



Planning Commission Agenda

ACTION

June 12, 2023– 7:30 PM

Regular Meeting

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

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

Blair Martin, Vice Chair
District 2 - Kenai
Term Expires 2024

Parliamentarian
Virginia Morgan
District 6 – East Peninsula
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Charlene Taufest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2025

Troy Staggs
City of Seward
Term Expires 2023

Vacant
City of Seldovia
Term Expires 2023

Pamela Gillham
District 1 - Kalfornsky
Term Expires 2023

John Hooper
District 3 – Nikiski
Term Expires 2023

Michael Horton
District 4 – Soldotna
Term Expires 2025

Vacant
District 7 – Central Peninsula
Term Expires 2024

David Stutzer
District 8 – Homer
Term Expires 2024

Dawson Slaughter
District – 9 South Peninsula
Term Expires 2025

ZOOM MEETING DETAILS

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
 - a. PC Resolution 2023-08
- *3. Plats Granted Administrative Approval
 - a. Jack Gist Subdivision No. 3 Phase 1; KPB File 2020-107P1
 - b. Mountain Vista Estates 2022 Replat; KPB 2021-147
 - c. Wales Subdivision; KPB File 2022-061
 - d. Windhaven Estates Phase 4; KPB File 2021-063
 - e. Yoder Subdivision; KPB File 2022-113
- *4. Plats Granted Final Approval-None
- *5. Plat Amendment Request – None

- *6. **Commissioner Excused Absences**
 - a. Virginia Morgan – District 6, East Peninsula
 - b. City of Seldovia, Vacant
 - c. District 7 – Central, Vacant

- *7. **Minutes**
 - a. May 22, 2023 PC Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote (11-Yes, 1-Absent).

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. Section Line Easement Vacation; KPB File 2023-053V
Geovera, LLC / Emmitt & Mary Trimble Joint Revocable Trust
Request: Vacates approximately 66' by 550' in size in Lot 1, Hollywood Kennedy Gibbons 2006 Addition, Plat HM 2007-108
Location: Long Gone Avenue & Sterling Highway
Anchor Point Area / Anchor Point APC

Motion to approve the vacation as petitioned, passed by unanimous vote (11-Yes, 1-Absent).

- 2. Conditional Land Use Permit – Materials Extraction & Processing; PC Resolution 2023-15
Applicant: Colaska Inc. – QAP / Landowner: AK Railroad Corporation
Location: 30986 Seward Highway; KPB Parcel ID: 125-141-01
Crown Point Area

Motion to adopt PC Resolution 2023-15 granting a conditional land use permit for materials extraction passed by unanimous vote (11-Yes, 1-Absent).

- 3. Conditional Land Use Permit; Materials Extraction & Processing; PC Resolution 2023-16
Applicant: Colaska Inc. – QAP / Landowner: Kenai Peninsula Borough
Location: Approximately 0.5 miles due North of Milepost 53 of the Sterling Highway
KPB Parcel ID: 119-010-30
Cooper Landing Area / Cooper Landing APC

Motion to adopt PC Resolution 2023-16 granting a conditional land use permit for materials extraction passed by unanimous vote (11-Yes, 1-Absent)

4. Hearing on Planning Commission's order to show cause why the Zipmart building, located at 38525 Swanson River road in the Sterling area, should not be condemned, and removal recommendation.

**Motion to adopt PC Resolution 2023-12 recommending an Assembly order of condemnation and for removal of a hazardous and dangerous building, passed by unanimous vote.
(11-Yes, 1-Absent)**

Public Hearing: Legislative Matters - None

F. PLAT COMMITTEE REPORT - Plat Committee will review 8 preliminary plats

G. OTHER (No Public Hearing)

1. FEMA Presentation; FEMA Kenai River Flood Map Update

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

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, June 26, 2023** 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 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.