



Meeting Agenda Planning Commission

Monday, January 10, 2022

7:30 PM

ZOOM ONLY
Zoom Meeting ID: 907 714 2200

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-3824](#) ASLS 2020-08 Fitz Creek Heights Subdivision; KPB File 2021-011
Attachments: [ASLS 2020-08 Fritz Creek Heights Subdivision](#)
 - b. [KPB-3825](#) ASLS 2019-34 Tract ASLS 96-42; KPB File 2021-019
Attachments: [ASLS No 2019-34 Tract A ASLS 96-42 KPB 2021-019](#)
 - c. [KPB-3826](#) Barnett's South Slope Subdivision Quiet Creek Park 2021 Replat
KPB File 2021-057
Attachments: [Barnett's South Slope Subdivision Quiet Creek Park 2021 Replat](#)
 - d. [KPB-3827](#) Birchwood Subdivision Sherman Addition No. 2; KPB File 2021-090
Attachments: [Birchwood Subdivision Sherman Addition No 2](#)
 - e. [KPB-3828](#) Bunnell's Subdivision Haige 2021 Replat; KPB File 2021-134
Attachments: [Bunnells Subdivision Haigh 2021 Replat 2021-134](#)
 - f. [KPB-3829](#) Eventyr Subdivision Number 3; KPB File 2020-079
Attachments: [Eventyr Subdivision Number 3](#)
 - g. [KPB-3830](#) Falls Creek Estates Unit 5; KPB File 2021-110
Attachments: [Falls Creek Estates Unit 5 2021-110](#)
 - h. [KPB-3831](#) Fowler's Bench; KPB File 2021-067
Attachments: [Fowlers Bench 2021-067](#)
 - i. [KPB-3832](#) Green Forest Subdivision Carew Addition; KPB File 2021-106
Attachments: [Green Forest Subdivision Carew Addition 2021-106](#)
 - j. [KPB-3833](#) Hysten 2021 Addition; KPB File 2021-024
Attachments: [Hysten 2021 Addition](#)
 - k. [KPB-3834](#) Jack Foster Subdivision 2018 Addition Phase 2; KPB File
2018-012R1P2
Attachments: [Jack Foster Subdivision 2018 Addition Phase 2](#)

- l. [KPB-3835](#) Mansfield Subdivision Wolter 2021 Replat; KPB File 2021-121
Attachments: [Mansfield Subdivision Wolter 2021 Replat 2021-121](#)
- m. [KPB-3836](#) McFarland Subdivision 2021 Replat; KPB File 2021-130
Attachments: [McFarland Subdivision 2021 Replat](#)
- n. [KPB-3837](#) S & S Subdivision; KPB File 2021-112
Attachments: [S & S Subdivision KPB 2021-112](#)
- o. [KPB-3838](#) Skyline Drive Subdivision N. 7A; KPB File 2021-083
Attachments: [Skyline Drive Subdivision No 7A](#)
- p. [KPB-3839](#) Townsite of Kenai Kenaitze Courthouse Replat; KPB File 2021-118
Attachments: [Townsite of Kenai Kenaitze Courthouse Replat](#)
- q. [KPB-3840](#) USS 4901 C Street ROW Vacation 2021 Replat; KPB File 2021-085
Attachments: [USS 4901 C Street ROW Vacation 2021 Replat 2021-085](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- a. [KPB-3842](#) Dahler Subdivision Revis Replat; KPB File 2021-155
Attachments: [Dahler Sub Revis Replat](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

- [KPB-3843](#) December 13, 2021 Planning Commission Meeting Minutes
Attachments: [PC Minutes 121321 Draft](#)

D. OLD BUSINESS

1. [KPB-3844](#) Remand Hearing - CLUP Modification
PC Resolution 2021-26
Applicant: Cook Inlet Region, Inc.
Attachments: [1.CIRI Remand MEMO w attachments](#)
[2. Staff report -12.08.2021](#)
[3. Appeal Packet_CIRI CLUP](#)

2. [KPB-3845](#) Remand Hearing - CLUP Application
PC Resolution 2018-23
Applicant: Beachcomber, LLC

Attachments: [1. Beachcomber MEMO w attachments](#)
[2. Appeal Record - Beachcomber_R](#)
[PC D2 - Public Comment](#)

E. NEW BUSINESS

1. [KPB-3846](#) UEV - Barabara Heights Subdivision (KN 79-6) Lot 6 Block 14
KPB File 2021-156V

Attachments: [1. MAP Vicinity](#)
[2. MAP Aerial Map](#)
[3. Plat Prelim KPB 2021-156V Reduced](#)
[4. Staff Report Barbara Heights Sub Griffith Addn UEV 2021-156V](#)
[5. Plat Parent SL 79-6](#)

2. [KPB-3847](#) UEV - Kachemak Vista Subdivision (HM 83-93) Lots 1 & 3
KPB File 2021-023V

Attachments: [1. MAP Vicinity](#)
[2. MAP Aerial Map](#)
[3. Plat Prelim KPB 2021-023V Reduced](#)
[4. Staff Report Kachemak Vista Sub 2021 UEV 2021-023V](#)
[5. Plat Parent HM 83-93](#)

3. [KPB-3848](#) ROWV - 426' Portion of Arneson Avenue
KPB File 2021-160V

Attachments: [1. MAP Vicinity](#)
[2. MAP Aerial Map](#)
[3. Plat Prelim KPB 2021-160V Reduced](#)
[4. Staff Report Cabin Hoppers Sub Arneson Ave ROWV KPB 2021-160V](#)
[5. MAP Aerial Map 2](#)
[6. MAP Contour](#)
[7. Plat ROW Encroachment](#)
[8. Plat Parent HM 84-115](#)
[9. Plat Parent HM 2007-126](#)
[10. Plat Parent HM 2000-64](#)
[11. Plat Waiver PC Res 93-07](#)
[12. Comment State of Alaska DNR](#)

4. [KPB-3849](#) Ordinance 2022-01: An ordinance authorizing a communications site lease agreement with Vertical Bridge S3 Asset, LLC at Nikiski Fire Station 1.

Attachments: [1 Vertical Bridge Site Lease \(NFS #1\) MEMO](#)
[2 Vertical Bridge Site Lease \(NFS #1\) ORD](#)
[3 Vertical Bridge - Tower Site Map & Drawings \(NFS #1\)](#)
[4 Vertical Bridge Site AGR \(NFS #1\)](#)

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)

- a. [KPB-3850](#) Update on Sterling Highway Project MP 45-60
- b. [KPB-3851](#) Land Management Presentation - Mass Timber Sale Project Proposal

Attachments: [PC Presentation 1.10.21 Land Management](#)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

[KPB-3852](#) APC Meeting Minutes

Attachments: [PC Misc Info_010522 CLAPC Minutes UNAPP](#)
[PC Misc Info_010622 Anchor Point Minutes UNAPP](#)
[PC Misc Info_040622 K-BAY APC UNAPP](#)
[PC Misc Info_010522 Hope APC Minutes](#)
[PC Misc Info_010622 Moose Pass APC Minutes](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION

The next regularly scheduled Planning Commission meeting will be held Monday, January 24, 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

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

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.