



Planning Commission Tentative Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax

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

Max J. Best, Planning Director • Charlie Pierce, Borough Mayor

*Blair Martin, Chairman – Kalifornsky Beach • Robert Ruffner, Vice Chairman – Kasilof/Clam Gulch
Dr. Rick Foster, Parliamentarian – Southwest Borough • Syverine Abrahamson-Bentz – Anchor Point/Ninilchik
Jeremy Brantley – Sterling • Paulette Bokenko-Carluccio – City of Seldovia • Cindy Ecklund – City of Seward
Robert F. Ernst – Northwest Borough • Diane Fikes – City of Kenai • Virginia Morgan – East Peninsula
Franco Venuti – City of Homer • Paul Whitney – City of Soldotna*

April 22, 2019

7:30 p.m.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

- *1. Time Extension Request - None**
- *2. Planning Commission Resolutions - None**
- *3. Plats Granted Administrative Approval2**
- *4. Plats Granted Final Approval (20.10.070)**
- *5. Plat Amendment Request**
 - a. Jan Feller Subdivision Amended7
KPB 2015-087A1 [Integrity / Feller]
Recording No. KN 2015-82
Location: on Miller Loop Road and Autumn Road
- *6. Utility Easement Vacations - None**
- *7. Commissioner Excused Absences**
 - a. Syverine Abrahamson-Bentz, Anchor Point / Ninilchik
 - b. Dr. Rick Foster, Southwest Borough

- c. Vacant, Ridgeway

***8. Minutes**

- a. March 25, 2019 Planning Commission Minutes..... 11
- b. April 8, 2019 Planning Commission Minutes..... 12

D. PUBLIC COMMENT/PRESENTATIONS/COMMISSIONERS

(Items other than those appearing on the agenda. Limited to five minutes per speaker unless previous arrangements are made.)

E. UNFINISHED BUSINESS

F. PUBLIC HEARINGS

- 1. Vacate a public easement in the City of Seldovia. 13
Location and request: Vacate the 25' wide Frank Raby Drive right-of-way adjoining Lots 3, 6, and 7, Block 44, East Addition Seldovia Townsite Alaska (Plat SL 66-28) and Lot 4B Seldovia Townsite East 2003 Addition Amended (Plat SL 2004-1). Also vacate the 10' wide alleyway adjoining Lots 1A and 2, Block 44, East Addition Seldovia Townsite Alaska (Plat SL 66-28). The Frank Raby Drive right-of-way being vacated is unconstructed except for a driveway that serves Lot 4, Block 44 and the alleyway being vacated is unconstructed. The rights-of-way are located within the SW 1/4 of Section 32, Township 8 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-030V.
Purpose as stated in petition: The majority of the right-of-way is not constructed. The constructed portion is currently used as a driveway. All adjacent lots have existing access. House expansion plans cannot move forward without the vacation due to the house currently encroaching into the right-of-way. Unnecessary public access for utility purposes.
Petitioners: Keith and Jennifer Swick, Raymond Waterbury Jr., Edward Girard, Hugh and Sally Smith, and James Hopkins of Seldovia, AK; Kevin and Conny Vandergriff of Eagle River, AK; Alfred and Judy Weglinski of Homer, AK; and Precious Earth, Inc. of Bakersfield, CA.

G. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18)

- 1. PC Resolution 2019-08; An application for a Conditional Use 32
 Permit has been received to replace two bridges and improve the Windy Bay Road, within the 50-foot Habitat Protection Districts of two anadromous streams. This project is located on both banks of two

unnamed anadromous streams, Anadromous Waters Catalog numbers 242-30-10160 and 242-30-10170, T11S R14W, Seward Meridian SL All of Sections 11 & 12, (KPB Parcel Numbers 191-070-13 and 191-070-14) on the south side of Kachemak Bay, AK. Applicant: Port Graham Village Council

H. VACATIONS NOT REQUIRING A PUBLIC HEARING - None

I. SPECIAL CONSIDERATIONS

- 1. Building Setback Exception..... 63
 Lot 3 Block 2 Longmere Estates Subdivision Part 1
 KPB File: 2019-034; Resolution No. 2019-11
 Location: On Lakeshore Drive and Longmere Way, Sterling Area
- 2. Consideration of a motion to amend after adoption of the hearing..... 74
 continuance date for a conditional land use permit application for
 material extraction. Applicant: Beachcomber LLC.

J. SUBDIVISION PLAT PUBLIC HEARINGS

- 1. The Plat Committee will review 5 preliminary plat.

K. OTHER/NEW BUSINESS

L. ASSEMBLY COMMENTS

M. LEGAL REPRESENTATIVE COMMENTS

N. DIRECTOR'S COMMENTS

O. COMMISSIONER COMMENTS

P. PENDING ITEMS FOR FUTURE ACTION

Q. ADJOURNMENT

**MISCELLANEOUS INFORMATIONAL ITEMS
NO ACTION REQUIRED**

NEXT REGULARY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, May 13, 2019** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley St, Soldotna, Alaska at **7:30 p.m.**

ADVISORY PLANNING COMMISSION MEETINGS

| ADVISORY COMMISSION | MEETING LOCATION | DATE | TIME |
|--|----------------------------------|-------------|-------------|
| Anchor Point | Anchor Point Chamber of Commerce | May 1, 2019 | 7:00 p.m. |
| Cooper Landing | Cooper Landing Community Hall | May 1, 2019 | 6:00 p.m. |
| Moose Pass | Moose Pass Community Hall | TBD | 6:30 p.m. |
| Hope / Sunrise | Hope Social Hall | TBD | 6:00 p.m. |
| The Kachemak Bay and Funny River Advisory Planning Commissions are inactive at this time. | | | |

NOTE: Advisory planning commission meetings are subject to change. Please verify the meeting date, location, and time with the advisory planning commission chairperson. Chairperson contact information is on each advisory planning commission website, which is linked to the Planning Department website.

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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