



November 18, 2024 – 7:30 PM

## Action Agenda

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

**Jeremy Brantley, Chair**  
Sterling/Funny River  
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

**Paul Whitney**  
City of Soldotna  
Term Expires 2027

**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

### ZOOM MEETING DETAILS

*Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible*

**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 Planning Commission and will be approved by one motion. 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.)

#### ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

**\*1. Time Extension Requests**

- a. Red Boat Subdivision; KPB File 2022-150

**\*3. Plats Granted Administrative Approval**

- a. Barron Wood Subdivision 2023 Replat; KPB File 2023-105
- b. Brown's Acre Estates 2024 Addition; KPB File 2024-028
- c. City Park Subdivision 2023 Replat; KPB File 2023-145
- d. Glacial Waters Subdivision Camp Addition; KPB File 2023-125
- e. Hauk's View Subdivision No. 2; KPB File 2024-010
- f. Jakes Estates ROW Replat; KPB File 2023-115
- g. Moose Range Meadows 2024 Addition; KPB File 2024-045
- h. RNK Subdivision; KPB File 2024-032

**\*4. Plats Granted Final Approval**

- a. Holiday Park Subdivision 2024 Replat; KPB File 2024-061
- b. Peakaview subdivision 2024 Replat; KPB File 2024-038
- c. Slikok Creek Alaska Poindexter-Opperman Replat; KPB File 2023-100
- d. Whisper Lake Subdivision 2024 Replat; KPB File 2024-055

**\*7. Minutes**

- a. October 28, 2024 Planning Commission Meeting

**Motion to approve the consent & regular agendas by unanimous consent (8-Yes).**

**D. UNFINISHED BUSINESS - None**

**E. NEW BUSINESS**

**Public Hearing: Legislative Matters**

- 1. Ordinance 2024-29:** Amending KPB 2.56.030 to incorporate the 2024 Homer Transportation Plan as an element of the official comprehensive plan for the portion of the Borough within the boundaries of the City of Homer.

**Motion to forward to the Assembly a recommendation to adopt Ordinance 2024-29, passed by unanimous vote (8-Yes)**

**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. Building Setback Encroachment Permit; KPB File 2024-116**

Segesser Surveys / Musgrove

Request: Permits a portion of the house to remain approximately 4' within the 20' building setback on Lot 5, Tukakna Sky Subdivision, Plat KN 82-110

Location: Tyena Ka Road & Kwanta Hah Circle

Kalifornsky Area

**Motion to adopt Planning Commission Resolution 2024-20, granting a building setback encroachment permit to a portion of the 20-foot building setback on Lot 5, Takakna Sky Subdivision, Plat KN 82-110, passed by unanimous vote (8-Yes)**

- 3. Conditional Land Use Permit Modification; MS2015-005**

Applicant: Sean Cude

Request: Modification to PC Resolution 2014-20 to allow excavation into the water table and for temporary localized dewatering.

Location: 36498 Virginia Drive

Kalifornsky Area

**Motion to go into adjudicative session at the conclusion of the meeting and for the vote on the decision to be held at the December 16, 2024 Planning Commission meeting passed by unanimous vote (8-Yes)**

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

**G. OTHER**

- 2025 Planning Commission Meeting Calendar

**H. PRESENTATIONS/PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA** (3 MINUTES PER SPEAKER)

## **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 16, 2024** 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

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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.