



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*

August 12, 2019

7:30 p.m.

A. CALL TO ORDER

B. ROLL CALL

- 1. Election of Officers – Chairman, Vice Chairman, and Parliamentarian

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**

- a. Lake Vista Estates 2012 Replat2
KPB File 2012-034 [Whitford / Lake Vista #1 LLC]
Location: Salamatof

***2. Planning Commission Resolutions - None**

***3. Plats Granted Administrative Approval 7**

***4. Plats Granted Final Approval (20.10.070) - None**

***5. Plat Amendment Request - None**

***6. Utility Easement Vacations**

- a. Vacate a utility easement in the Nikiski area. Location: Vacate14
the 10 foot wide utility easements adjoining the south lot lines of
Lots 11 and 12, Block 5, Baranoff Terrace Subdivision (Plat KN
1556); within Section 26, Township 7 North, Range 12 West,
Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-

082V. Petitioner: Estate of Victoria Johnson of Kenai, Alaska.

- b. Vacate a utility easement in the Kalifornsky area. Location: Vacate23
the 20-foot-wide utility easement centered on the shared lot line
of Lot 5, Block 3, Ravenwood Subdivision Addition No. 1 (Plat KN
72-10) and Lot 5A, Block 3 Ravenwood Subdivision Addition No. 3
(Plat KN 81-42); within Section 24, Township 5 North, Range 11
West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File
2019-027V2. Petitioner: Alex and Courtney Matiaco of Kenai,
Alaska and the Kenai Peninsula Borough of Soldotna, Alaska.

***7. Commissioner Excused Absences**

- a. Cindy Ecklund, City of Seward
- b. Robert Ruffner, Kasilof / Clam Gulch
- c. Vacant, Ridgeway

***8. Minutes**

- a. July 15, 2019 Planning Commission Minutes34
- b. July 15, 2019 Planning Commission Work Session35

D. PUBLIC COMMENT/PRESENTATIONS/COMMISSIONERS

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

- 1. Reappointments to the Planning Commission
 - a. Syverine Abrahamson-Bentz, Anchor Point / Ninilchik
 - b. Diane Fikes, City of Kenai
 - c. Virginia Morgan, East Peninsula
 - d. Franco Venuti, City of Homer

E. UNFINISHED BUSINESS

- 1. May 13, 2019 Kenai Peninsula Borough Planning Commission review36
of the November 13, 2018 Kenai Peninsula Borough Plat Committee
preliminary approval of:
Michael J. Pelch Homestead Jr. Addition No. 3
KPB File 2018-124 [McLane Consulting / Pelch, Miller]
Location: in the City of Kenai

F. PUBLIC HEARINGS

- 1. Ordinance 2019-22; An Ordinance Authorizing A Negotiated Sale with65

Alex and Courtney Matiaco at Fair Market Value for Lot 5A, Block 3, Ravenwood Subdivision, Addition No. 3, Plat No. 81-42, Kenai Recording District, Which was Previously Retained for a Public Purpose.

2. Resolution 2019-__; A Resolution Supporting the Kenai Peninsula.....78
 Coordinated Public Transit-Human Services Transportation Plan to be Submitted to the State of Alaska Department of Transportation and Public Facilities

3. Ordinance 2019-21; An Ordinance Amending KPB 21.02 Regarding136
 Advisory Planning Commissions Establishing an Advisory Planning Commission in the Kalifornsky Area

4. Ordinance 2019-__; An Ordinance Adopting the Updated 2014 Kenai.....152
 Peninsula Borough All-Hazard Mitigation Plan and Removing the Word "All" from KPB 2.80.010

5. Vacate three public rights-of-way in the City of Kenai. Location: The..... 459
 easternmost portion of the Riverview Drive right-of-way between Broad Street and Lot 2C, Block 18, Original Townsite of Kenai Laddville Replat No. 3 (Plat KN 98-93); The portion of Broad Street right-of-way south of Cook Avenue; and the unnamed east/west right-of-way south of Cook Avenue adjoining Lot 2C, Block 18, Original Townsite of Kenai Laddville Replat No. 3 (Plat KN 98-93) and Lot 1, Block 18, Original Townsite of Kenai (Plat KN 2970). The rights-of-way being vacated are unconstructed and located within the SW ¼ of Section 5, Township 5 North, Range 11 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2018-057V2. Petitioners: City of Kenai, Jerry A Sprague & Patricia Bushman-Sprague 2012 Trust, and Kenai River Brewing Company of Kenai, Alaska.

