

PLANNING DIRECTOR'S REPORT

July 12, 2021

River Center Updates:

- At the end of June, the River Center sent out approximately 1600 letters to property owners on the Kenai River informing them about the 50-foot Habitat Protection District and 21.18 permitting requirements. We have received numerous calls and feedback, and are planning to send additional letters to property owners on other waterbodies.

Planning:

- An appeal has been filed in the River Resources Gravel Pit Case ** please be cognizant of that if any members of the public contact any commissioners on that issue**.
- Mayor Pierce plans to re-introduce the exact gravel pit ordinance that the PC recommended approval, which failed at the assembly level, and was tabled. Since this PC did recommend approval of the exact same ordinance that will be introduced, the mayor does not intend to send the ordinance back before the PC.
- We are working through a resolution for the PC city seats. Currently, we are working with the City of Homer and City of Seldovia on those seats. We can anticipate that on the back end of this there will be a code change ordinance that sets out the current city seats in code so that this issue has some finality. I will update you further when we have something concrete.
- Additionally, during this process it has come to our attention that vacancies on the KPB Planning Commission are handled differently depending on whether the vacancy is for an at-large seat or city seats. It is important that all vacancies on the KPB Planning Commission are noticed and handled in the same way. The KPB planning commission is a borough function, therefore, the borough will now handle the noticing and application process for vacancies. When the vacancy is for what is known as a city seat, the borough will send all applications and supporting documentation it receives from the applicant to the respective cities. The cities will then determine which applicants have the experience and expertise necessary to represent city interests and provide a final list of recommendations to the KPB mayor. The KPB mayor will then appoint a name from the list provided by the cities. So effective 7/7/21 we are going to handle the noticing and application process for all vacancies. That will likely mean we will currently have a short delay in filling a current open unfilled city seat on the PC for the beginning of August.
- One interpretation issue that I can ask Sean to speak to if needed is; During this process, we have also determined that neither borough code nor state statute require that city seats be filled by a resident of the city or that at-large seats be filled only by residents of the areas outside the cities. In short, this means that as long as the applicant is otherwise qualified and eligible, all borough residents may apply for a vacancy on the KPB Planning Commission. This should substantially open up the pool of qualified and experienced applicants to the benefit of all.
- We are working on getting the monitors set up in the chambers to show relevant maps and will have a laser available in the near future. This will aid all in attendance and online a unified view of the maps we are discussing during the meetings.
- I received a proposed project plans for review for Funny River Road Pavement Preservation project from the State of Alaska Department of Transportation and Public Facilities. The proposed plan will start at milepost 0-milepost 17.2 it is a reclaiming, paving, adding new signage, and striping.

Land Management:

- On July 6th the assembly approved the land classification and land sale ordinances as originally proposed, after much discussion surrounding public comments and the planning commission's recommendations. Amendments were proposed to remove the parcels in Homer from classification and sale. Those amendments were defeated on 4-4 votes, with one member absent. Assembly member Dunne gave notice of reconsideration of the Classification resolution. A motion to reconsider the land classification resolution will be raised at the August 3rd assembly. If the motion to reconsider passes, then the Assembly can rehash the classification resolution. If changes are made to the classification resolution, then land management will work with the legal department to determine the effects on, and proper handling of, parcels in relation to the land sale.

Platting:

- We are shooting for a PC training in collaboration with Legal at the August 23 meeting.