



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

**February 14, 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. Bluff Point Subdivision Curry Addition; KPB File 2015-041
- b. Captain Cook Heights 2021 Addition; KPB File 2021-135
- c. Ross Subdivision Gerke Addition; KPB File 2021-075

***4. Plats Granted Final Approval**

- a. Edgington Subdivision Sherman Addition; KPB File 2021-129

5. Plat Amendment Request - None**6. Commissioner Excused Absences**

- a. Virginia Morgan, District 6- East Peninsula
- b. City of Soldotna, Vacant
- c. City of Seward, Vacant
- d. District 3 – Nikiski, Vacant
- e. District 4 – Soldotna, Vacant
- f. District 8 – Homer, Vacant

***7. Minutes**

- a. January 24, 2021 Planning Commission Meeting Minutes

Motion to approve the consent and regular agendas passed by unanimous vote. (Yes-8, Vacant-6)

D. OLD BUSINESS – No Public Hearing

- 1. CLUP Modification; PC Resolution 2022-08
Applicant: Cook Inlet Region, Inc.
Parcel ID # 065-081-18
Sterling Area

Motion to adopt PC Resolution 2022-08 passed by unanimous vote. (Yes-8, Vacant-6)

- 2. CLUP; PC Resolution 2022-07
Applicant: Beachcomber, LLC
Parcel ID # 169-010-67
Anchor Point Area

Motion to adopt PC Resolution 2022-07 failed by majority vote. (Yes-3, No-4, 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 members of the public concerning the application or issues presented in the application)*

- 1. Conditional Use Permit: PC Resolution 2022-05
Petitioner: Alaska Department of Transportation
Legal Description: T05N, R10W, SEC 8, S.M., KN 0790072, Leo T Oberts Sub Addn. No. 1, Lot 1, Block 1, Kenai, AK
Request: widen a section of the Kenai Spur Highway and install a large culvert on a parcel within the 50-foot Habitat Protection District of an unnamed creek, near Kenai, Alaska.

Motion to adopt PC Resolution 2022-05 passed by unanimous vote. (Yes-8, Vacant-6)

2. Retail Marijuana Store License
Applicant: Worner Brothers Outpost, LLC; Landowner: Jeffery Lee Worner
Location: 33590 Sterling Highway
PIN 065-030-02
Sterling Area

Motion to forward to the assembly a recommendation to approve a retail marijuana store license for Worner Brothers Outpost, LLC passed by unanimous vote. (Yes-8, Vacant-6)

3. Conditional Land Use Permit – Material Extraction; PC Resolution 2022-09
Applicant: AM&T Vantage Point, LLC
Location: 36280 Robinson Loop Road
PIN 063-047-01
Sterling Area

Motion to amend the resolution to require a 6-foot berm be installed at the 24-foot mark from the property line, when excavation reaches within 100 feet of the property line passed by unanimous vote. (Yes-8, Vacant-6)

Motion to adopt PC Resolution 2022-09 as amended passed by unanimous vote. (Yes-8, Vacant-6)

Public Hearing: Legislative Matters - None

F. PLAT COMMITTEE REPORT – The plat committee will review 8 Plats

G. OTHER (No Public Hearing)

1. Plat Committee – February 28, 2022
2. Training Opportunity: AK Planning Conference 2022 - Planning Commissioner Training

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. Planning Department Budget Presentation

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, February 28, 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

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.