

Kodiak Island Borough Planning and Zoning Commission Work Session

Wednesday, September 14, 2016, 6:30 p.m., KIB Conference
Room

Work Sessions are informal meetings of the Planning and Zoning Commission where Commissioners review the upcoming regular meeting agenda packet. They may request or seek additional information from staff or the applicant to be presented at the regular meeting. Although additional items not listed on the work session agenda may be discussed when introduced by the Chair, Commissioners, or staff, no formal action is taken at work sessions. Items that require formal Commission action are placed on the Planning and Zoning Commission regular meeting agenda. Citizen comments at work sessions are NOT considered part of the official record. Citizen comments intended for the "official record" should be made at a Planning and Zoning Commission regular meeting. Citizen comments will not be allowed regarding cases which are scheduled for public hearing.

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1. CALL TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

Items not scheduled for Public Hearing. Limited to three minutes per speaker.

4. ITEMS FOR DISCUSSION

5. PACKET REVIEW

PUBLIC HEARINGS

Public Testimony will not be taken at the Work Session.

6 - 67

a. **CASE:** 17-003 (Postponed from the August 17, 2016 regular meeting, the two cases that follow apply to the same parcel)

APPLICANT: Kodiak Island Borough

AGENT: KIB Resource Management Officer

REQUEST: A Title 18 Land Disposal review to consider disposal of Tract A-1, Block 4, Kodiak Alaska Subdivision, 1st Addition (Chapter 18.20 KIBC). The intent of this request is to make the parcel available for residential development.

LOCATION: 3034 Sharatin Road

ZONING: PL-Public Use Lands

17-003 Case Packet

68 - 125

b. **CASE:** 17-004 (Postponed from the August 17, 2016 regular meeting)

APPLICANT: Kodiak Island Borough

AGENT: KIB Resource Management Officer
REQUEST: A Comprehensive Plan Amendment to change the Future Land Use Designation of Tract A-1, Block 4, Kodiak Alaska Subdivision, 1st Addition from Public Facilities/Ownership to Urban Residential (Chapter 17.205 KIBC). The intent of this request is to facilitate a rezone that will permit residential construction on this parcel.
LOCATION: 3034 Sharatin Road
ZONING: PL-Public Use Lands

17-004 Case Packet

126 - 180

- c. **CASE:** 17-005 (Postponed from the August 17, 2016 regular meeting)
APPLICANT: Kodiak Island Borough
AGENT: KIB Resource Management Officer
REQUEST: A Rezone of Tract A-1, Block 4, Kodiak Alaska Subdivision, 1st Addition from PL- Public Use Lands District to R2-Two-Family Residential District (Chapter 17.205 KIBC). The intent of this request is to rezone this parcel to a zoning district that permits residential construction.
LOCATION: 3034 Sharatin Road
ZONING: PL-Public Use Lands

17-005 Case Packet

181 - 199

- d. **CASE:** 17-006 (Postponed from the August 17, 2016 regular meeting)
APPLICANT: Kodiak Island Borough
AGENT: KIB Resource Management Officer
REQUEST: A Title 18 Land Disposal review to consider disposal of Lots 1 and 2, Raven Hills Subdivision (Chapter 18.20 KIBC). The intent of this request is to offer these parcels for sale to the public at a future Borough land sale.
LOCATION: 2800 Monashka Bay Road & 1684 Sawmill Circle
ZONING: RR1-Rural Residential One

17-006 Case Packet

200 - 221

- e. **CASE:** 17-009
APPLICANT: City of Port Lions
REQUEST: A Conditional Use Permit (KIBC 17.50.040.H and 17.200) to construct an emergency power generation plant on a ± 2,500 sq. ft. leased portion of Tract 2, U.S. Survey 5509.
LOCATION: NHN Kizhuyak Drive, Port Lions
ZONING: C-Conservation

