



# 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*

**September 23, 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 Approval**

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

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

**\*6. Utility Easement Vacations - None**

**\*7. Commissioner Excused Absences**

a. Vacant, Ridgeway

**\*8. Minutes**

a. September 9, 2019 Planning Commission Meeting

**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. Ordinance 2019-\_\_; An Ordinance Amending Kenai Peninsula Borough 2.56.006, Adopting the 2019 Kenai Peninsula Borough Comprehensive Plan.  
*Postponed from the August 26, 2019 meeting. Motion on the floor.*
2. Ordinance 2019-24; Adopting KPB 20.80, Subdivision Private Streets and Gated Subdivisions.  
*Postponed from the August 26, 2019 meeting. Motion on the floor.*

**F. PUBLIC HEARINGS**

1. Recommendation to the assembly concerning the formation of a Single-Family Residential (R-1) local option zoning district in the Fritz Creek area; to include all lots within the boundaries of C & H Estates, according to Plat 80-23, Homer Recording District.

**G. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18) – None****H. VACATIONS NOT REQUIRING A PUBLIC HEARING – None****I. SPECIAL CONSIDERATIONS**

1. Alder Slopes Subdivision Castle Heights Addition Plat Note Removal  
KPB File 2019-108; Resolution 2019-31  
Location: on Absher Court, off East End Road; Fritz Creek  
Kachemak Bay APC  
Petitioner: Jay T. Taylor Trust

**J. SUBDIVISION PLAT PUBLIC HEARINGS**

1. The Plat Committee will review 3 preliminary plat.

**K. OTHER/NEW BUSINESS**

1. New Plat Committee (October, November, December 2019) – 5 Members / 2 Alternates

**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, October 14, 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	October 9, 2019	7:00 p.m.
Cooper Landing	Cooper Landing Community Hall	October 9, 2019	6:00 p.m.
Funny River	Donald E. Gilman River Center	September 26, 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 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>