



# 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 26, 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**

- a. Anchor Crest 2011.....2  
KPB File 2011-041 [Imhoff / Kyllonen]  
Location: Anchor Point; Anchor Point APC

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

**\*3. Plats Granted Administrative Approval.....9**

**\*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 City of Seward. Location: Vacate.....13  
the 10 foot wide utility easement crossing Lot B1 Forest Acres  
Subdivision Levee Replat (Plat SW 2012-17), excluding the 10 foot  
wide portions adjoining the north and east lot lines; within Section 34,  
Township 1 North, Range 1 West, Seward Meridian, Kenai Peninsula  
Borough, Alaska. KPB File 2019-054V. Petitioner: Thomas Gillespie,  
Raymond Gillespie, and Catherine Weiford of Seward, Alaska

- b. Vacate a utility easement in the Fritz Creek area. Location: Vacate.....31  
the 20 foot wide utility easements on the shared lot lines of Lots 6  
and 7, Block 3 and Lots 6 and 13, Block 3, Glacierview Farm (Plat  
HM 79-16); within Section 7, Township 5 South, Range 11 West,  
Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-  
090V. Petitioners: Dale and Linda Petkash of Arvada, Colorado and  
Donald and Sharron Cotogno of Fritz Creek, Alaska.

**\*7. Commissioner Excused Absences**

- a. Vacant, Ridgeway

**\*8. Minutes**

- a. August 12, 2019 Planning Commission Meeting.....38

**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.)

**E. UNFINISHED BUSINESS**

1. Resolution 2019-22; Application for a Conditional Use Permit for the.....39  
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.
2. Attach findings to the August 12, 2019 decision for the vacation of a.....45  
section line easement and pedestrian easement in the Diamond Ridge  
area. 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.

**F. PUBLIC HEARINGS**

1. Ordinance 2019-\_\_; An Ordinance Amending Kenai Peninsula Borough.....55  
2.56.006, Adopting the 2019 Kenai Peninsula Borough Comprehensive Plan.

2. Ordinance 2019-\_\_; Adopting KPB 20.80, Subdivision Private Streets and..... 279  
Gated Subdivisions.
3. Ordinance 2019-\_\_; An Ordinance Amending KPB Chapter 21.25, ..... 288  
Conditional Land Use Permits and Amending KPB Chapter 21.29, Material  
Site Permits.

**G. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18)**

1. Resolution 2019-26; Application for a Conditional Use Permit for the..... 371  
installation of an 8' x 260' fence within the Borough's 50-foot Anadromous  
Waters Habitat Protection District. The project is located on Daniels Lake,  
Lot 1, Rappe Park Subdivision Amended (KN 0870105), Section 34,  
Township 8 North, Range 11 West, Seward Meridian, Nikiski, Alaska.  
Parcel: 013-410-53. Petitioner: Stacy Oliva of Nikiski, AK.
2. Resolution 2019-27; Application for a Conditional Use Permit for the..... 388  
installation of a satellite dish and fire pit within the Borough's 50-foot  
Anadromous Waters Habitat Protection District. The project is located on  
the Kenai River near River Mile 23.5, Lot 14, Block 2, Keystone Estates  
Subdivision Part 2 (KN 0760050), Section 25, Township 5 North, Range 10  
West, Seward Meridian, Soldotna, Alaska. Parcel: 058-200-17. Petitioner:  
George Borderieux of Anchorage, AK.
3. Resolution 2019-28; Application for a Conditional Use Permit for the..... 407  
installation of a 6' diameter culvert within the Borough's 50-foot  
Anadromous Waters Habitat Protection District. The project is located at  
Section 25, Township 4 South, Range 15 West, Seward Meridian, Anchor  
Point, Alaska. Parcel: 165-162-24. Petitioner: Mona Stutes of Anchor Point,  
AK. Agent: Gina DeBardelaben of Soldotna, AK.

**H. VACATIONS NOT REQUIRING A PUBLIC HEARING - None**

**I. SPECIAL CONSIDERATIONS**

1. Building Setback Exception ..... 441  
Lot 8 Block 6 Carver Subdivision Part 3  
KPB File 2019-098; Resolution No. 2019-29  
Location: on Carver Drive and Gene Avenue; Ridgeway area

**J. SUBDIVISION PLAT PUBLIC HEARINGS**

1. The Plat Committee will review 7 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, September 9, 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**

<b>ADVISORY COMMISSION</b>	<b>MEETING LOCATION</b>	<b>DATE</b>	<b>TIME</b>
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**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website: <http://www.kpb.us/planning-dept/planning-home>