlet Region, Inc.
Attachments: [PC RES 2022-08_Executed](#)
[D1. CIRI Modification_PC RES 2022-08_Desk](#)
2. [KPB-3931](#) Conditional Land Use Permit; PC Resolution 2022-07
Applicant: Beachcomber, LLC
Attachments: [PC RES 2022-07_Failed](#)
[D2. Beachcomber CLUP_PC RES 2022-07_Final_020922_Desk](#)
[D2. Beachcomber CLUP_PC RES 2022-07_Track Changes_ISB_Desk](#)

E. NEW BUSINESS

1. [KPB-3932](#) Conditional Use Permit; PC Resolution 2022-05
Applicant: Alaska Department of Transportation
Attachments: [PC RES 2022-05_Executed](#)
[1 Vicinity Maps ADOT](#)
[2 Staff Report ADOT](#)
[3 Application - ADOT](#)
[4 Public Hearing Notice ADOT](#)
[5 RES 2022-05 ADOT](#)
2. [KPB-3933](#) Retail Marijuana Store License
Applicant: Worner Brothers Outpost, LLC
Attachments: [1 28899_2022-01-19_PLN_Staff_Report](#)
[2 28899_2022-01-12_New_Application_Package](#)
[3 28899_2022-01-14_06503002_maps](#)
[4 28899_2021-03-19_Acknowledgement_Form_Signed_Site_Plan](#)

3. [KPB-3934](#) Conditional Land Use Permit - Material Extraction
Applicant: AM&T Vantage Point, LLC

Attachments: [PC RES 2022-09 Executed](#)
[1. Staff Report](#)
[2. CLUP Application AMT Vantage Point LLC](#)
[3. PC Resolution 2022-09](#)
[4. Aerial View](#)
[5. Half mile Residential Notice](#)
[6. Comments](#)
[E3. Comments Desk Packet](#)

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)

[KPB-3935](#) Planning Department Budget Presentation

Attachments: [H1. FY2023 Planning Budget Presentation](#)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

[KPB-3951](#) Anchor Point APC February 10, 2022 Draft Meeting Minutes

Attachments: [MISC Anchor Point APC Draft Minutes 021022](#)

[KPB-3952](#) Letter to Planning Commissioner from Scott Huff

Attachments: [MISC Letter to PC Scott Huff 021022](#)

[KPB-3953](#) 2022 Alaska Planning Conference
Planning Commissioner Training

Attachments: [G2. 2022 Alaska Planning Conference](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, February 28, 2022 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.