



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, August 8, 2022

7:30 PM

Betty J. Glick Assembly Chambers

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

[KPB-4477](#) J Booth Recreational Sub 2019 Blauvelt Addition; KPB File 2021-069
Sterling Heights Subdivision 2022 Addition; KPB File 2022-037
Toyon Subdivision 2021 Replat; KPB File 2022-011
Kees Tern Subdivision Phase 2; KPB File 2022-051
Tower Hills Park Subdivision 2022 Replat; KPB File 2022-067

Attachments: [C3. Admin-Final Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-4478](#) July 18, 2022 Planning Commission Meeting Minutes

Attachments: [C7. 071822 Minutes](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-4479](#) Ordinance 2022-XX: Authorizing the release of a commercial deed restriction on a parcel of land located in Cooper Landing originally conveyed by the Kenai Peninsula Borough.

Attachments: [E1. ORD Deed Restriction](#)
2. [KPB-4480](#) Ordinance 2022-XX: Authorizing the acquisition of real property located in Anchor Point, Alaska on behalf of Western Emergency Services for future expansion of emergency service facilities with funding through an inter-fund loan from the Land Trust Invest Fund.

Attachments: [E2. ORD WESA Acquisition](#)
3. [KPB-4481](#) Street Naming Resolution 2022-02; Moose Pass Area

Attachments: [SN RES 2022-02 Executed](#)
[E3. SN RES 2022-02](#)
4. [KPB-4482](#) Conditional Use Permit; PC Resolution 2022-36
Installing rip rap on a parcel within the 50-foot Habitat Protection District of Quartz Creek

Attachments: [PC RES 2022-36 Executed](#)
[E4. CUP Chugach Electric Association](#)
5. [KPB-4483](#) Conditional Use Permit; PC Resolution 2022-35
Installing a fence within the 50-foot Habitat Protection District of the Kenai River

Attachments: [PC RES 2022-35 Executed](#)
[E5. CUP LaFond](#)
6. [KPB-4484](#) Building Setback Permit; KPB File 2022-098
Lot 1A, Block 1, Clearwater Sub Harpring Replat, Plat KN 2005-126

Attachments: [PC RES 2022-37 Executed](#)
[E6. BSP Clearwater Sub](#)
[E6. PC Desk Packet](#)

7. [KPB-4485](#) Building Setback Permit; KPB File 2022-099
Lot 11-B, Block 3, Ferwood Subdivision Unit 3; PLat HM 77-17
Attachments: [PC RES 2022-38 Executed](#)
[E7. BSP Fernwood Sub](#)
8. [KPB-4486](#) Building Setback Permit; KPB File 2022-100
Lot 1, Block 2, Centennial Shores Subdivision No. 1, Plat KN 85-157
Attachments: [PC RES 2022-39 FAILED](#)
[E8. BSP Centennial Shores Sub](#)
9. [KPB-4487](#) Utility Easement Vacation; KPB File 2022-101V
Lot 1, Block2, Centennial Shores Sub No. 1, Plat KN 85-157
Attachments: [PC RES 2022-40 FAILED](#)
[E9. UEV Centennial Shores Sub](#)
10. [KPB-4488](#) Right-Of-Way Vacation; KPB File 2022-095V
Realignment of Mushroom Street a 60-foot Right-Of-Way
Attachments: [E10. ROWV Mushroom Street](#)
11. [KPB-4489](#) Utility Easement Vacation; KPB File 2022-104V
Lot 1, Block, 2, Moose Range Meadows Subdivision Phase II
Amended
Plat KN 96-3
Attachments: [E11. UEV Moose Range Meadows Subdivision](#)
12. [KPB-4490](#) Review of Plat Committee Decision
Scenic Ridge Lee Addition; KPB File 2022-075
Attachments: [E12. Scenic Ridge Lee Addn](#)
[Scenic Ridge Packet 062722](#)
[E12. PC Desk Packet](#)
13. [KPB-4491](#) Review of Plat Committee Decision
East Oyster Cove subdivision; KPB File 2022-047R1
Attachments: [E13. East Oyster Cove Sub](#)
[June 13, 2022 Packet](#)
[E13. PC 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)

I. DIRECTOR'S COMMENTS

KPB-4493 August 8, 2022 Planning Directors Report

Attachments: 08-08-22 Directors Report

J. COMMISSIONER COMMENTS**K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NO ACTION REQUIRED**

KPB-4494 Area Advisory Planning Commission Meeting Minutes

Attachments: MISC. PC_080322 CLAPC Minutes
MISC. PC 080422 K- BAY APC Minutes

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, August 22, 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.