



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

Robert Ruffner, 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

Pamela Gillham, District 1 – Kalifornsky ~ John Hooper, District 3 Nikiski ~ Michael Horton, District 4 – Soldotna ~ Jeremy Brantley, District 5 – Sterling/Funny River

Virginia Morgan, District 6 – East Peninsula ~ David Strutzer, District 8 – Homer

Franco Venuti, City of Homer ~ Charlene Tautfest, City of Soldotna ~ Vacant, City of Seward ~ Vacant, City of Seldovia

May 9, 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. Cabin Hoppers Subdivision; KPB 2021-160
- b. Canyon Trails Amended Forquer 2021 Replat; KPB File 2021-016

- c. Homewood Subdivision; KPB File 2021-162
- d. Horse Creek Subd. 2021 Addition; KPB File 2021-099
- e. Mackey Lakes Subdivision Douglas Replat; KPB File 2021-109
- f. Voznesenka 2020; KPB File 2020-016R1

***4. Plats Granted Final Approval - None**

***5. Plat Amendment Request – None**

***6. Commissioner Excused Absences**

- a. City of Seward, Vacant
- b. City of Seldovia, Vacant
- c. District 7 – Central, Vacant

***7. Minutes**

- a. April 25, 2022 Planning Commission Meeting Minutes

Motion to pass the consent & regular agendas passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

D. OLD BUSINESS - None

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. Building Setback Permit; KPB File 2022-055; PC Resolution 2022-19
Property: Lot 17, Block 1, Sunny Slope Unit 1 (HM 75-33)
Petitioner/Landowner Senugetuk Community Property Trust

Motion to adopt PC Resolution 2022-19 passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

- 2. Sewer Easement Vacation; KPB File 2022-041V; PC Resolution 2022-20
Remove a 20' sewer easement granted by Fort Raymond Subdivision (SW 86-10)
Petitioner/Landowner: City of Seward

Motion to adopt PC Resolution 2022-20 passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

- 3. Right-of-Way Vacation; KPB File 2022-023VR1
Vacate a portion of Paper Birch Lane, a 60' right-of-way & associated utility easement
Petitioners/Landowners: KittleKnife Inc. & Gale Smith

Motion to approve the vacation as petitioned passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

- 4. Conditional Use Permit; PC Resolution 2022-06
Applicant: Ken Cushman
Location: Lot 10, Block 5, Kenai River Keys Amended (KN 092-0044)
Soldotna Area

Motion to adopt PC Resolution 2022-06 passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

5. Conditional Land Use Permit Modification; PC Resolution 2022-18
Legal Description Tract A-1A Kalifornsky Center Subdivision
Applicant/Landowner: Peninsula Resources, LLC
PIN: 055-072-93
Kalifornsky Area

Motion to adopt PC Resolution 2022-18 passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

Public Hearing: Legislative Matters

6. Ordinance 2021-19-51: An ordinance appropriating funds from the Land Trust Fund, fund balance, for a project to conduct soils investigations and land planning on the 100-acre Unit 395, Juneau Bench, near Cooper Landing.

Motion to forward to the assembly a recommendation to adopt Ordinance 2021-19-51 passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

7. Ordinance 2022-10: An ordinance authorizing a three-party agreement and real property lease with Verizon Wireless & Alaska Pipeline Company.

Motion to forward to the assembly a recommendation to adopt Ordinance 2022-10 passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

8. Ordinance 2022-11: An ordinance authorizing emergency harvest of spruce bark beetle impacted forestlands including spruce which are dying, or susceptible to dying, and establishing a framework to guide forest treatments.

Motion to forward to the assembly a recommendation to adopt Ordinance 2021-11 passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

9. Resolution 2022-XX: A resolution classifying certain parcels of Borough owned and managed land in the Point Possession, Nikiski, North Kenai, Soldotna, Sterling, Funny River, Cooper Landing, Hope, Moose Pass, Seward, Kalifornsky, Anchor Point, Happy Valley, Bear Cove and Beluga Areas

Motion to forward to the assembly a recommendation to adopt Resolution 2022-XX with suggested amendments passed by unanimous vote. (Yes-10, Absent-1, Vacant-3)

F. PLAT COMMITTEE REPORT – The plat committee will review 7 Plats

G. OTHER (No Public Hearings)

1. Plat Committee – May 23, 2022

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

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, May 23, 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.uswebsite: <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.