



# 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, December 13, 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-3745](#) Baleen Cove Subdivision; KPB File 2021-045  
*Attachments:* [Baleen Cove Subdivision 2021-045](#)
  - b. [KPB-3744](#) Alaska State Land Survey No. 2020-10 Captain Cook North Subdivision  
KPB File 2021-052  
*Attachments:* [Alaska State Land Survey No. 2020-10 KPB 2021-052](#)
  - c. [KPB-3777](#) Bodnar Subdivision 2021 Replat; KPB File 2021-114  
*Attachments:* [Bodnar Subdivision 2021 Replat 2021-114](#)
  - d. [KPB-3778](#) Cliff House Acres Subdivision; KPB File 2021-041  
*Attachments:* [Cliff House Acres Subdivision 2021-041](#)
  - e. [KPB-3779](#) Emery Subdivision; KPB File 2021-100  
*Attachments:* [Emery Subdivision 2021-100](#)
  - f. [KPB-3780](#) Kings Creek 2021 Replat; KPB File 2021-081  
*Attachments:* [Kings Creek 2021 Replat 2021-081](#)
  - g. [KPB-3782](#) McReed Subdivision 2021 Replat; KPB File 2021-093  
*Attachments:* [McReed Subdivision 2021 Replat 2021-093](#)

- h. [KPB-3783](#) Moose Range Ridge Estates Oehler Replat; KPB File 2020-155

*Attachments:* [Moose Range Ridge Estates Oehler Replat 2020-155](#)

- i. [KPB-3784](#) Poage Subdivision Chaloux Replat; KPB File 2021-059

*Attachments:* [Poage Subdivision Chaloux Replat 2021-059](#)

- j. [KPB-3786](#) Self Subdivision Bilben Replat; KPB File 2021-092

*Attachments:* [Self Subdivision Bilben Replat 2021-092](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- a. [KPB-3787](#) Jeffery Park Subdivision No. 4; KPB File 2021-139

*Attachments:* [Jeffery Park Subdivision No 4 2021-139](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

- a. [KPB-3788](#) November 29, 2021 Plat Committee Meeting Minutes

*Attachments:* [Plat Minutes 112921\\_Draft](#)

- b. [KPB-3789](#) November 29, 2021 Planning Commission Meeting Minutes

*Attachments:* [PC Minutes 112921\\_Draft](#)

**D. OLD BUSINESS**

1. [KPB-3790](#) Conditional Land Use Permit Modification; PC Resolution 2021-10  
Applicant: River Resources LLC

*Attachments:* [1.River Resources PC Hearing Decision 101821](#)

[2.Staff Memo\\_120221](#)

[3.PC Submission Applicant Legal Reps 120321](#)

[4.PC Submission\\_McBride 2021-12-03\\_R](#)

[5.Comment Nolden 112321](#)

[6.Comment Gravier\\_120221](#)

[7.Comment Ferguson\\_120321](#)

[8.Comment Hardy 120321](#)

[9.Appeal Record\\_River Resources LLC\\_R](#)

[Desk Coble Report Signature Page](#)

**E. NEW BUSINESS**

1. [KPB-3791](#) Porcupine Lake Subdivision No. 6; KPB File 2021-152  
*Attachments:*
  1. [MAP Vicinity with inset](#)
  2. [MAP Aerial Map](#)
  3. [Plat Prelim KPB 2021-152 Reduced](#)
  4. [Staff Report Porcupine Lake Subd No 6 KPB 2021-152](#)
  5. [MAP Aerial 2021](#)
  6. [MAP Aerial Swan Lake Road](#)
  7. [MAP Block](#)
  8. [MAP Contours & Wetlands](#)
  9. [Plat Parent KN 2002-98](#)
  10. [Comment KPB 2021-152 HEA](#)
  
2. [KPB-3792](#) Towle Subdivision 2021 Replat; KPB File 2021-153  
*Attachments:*
  1. [MAP Vicinity with inset](#)
  2. [MAP Aerial Map](#)
  3. [Plat Prelim KPB 2021-153 Reduced](#)
  4. [Staff Report Towle Subdivision 2021 Replat KPB 2021-153](#)
  5. [MAP Aerial Flood Zone & Contours](#)
  6. [Plat Parent ROS SW 2012-01](#)
  7. [Plat Parent ROS SW 2009-13](#)
  8. [Plat Parent ROS SW 89-14](#)
  9. [Comment KPB 2021-153 CEA](#)
  - [Desk BIH Comments](#)
  - [Desk Minutes CLAPC 120821](#)
  
3. [KPB-3793](#) Vacation: Fauerbach Ct. ROW & Associated Utility & Anchor Easements  
KPB File 2021-150V  
*Attachments:*
  1. [MAP Vicinity with inset](#)
  2. [MAP Aerial Map](#)
  3. [Plat Prelim KPB 2021-150 Reduced](#)
  4. [Staff Report Clam Gulch Heights 2021 Addn Fauerbach Ct ROWV KPB 2021](#)
  5. [Plat Parent KN 81-135](#)
  6. [Plat Parent KN 1972-61](#)

4. [KPB-3794](#) Clam Gulch Heights 2021 Addition; KPB File 2021-150

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-150 Reduced](#)
4. [Staff Report Clam Gulch Heights 2021 Addn KPB 2021-150](#)
5. [MAP Contours](#)
6. [Plat Parent KN 81-135](#)
7. [Plat Parent KN 1972-61](#)

5. [KPB-3795](#) Endicot Drive Cul-de-sac ROW Vacation; KPB File 2021-151V

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-151V Reduced](#)
4. [Staff Report Slikok Creek 2021 Replat Lot 1 Block 1 Endicott ROWV KPB 20](#)
5. [MAP Aerial 2021](#)
6. [MAP Aerial 2021\\_2](#)
7. [MAP Wetlands](#)
8. [MAP Section Line Esmt.](#)
9. [MAP Contours](#)
10. [Plat Parent KN 1979-21](#)
11. [Plat Parent KN 1361](#)

6. [KPB-3796](#) Koto Court ROW Vacation & Associated Utility Easements  
KPB File 2021-154V

Attachments:

1. [MAP Vicinity with inset](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-154V Reduced](#)
4. [Staff Report Murray Sub 2022 Replat Koto Ct ROWV KPB 2021-154V](#)
5. [Plat Parent KN 2017-59](#)
6. [Plat Parent KN 2013-124](#)
7. [Plat Parent KN 2007-85](#)
8. [Plat Parent KN 86-246](#)

7. [KPB-3797](#) Shady Acres Lot 14 Plat Waiver

Attachments:

- [1. MAP Vicinity with inset](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-149 Reduced](#)
- [4. Staff Report Shady Acres Lot 14 Plat Waiver KPB 2021-149](#)
- [5. Resolution 2021-36 Shady Acres Lot 14 Plat Waiver KPB 2021-149](#)
- [6. Plat Parent KN 2003-100](#)

## 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-3799** 12-10-21 Director's Report

Attachments: Director's Report\_121021

## 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, [INSERT DATE] 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.