



Planning Commission Agenda

ACTION

September 11, 2023– 7:30 PM

Regular Meeting

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

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

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Charlene Tauffest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

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 Commission and will be approved by one motion. Public testimony will be taken. There will be no separate discussion of these items unless a commissioner 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 2023-22

*3. Plats Granted Administrative Approval

- a. Federal Addition to Seward Saltwater Safari Replat; KPB File 2022-184
- b. Salamatof Air Park Alcan 2022 Replat; KPB File 2022-117
- c. Trust Land Survey 2021-03 Lower Cohoe Subdivision; KPB File 2022-057

*4. Plats Granted Final Approval – None

*5. Plat Amendment Request – None

*6. Commissioner Excused Absences

- a. Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
- b. Pamela Gillham, Kalifornsky/Kasilof District
- c. Charlene Tauffest (Unexcused)
- d. City of Seward, Vacant

*7. Minutes

August 28, 2023 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote (5-Yes, 3-Absent)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters - *No Quasi-Judicial Matters*

Public Hearing: Legislative Matters

1. Street Naming Resolution 2023-05
 - a. Renaming two alleys in the Bear Creek Area; ESN 751
 - a. Renaming a Public Access Easement in the Happy Valley Area; ESN 401
 - b. Renaming a Private Road in the Coho Area; ESN 302

Motion to adopt Street Naming Resolution 2023-05

- Naming two alleys in the Bear Creek area, ESN 751, to Retreat Alley & Gilmore Alley
- Naming a public access easement in the Happy Valley area, ESN 401, to Wishbone Way
- Renaming a Private road in the Coho area, ESN 302 to Old Weasel Trail Road

Passed by unanimous vote (5-Yes, 3-Absent)

F. PLAT COMMITTEE REPORT - Plat Committee will review 3 preliminary plats

G. OTHER (No Public Hearing)

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, September 25, 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

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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.