17-009 Case Packet

222 - 256

- f. **CASE:** 17-010
APPLICANT: Kodiak Island Borough
AGENT: Dave Conrad, KIB Construction Inspector and Engineer
REQUEST: A variance (KIBC 17.105.040.A.2 and 17.195) to allow an 8' x 20' accessory building (landfill customer service and support building) to encroach 34' into the required I-Industrial zoning 50' front yard setback on Lot 1A, Kodiak Island Borough Landfill Subdivision. This request is an effort by the Borough to improve landfill customer safety and service by locating the building next to the existing landfill scales.
LOCATION: 1203 Monashka Bay Road
ZONING: I-Industrial

17-010 Case Packet

257 - 282

- g. **CASE:** S17-002
APPLICANT: Kodiak Island Borough
AGENT: KIB Resource Management Officer
REQUEST: Preliminary approval of the subdivision of Lot 1A-4, U.S. Survey 3465 creating Lots 1A-4A, 1A-4B, 1A-4C, 1A-4D, and 1A-4E, U.S. Survey 3465. This subdivision amends a plat covenant that designates Lot 1A-4 (± 3 acres) for parks and recreational purposes by designating only Lot 1A-4E (a ± 2 acre portion of Lot 1A-4) for those purposes.
LOCATION: 593 Island Lake Road
ZONING: PL-Public Use Lands (rezone to R2-Two-Family Residential pending final approval by the Borough Assembly)

S17-002 Case Packet

283 - 802

- h. **CASE:** 16-007 (Postponed from the July 13, 2016 regular meeting)
APPLICANT: Kodiak Island Borough
REQUEST: An ordinance amending KIBC Chapters 17.25 (Definitions) and 17.160 (Accessory Buildings) to include development standards for accessory dwelling units in the Borough. This ordinance will also amend the following KIBC Chapters to specifically list accessory dwelling units as a permitted use:
- 17.50 (C-Conservation District)
 - 17.60 (RR2-Rural Residential Two District)
 - 17.65 (RR-Rural Residential District)
 - 17.70 (RR1-Rural Residential One District)
 - 17.75 (R1-Single-family Residential District)

- 17.80 (R2-Two-family Residential District)

LOCATION: Borough-wide

ZONING: Certain Residential Zoning Districts

[16-007 Case Packet](#)

6. OLD BUSINESS
7. NEW BUSINESS
 - 803 - 806 a. FY2017-2021 Capital Improvement Projects List
[FY2017-2021 CIP Packet](#)
 8. COMMUNICATIONS
 - 807 - 831 a. August Planning and Zoning Case Results Letters
[August P&Z Results Letters Packet](#)
 - 832 - 839 b. Code Enforcement
[Letter of Courtesy and Advisory 8-17-16](#)
[Letter of Courtesy and Advisory 8-19-16](#)
[Notice of Violation 8-23-16](#)
 - 840 - 847 c. 16-010 Appeal Documents
[16-010 Appeal Documents 8-29-16](#)
 9. REPORTS
 - a. Meeting Schedule:
 - September 21, 2016 Regular Meeting-6:30 p.m.-Assembly Chambers
 - October 12, 2016 Work Session-6:30 p.m.-KIB Conference Room
 - October 19, 2016 Regular Meeting-6:30 p.m.-Assembly Chambers
 - 848 - 854 b. Minutes of Other Meetings
 - June 28, 2016 Parks and Recreation Committee regular Meeting
 - July 26, 2016 Parks and Recreation Committee Regular Meeting[2016-07-26-PRCRMMinutes](#)
[2016-06-28-PRCRMMinutes](#)
 - 855 - 857 c. Abbreviated & Final Approvals - Subdivisions
 - **S17-001. ABBREVIATED PLAT PROCEDURE.** Final approval of the replat creating North Pacific Tank Farm Tract, and Remainder of Lot 1, Block 20, Kodiak Townsite, USS 2537B, and a Portion of USS 1086.

Current Abbreviated & Final Subdivision Approvals
S17-001 Transmittal Memo & Recorded Plat 2016-07

10. STAFF COMMENTS
11. COMMISSIONER COMMENTS
12. ADJOURNMENT