



Planning Commission Agenda

ACTION

November 13, 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 / Kaslof 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

Troy Staggs
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
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

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.)

*3. Plats Granted Administrative Approval

- a. Granross Grove 2022 Replat; KPB File 2022-134
- b. Patsy's Creek 2022 Replat; KPB file 2022-073
- c. Puffin Acres 2023; KPB file 2023-046
- d. Quartz Creek Subdivision 2023 Addition; KPB file 2023-034

*4. Plats Granted Final Approval

- a. Foster Lake Subdivision 2023 Replat; KPB File 2023-077
- b. Stephens Subdivision Whitcomb Replat; KPB File 2023-049

*6. Commissioner Excused Absences

- a. Jeremy Brantley – Ridgeway, Sterling, Funny River District

*7. Minutes

- a. October 23, 2023 PC Meeting Minutes

**Motion to approve the consent & regular agenda passed by unanimous vote
(8-Yes, 1-Absent)**

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

Public Hearing; Legislative Matters

1. Ordinance 2023-25 – Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option Zoning District & Amending KPB 21.46.040

Motion to forward to the Assembly a recommendation to adopt Ordinance 2023-25 passed by unanimous vote (8-Yes, 1-Absent)

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)*

2. Right-Of-Way Vacation; KPB File 2023-114V
McLane Consulting / Triple-Knot Land & Livestock, Oliva
Request: Vacates a 110' x 30' portion of Park Rd. and the entire Sara Jane ROW of Rappe Park Subdivision, KN 1987-105
Nikiski Area / Nikiski APC

Motion to approve the vacation as petitioned passed by unanimous vote (8-Yes, 1-Absent)

3. ROW Vacation; KPB File 2023-115V
McLane Consulting / Asimakopoulos
Request: Reconfigures the Paulk Ave. cul-de-sac by vacating & relocating the current bulb and associated utility easements of Jakes Estates Salmon Nest Addition, KN 1988-56
Kalifornsky Area / Kalifornsky APC

Motion to approve the vacation as petitioned passed by unanimous vote (8-Yes, 1-Absent)

F. PLAT COMMITTEE REPORT – The plat committee will review 15 plats

G. OTHER (No Public Hearing)

1. 2024 Planning Commission Meeting Dates
2. Planning Commission Bylaw Review

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, December 11, 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

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

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.