6. Vacate a Section Line Easement in the City of Soldotna. Location: Vacate 495
 the westerly portion of the remaining Section Line Easement to reduce the easement to 15 feet in width within Lot 1A Riverview Subdivision Coghill Replat (Plat KN 2015-95). The Section Line Easement being vacated is unconstructed and located within the SE ¼ NE ¼ of Section 31, Township 5 North, Range 10 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-064V. Petitioners: David Allen Rodgers and Susan Marie Rodgers Revocable Trust of Atascadero, CA.

7. Vacate a Section Line Easement and a pedestrian easement in the 524

Diamond Ridge area. Location: -Vacate those portions of the 33 foot Section Line Easements lying within Tract A Gruening Vista 1993 Subdivision (Plat HM 93-61), Lot 34 Gruening Vista Subdivision 1986 Addition No. 2 (Plat HM 86-110), Lot 43 Gruening Vista 1998 Addition Amended (Plat HM 99-12), Tract 25 Gruening Vista 1978 Addition (Plat HM 78-49), and the parcel describe as that portion of the S ½ SW ¼ and that portion of NW ¼ SW ¼ Section 2 excluding Gruening Vista Subdivision 1978 Addition; -Vacate the 10 foot wide pedestrian easement adjoining the eastern lot line of Lot 35-A Gruening Vista 1993 Addition and vacate the 10 foot wide pedestrian easement adjoining the western lot line of Tract 26 Gruening Vista 1978 Addition. The easements being vacated are unconstructed and located within the SW ¼ of Section 2 and the SE ¼ of Section 3, Township 6 South, Range 13 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-085V. Petitioners: Spotty Merle, LLC of Peachtree City, GA, Peter and Kathleen Zuyus, and Richard Koskovich of Homer, AK.

G. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18)

1. Resolution 2019-21; Application for a Conditional Use Permit to enclose..... 606
 an existing 28' x 48' structure within the 50 foot Anadromous Waters Habitat Protection District. The project is located on a canal on the right bank of the Kenai River near River Mile 17, Lot 175, Poachers Cove HOA Subdivision Amended (KN 87-69), Section 19, Township 5 North, Range 10 West, Seward Meridian, Kenai, Alaska. Parcel: 057-487-66. Petitioner: Peter Calkins of Dallas, PA.

2. Resolution 2019-22; Application for a Conditional Use Permit for the..... 630
 installation of an in-ground sleeve for a removable/adjustable aluminum flag pole within the 50 foot Anadromous Waters Habitat Protection District. The project is located on a canal on the right bank of the Kenai River near River Mile 15, Lot 70, River Quest Phase 1 Amended Subdivision (KN 2004-111), Section 19, Township 5 North, Range 10 West, Seward Meridian, Kenai, Alaska. Parcel: 055-033-68. Petitioner: Terry Weber of Kenai, AK.

H. VACATIONS NOT REQUIRING A PUBLIC HEARING - None

I. SPECIAL CONSIDERATIONS

1. Review of the May 13, 2019 Kenai Peninsula Borough Plat Committee..... 647
 preliminary approval of:
 Diamond Ridge Estates No. 5
 KPB File 2019-037 [Geovera, LLC / Arno]

Location: in the Diamond Ridge area
 (Postponed from the June 24, 2019 Planning Commission Meeting)

- 2. Review of the June 24, 2019 Kenai Peninsula Borough Plat Committee 693
 preliminary approval of
 House Subdivision 2019 Replat
 KPB File 2019-068 [McLane Consulting Group / Plagge,
 The Dennis Ward Bible and Susan Bible Revocable Living Trust]
 Location: in the Funny River area

J. SUBDIVISION PLAT PUBLIC HEARINGS

- 1. The Plat Committee will review 13 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 REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, August 26, 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	September 4, 2019	7:00 p.m.
Cooper Landing	Cooper Landing Community Hall	September 4, 2019	6:00 p.m.
Funny River	TBD	TBD	TBD
Moose Pass	Moose Pass Community Hall	TBD	6:30 p.m.

Hope / Sunrise	Hope Social Hall	TBD	6:00 p.m.
The Kachemak Bay Advisory Planning Commission is 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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