



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

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Monday, January 24, 2022

7:30 PM

Betty J. Glick Assembly Chambers

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**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-3878](#) ASLS No. 2019-34 Tract A ASLS 96-42; KPB File 2021-019  
*Attachments:* [ASLS No 2019-34 Tract A ASLS 96-42 KPB 2021-019](#)
  - b. **KPB-3906** Fireweed Meadows 2021 Replat  
*Attachments:* Fireweed Meadows 2021 Replat KPB 2021-095
  - c. **KPB-3905** Fourth of July Creek Subdivision Seward Marine Industrial Center Coastal Lots Replat; KPB File 2021-039  
*Attachments:* Fourth of July Creek Subdivision Seward Marine Industrial Center Coastal Lots
  - d. [KPB-3883](#) James Waddell Homestead 2021 Replat; KPB File 2021-136  
*Attachments:* [James Waddell Homestead 2021 Replat KPB 2021-136](#)
4. Plats Granted Final Approval (KPB 20.10.040)
  - a. **KPB-3904** Black Gold Estates 2021 Replat Wildwood Drive Right of Way Vacation  
KPB File 2021-111V  
*Attachments:* Black Gold Estates 2021 Replat Wildwood Drive Right of Way Vacation KPB 20
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-3887](#) January 10, 2021 Plat Committee Meeting Minutes

Attachments: [Plat Minutes 011022\\_Draft](#)

[KPB-3888](#) January 10, 2021 Planning Commission Meeting Minutes

Attachments: [PC Minutes\\_011022\\_Draft](#)

#### **D. OLD BUSINESS**

#### **E. NEW BUSINESS**

1. [KPB-3889](#) Cabin Hopper Subdivision; KPB File 2021-160

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map 2021](#)
- [3. Plat Prelim KPB 2021-160 Reduced](#)
- [4. Staff Report Cabin Hoppers Sub KPB 2021-160](#)
- [5. MAP Aerial Map World Zoomed Out](#)
- [6. MAP Contour](#)
- [7. MAP Wetlands & Rivers](#)
- [8. Plat Parent HM 2007-126](#)
- [9. Plat Parent waiver resolution 93-07](#)
- [10. Plat Parent HM 84-115](#)

2. [KPB-3890](#) ROW Vacation - Portion of Wanda Ave. & Associated Utility Easements  
KPB File 2021-168V

Attachments:

- [1. MAP Vicinity](#)
- [2. MAP Aerial Map](#)
- [3. Plat Prelim KPB 2021-168V Reduced](#)
- [4. Staff Report Hansens Salmon Run Sub Wanda Ave ROWV KPB 2021-1658V](#)
- [5. MAP Aerial Map 2](#)
- [6. MAP Contours](#)
- [7. MAP Wetlands](#)
- [8. Plat Parent KN 77-166](#)
- [9. Plat Parent KN 76-173](#)
- [10. Plat Parent KN 76-55](#)

3. [KPB-3891](#) Hansen's Salmon Run Subdivision; KPB File 2021-168

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim KPB 2021-168 Reduced](#)
4. [Staff Report Hansens Salmon Run Sub KPB 2021-168](#)
5. [MAP Contour](#)
6. [MAP Wetlands](#)
7. [Plat Parent KN 77-166](#)
8. [Plat Parent KN 76-173](#)
9. [Plat Parent KN 76-55](#)

4. [KPB-3892](#) Building Setback Permit - KPB File 2021-169  
Tract G2 Fishermen Roads Subdivision Edelman Addition

Attachments:

1. [MAP Vicinity](#)
2. [MAP Aerial Map](#)
3. [Plat Prelim As-Built KPB 2021-169 Reduced](#)
4. [Staff Report Fisherman Roads Sub Edelman Addn Tract G-2 BSE 2021-169](#)
5. [Bldg Setback Encroachment Permit RESOLUTION Tract G2 Fishermen Roads](#)
6. [MAP Aerial 2021](#)
7. [MAP Google Street View](#)
8. [MAP Utility](#)
9. [Plat Parent KN 96-59](#)
10. [Plat Parent KN 84-73](#)

5. [KPB-3893](#) Street Naming/Renaming - SN Resolution 2022-01  
Benjamin Ave.  
Midnight Sun Dr.

Attachments:

- 1-A. [SN2022-01B\\_StaffReport\\_Benjamin Ave.](#)
- 2-A. [Basemap\\_AR59](#)
- 3-A. [Plats](#)
- 4-A. [SN\\_2005-06](#)
- 5-A. [Vicinity & Aerial Map 2021-01B](#)
- 1-B. [SN2022-01A\\_StaffReport\\_Midnight Sun](#)
- 2-B. [Basemap\\_NK16](#)
- 3-B. [Vicinity & Aerial Map 2021-01A](#)
- 4-B. [Petition\\_2022-01A](#)

**6. [KPB-3894](#) Marijuana Cultivation Facility License - Rock Solid Buds****Attachments:**

- [1. Staff Report 21463\\_2021-12-08](#)
- [2. AMCO Application 21463\\_2021-12-8\\_R](#)
- [3. KPB Acknowledgement Form 21463\\_2021-11-29](#)
- [4. Aerial Map 21463\\_2021-12-15](#)
- [5. Land Use Map 21463\\_2021-12-15](#)
- [E6 Desk\\_Public Comment](#)

**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-3895](#) Community Wildfire Protection Plan - Update****Attachments:**

- [1. MEMO to Planning Commission 012422](#)
- [2. Kenai CWPP Draft](#)
- [3. Appx A-C Kenai CWPP](#)
- [4. Appx D - Community Assessments](#)
- [5. Appx D-E Kenai CWPP](#)

**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, February 14, 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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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.