



# Planning Commission Action Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax  
Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Melanie Aeschliman, Planning Director • Charlie Pierce, Borough Mayor

*Blair Martin, Chair – District 2-Kenai ~ Robert Ruffner, Vice Chair – District 7-Central*

*Syverine Abrahamson-Bentz, Parliamentarian – District 9-South Peninsula ~ Jeremy Brantley – District 5-Sterling/Funny River*

*Pamela Gillham – District 1-Kalifornsky ~ Virginia Morgan – District 6-East Peninsula ~ Vacant – District 3-Nikiski ~ Vacant – District 8-Homer*

*Diane Fikes – City of Kenai ~ Vacant – City of Seward ~ Vacant – City of Soldotna ~ Vacant – City of Seldovia ~ Franco Venuti – City of Homer*

**January 10, 2022  
7:30 p.m.**

**Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>  
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247  
Zoom Meeting ID: 907 714 2200**

To join the meeting from a computer visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone use the Zoom toll free phone numbers listed above.

## **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 must begin by stating his or her name and mailing 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. If participating via Zoom the testifier will need to use the Zoom "raise hand" feature or press \*9 by phone to speak.

## **A. CALL TO ORDER**

## **B. ROLL CALL**

## **C. APPROVAL OF CONSENT AND REGULAR AGENDAS**

All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.

### **\*1. Time Extension Request - None**

### **\*2. Planning Commission Resolutions - None**

### **\*3. Plats Granted Administrative Approval**

- a. ASLS 2020-08 Fitz Creek Heights Subdivision; KPB File 2021-011
- b. ASLS No. 2019-34 Tract A ASLS 96-42; KPB File 2021-019
- c. Barnett's South Slope Subdivision Quiet Creek Park 2021 Replat; KPB File 2021-057

- d. Birchwood Subdivision Sherman Addition No. 2; KPB File 2021-090
- e. Bunnell's Subdivision Haige 2021 Replat; KPB File 2021-134
- f. Eventyr Subdivision Number 3; KPB File 2020-079
- g. Falls Creek Estates Unit 5; KPB File 2021-110
- h. Fowler's Bench; KPB File 2021-067
- i. Green Forest Subdivision Carew Addition; KPB File 2021-106
- j. Hylen 2021 Addition; KPB File 2021-024
- k. Jack Foster Subdivision 2018 Addition Phase 2; KPB File 2018-012R1P2
- l. Mansfield Subdivision Wolter 2021 Replat; KPB File 2021-121
- m. McFarland Subdivision 2021 Replat; KPB File 2021-130
- n. S&S Subdivision; KPB File 2021-112
- o. Skyline Drive Subdivision No. 7A; KPB File 2021-083
- p. Townsite of Kenai Kenaitze Courthouse Replat; KPB File 2021-118
- q. USS 4901 C Street ROW Vacation 2021 Replat; KPB File 2021-085

**\*4. Plats Granted Final Approval**

- a. Dahler Subdivision Revis Replat; KPB File 2021-155

**\*5. Plat Amendment Request - None**

**\*6. Commissioner Excused Absences**

- a. Virginia Morgan, District 6 – East Peninsula
- b. Robert Ruffner, District 7 – Central
- c. District 3 – Nikiski, Vacant
- d. City of Soldotna, Vacant
- e. City of Seward, Vacant

**\*7. Minutes**

- a. December 13, 2021 Planning Commission Meeting Minutes

**Motion to approve the consent and regular agendas passed by unanimous vote. (Yes-6, Absent-2, Vacant-6)**

**D. OLD BUSINESS**

- 1. Remand Hearing  
CLUP Modification; PC Resolution 2021-26  
Applicant: Cook Inlet Region, Inc.  
Parcel # 065-081-18  
Location: Sterling Area

**Motion to set the reman hearing for Cook Inlet Region CLUP Modification application for January 25, 2022 was passed by unanimous vote. (Yes-6, Absent-2, Vacant-6)**

- 2. Remand Hearing  
CLUP Application; PC Resolution 2018-23  
Applicant: Beachcomber, LLC  
Parcel # 169-010-67  
Location: Anchor Point Area

**Motion to set the remand hearing for Beachcomber, LLC CLUP application for Tuesday, January 25, 2022 at 7:30 PM, for the commission to hear both remanded hearing at this meeting and to not open the record or open public comment on either matter. (Yes-6, Absent-2, Vacant-6)**

**E. NEW BUSINESS**

**Public Hearing: Quasi-Judicial Matters** *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or member of the public concerning the application or issues presented in the application)*

1. Utility Easement Vacation; KPB File 2021-156V  
Location: Lot 6, Block 14 Barabara Heights Subdivision (Plat SL 79-6)  
Petitioners: Christina & Russell Griffith of Kenai, AK  
Seldovia Village

**Motion to approve the vacation as petitioned passed by unanimous vote. (Yes-6, Absent-2, Vacant-6)**

2. Utility Easement Vacation; KPB File 2021-023V  
Location: Lot 2 & Lot 3 Kachemak Vista Subdivision (Plat HM 83-93)  
Petitioner: Josepho Adele Family trust of Solana Beach CA  
Fitz Creek Area

**Motion to approve the vacation as petitioned passed by unanimous vote. (Yes-6, Absent-2, Vacant-6)**

3. Right-Of-Way Vacation; KPB File 2021-160V  
Location: Portion of Arneson Ave. & Associated 10 Utility Easements  
Granted per Ninilchik Right of Way Map (HM 2007-126)  
Petitioners: Freddie's Roadhouse, Inc., Freddie Pollard Jr. & Sheila K Best of Kenai, AK  
Fritz Creek Area

**Motion to approve the vacation as petitioned passed by unanimous vote. (Yes-6, Absent-2, Vacant-6)**

**Public Hearing: Legislative Matters**

4. Ordinance 2022-01: An ordinance authorizing a communications site lease agreement with Vertical Bridge S3 Assets, LLC at Nikiski Fire Station 1.

**Motion to forward to the Assembly a recommendation to adopt Ordinance 2022-01 passed by unanimous vote. (Yes-6, Absent-2, Vacant-6)**

**F. PLAT COMMITTEE REPORT** - The Plat Committee reviewed 10 plats.

**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)

1. Update on Sterling Hwy Project MP 45-60
2. Land Management Presentation: Mass Timber Sale Project Proposal

**I. DIRECTOR'S COMMENTS**

**J. COMMISSIONER COMMENTS**

**K. ADJOURNMENT**

**MISCELLANEOUS INFORMATIONAL ITEMS****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

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**

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e-mail address: [planning@kpb.us](mailto: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.