



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, April 11, 2022

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 907 714 2200 - ZOOM ONLY MEETING

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-4068](#) Administrative Approvals

Attachments: [C3. Admin Approvals Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040)

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

a. [KPB-4069](#) March 21, 2022 Planning Commission Meeting Minutes

Attachments: [PC Minutes_032122_Draft](#)

D. OLD BUSINESS

[KPB-4070](#) Beachcomber, LLC - Conditional Land Use Permit Application

Attachments: [PC RES 2022-17 Executed](#)
[D1. PC RES 2022-17](#)

E. NEW BUSINESS

1. [KPB-4071](#) Right-of-Way Vacation
Symphony Lane

Attachments: [E1. ROWV Symphony Lane Packet](#)

2. [KPB-4072](#) Conditional Use Permit - Harvest Alaska, LLC
PC Resolution 2022-14

Attachments: [PC RES 2022-14 Executed](#)
[E2. CUP Harvest AK Packet](#)

3. [KPB-4073](#) Resolution 2022-025: A resolution providing a 30-Day application period prior to inactivating the Kalifornsky Advisory Planning Commission

Attachments: [E3. RES 2022-XX APC Inactivation Packet](#)

4. [KPB-4074](#) Ordinance 2022-06: An ordinance authorizing the negotiated sale of 183.234 acres in Cooper Landing as part of the Sterling Highway MP 45-60 Realignment Project to the State of Alaska Department of Transportation & Public Facilities for a negotiated amount over appraised value.

Attachments: [E4. ORD 2022-06 DOT Sale Packet](#)
[D4. Amendment O2022-06 DOT](#)

5. [KPB-4075](#) Resolution 2022-024: A resolution classifying certain parcels of borough owned land in the Diamond Ridge area.

Attachments: [E5. RES 2022-XX Land Class Packet](#)

6. [KPB-4076](#) Ordinance 2022-09: Authorizing a negotiated lease at less than fair market value of certain real property containing 3.5 acres more or less to the Anchor Point Food Pantry for a food pantry and other community uses.

Attachments: [E6. ORD 2022-09 AP Food Pantry Packet.pdf R2](#)
[E6. AP Support Docs Desk](#)

7. [KPB-4077](#) Resolution 2022-020: A resolution approving a memoranda of understanding for sharing geographic data and imagery with the cities of the borough.

Attachments: [E7. RES 2022-020_GIS Data Packet](#)

F. PLAT COMMITTEE REPORT

G. OTHER

[KPB-4100](#) Platting Memo: Certificate to Plat Requirements

Attachments: [G2. Memo RE Certificate to Plats](#)

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-4078](#) Ordinance 2022-XX: An ordinance authorizing emergency harvest of spruce bark beetle impacted forestlands and amending KPB 17.08.020(J) to remove limitation of harvestable timber.

Attachments: [H1. ORD 2022-XX Presentation Packet](#)

I. DIRECTOR'S COMMENTS

[KPB-4101](#) Director's Report for April 11, 2022

Attachments: [Director's Report 041122](#)

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

[KPB-4102](#) APC Meeting Minutes

Attachments: [MISC_040622 CLAPC Minutes UNAPP](#)
[MISC_040722 KACHEMAK BAY APC Minutes](#)
[MISC_AP APC Minutes_040722](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, April 25, 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.