



Planning Commission Agenda

ACTION

July 18, 2022 – 7:30 PM

Regular Meeting

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Blair Martin, Chair
District 2 - Kenai
Term Expires 2024

Jeremy Brantley, Vice Chair
District 5 - Sterling/Funny River
Term Expires 2024

Syverine Abrahamson-Bentz
Parliamentarian
District - 9 South Peninsula
Term Expires 2022

Diane Fikes
City of Kenai
Term Expires 2022

Charlene Tautfest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2022

Troy Staggs
City of Seward
Term Expires 2023

Vacant
City of Seldovia
Term Expires 2023

Pamela Gillham
District 1 - Kalifornsky
Term Expires 2023

John Hooper
District 3 - Nikiski
Term Expires 2023

Michael Horton
District 4 - Soldotna
Term Expires 2022

Virginia Morgan
District 6 - East Peninsula
Term Expires 2022

Vacant
District 7 - Central Peninsula
Term Expires 2024

Davide Stutzer
District 8 - Homer
Term Expires 2024

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.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Assembly and will be approved by one motion. Public testimony will be taken. There will be no separate discussion of these items unless an Assembly Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

- *1. Time Extension Request - None
- *2. Planning Commission Resolutions - None
- *3. Plats Granted Administrative Approval
 - a. Barbara Heights Subdivision Griffith Addition; KPB File 2021-156
 - b. Barnett's South Slope Subdivision Evans Addition; KPB File 2022-015
 - c. Inglebrook 2022 Replat; KPB File 2022-021
 - d. Paces Pleasant Haven Subdivision Addition No 3; KPB File 2022-013
 - e. Timber Hills Subdivision 2022 Replat; KPB File 2022-007
 - f. Towle Subdivision 2021 Replat; KPB File 2021-153
 - g. Tulchina Point Estates 2022 Replat; KPB File 2022-023
- *4. Plats Granted Final Approval - None
- *5. Plat Amendment Request - None
- *6. Commissioner Excused Absences
 - a. City of Seldovia, Vacant
 - b. District 7 - Central, Vacant
- *7. Minutes
 - a. June 27, 2022 Planning Commission Meeting
 - b.

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

D. UNFINISHED 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 2022-079; PC RES 2022-28
Ehlers / Peninsula Surveying, LLC
Location: Lot 39, Stariski Meadows; Plat HM 97-62
Anchor Point Area / Anchor Point APC

Motion to adopt PC Resolution 2022-28 granting a building setback encroachment permit to a portion of the 20-foot building setback to Lot 39, Stariski Meadows, Plat HM 97-62, passed by unanimous vote (10-yes, 2-Absent, 2-Vacant)

2. Utility Easement Vacation; KPB File 2022-086V; PC RES 2022-31
Ehlers / Peninsula Surveying, LLC
Location: Lot 39, Stariski Meadows; Plat HM 97-62
Anchor Point Area / Anchor Point APC

Motion to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, subject to staff recommendations and compliance with borough code, passed by unanimous vote. (10-Yes, 2-Absent, 2-Vacant)

3. Building Setback Permit; KPB File 2022-084; PC RES 2022-30
Opheim / Segesser Surveys
Location: Lot 18, Block 4, Soldotna South Subdivision Opheim Replat; Plat KN 85-162
Kalifornsky Area

Motion to adopt PC Resolution 2022-30 granting a building setback encroachment permit to a portion of the 20-foot building setback to Lot 18, Block 4, Soldotna South Subdivision Opheim Replat, Plat KN 85-162, passed by unanimous vote (10-Yes, 2-Absent, 2-Vacant)

4. Utility Easement Vacation: KPB File 2022-087V; PC RES 2022-29
Peninsula Builders LLC / Peninsula Surveying, LLC
Location: Lot 58 of Lillian Walli Estates Subdivision; Plat HM 88-16
Happy Valley Area / Anchor Point APC

Motion to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, subject to staff recommendations and compliance with borough code, passed by unanimous vote (10-Yes, 2-Absent, 2-Vacant)

5. Seismograph Trail Vacation; KPB File 2022-091V
Ranquette / Edge Survey & Design, LLC
PINs: 18550924 & 18550926
Ninilchik Area

Motion to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, subject to staff recommendations and compliance with borough code, passed by unanimous vote (10-Yes, 2-Absent, 2-Vacant)

6. Conditional Use Permit; PC Resolution 2022-27
Petitioner: Alaska Department of Transportation & Public Facilities
Location: Between MP 157-169 Sterling Hwy
Anchor Point Area

Motion to adopt PC Resolution 2022-27 granting a conditional use permit for the construction of highway rehabilitation activities within the 50-foot Habitat Protection District of Two Moose Creek, Beaver Creek, Ruby Creek, Anchor River & the North Fork Anchor River, passed by unanimous vote (10-Yes, 2-Absent, 2-Vacant).

Public Hearing: Legislative Matters

7. Ordinance 2022-30: Approving Stephenie Alaska Sub Block 8 Residential Waterfront (R-W) Local Option Zoning District and amending KPB 21.46.110

Motion to forward to the Assembly a recommendation to adopt Ordinance 2022-30, approving Stephenie Alaska Sub, Block 8, Residential Waterfront Local Option Zoning District and amending KPB 21.46.110, passed by unanimous vote (10-Yes, 2-Absent, 2-Vacant).

F. PLAT COMMITTEE REPORT

G. OTHER (*No Public Hearing*)

1. August 8, 2022 Plat Committee

H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

I. DIRECTOR'S COMMENT

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, August 8, 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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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 rights-of-way, 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.