



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*

OCTOBER 14, 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. Denali Subdivision Sexton Addition No. 2 2
 KPB File 2009-194 [No Surveyor / Sexton]
 Location: Kalifornsky Area; Kalifornsky APC

***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**

- a. Vacate a 20-foot wide utility easement in the City of Kenai. 8
 Utility easement is on the shared lot lines of Tract A and Lots 4, 5, 6, Block 1 of Bridge Road Subdivision Number Two (Plat KN 0840068) and Lot 7A, Block 1 of Bridge Road Subdivision Lockwood Addition (Plat KN 2004018); within Section 4, Township 5 North, Range 11 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-114V. Petitioners: Peninsula Mini

Storage LLC, of Kenai, AK and SBC Development Group, Inc., of Soldotna, AK.

***7. Commissioner Excused Absences**

- a. Cindy Ecklund, City of Seward
- b. Dr. Rick Foster, Southwest Borough
- c. Vacant, Ridgeway

***8. Minutes**

- a. September 23, 2019 Planning Commission Meeting.....29

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 - None

F. PUBLIC HEARINGS

- 1. Petition to vacate a 30-foot wide portion of Greatland Street public46
right-of-way in the City of Homer. The right-of-way proposed to be vacated is unconstructed and located within Section 19, Township 6 South, Range 13 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-105V. Petitioner: Tom Livingston of Anchorage, AK.
- 2. Petition to vacate Backer’s Island Lane, a public right of way in the.....71
City of Seldovia. Also, vacate the associated utility easement described as the front 10 feet of the 20 foot setback and the full 20 feet within 5 feet of the side lot lines adjoining Backer’s Island Lane. The right-of-way proposed to be vacated is unconstructed and located within Section 32, Township 8 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-109V. Petitioner(s): Precious Earth Inc. of Bakersfield, California.
- 3. Ordinance 2019-28; An Ordinance correcting Ordinance 2019-1392
by re-authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through tax foreclosure proceedings, and thereby providing time to correct a notice deficiency discovered after enactment of Ordinance 2019-13.
- 4. Ordinance 2019-27; Repealing Ordinance 2019-12 and Authorizing the 100.1

Sale of Certain Real Property Obtained by the Kenai Peninsula Borough Through Tax Foreclosure Proceedings which was Previously Retained for a Public Purpose, and Providing Time to Correct a Notice Deficiency Discovered After Enactment of Ordinance 2019-12.

G. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18)

- 1. An application for a Conditional Use Permit to install a 50-foot by 4-foot 101
 elevated, light penetrating (ELP) access walkway and an 8-foot by 20-foot
 ELP fishing platform within the 50-foot Habitat Protection District of the
 Kenai River. Petitioner: Terence W. Johnson of Kenai, AK. Physical Address:
 45579 Fish On Drive, Kenai, AK. Legal Description: Section 19, Township 5
 North, Range 10 West, Seward Meridian, KN 0840140, Castaway Cove
 Subdivision Amended Lot 3, Block 6. Parcel Number: 055-256-30

H. VACATIONS NOT REQUIRING A PUBLIC HEARING – None

I. SPECIAL CONSIDERATIONS

- 1. Building Setback Exception 119
 Northridge Acres Subdivision Hopkins Addition
 KPB File 2019-110; Resolution 2019-33
 Location: On Eddy Hill Drive from Sports Lake Road and from
 Kenai Spur Highway; Ridgeway

J. SUBDIVISION PLAT PUBLIC HEARINGS

- 1. The Plat Committee will review 3 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, October 28, 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	November 6, 2019	7:00 p.m.
Cooper Landing	Cooper Landing Community Hall	November 6, 2019	6:00 p.m.
Funny River	Funny River Community Center	January 14, 2020	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

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