

**Kodiak Island Borough  
Planning and Zoning Commission  
Regular Meeting**

Wednesday, November 30, 2016, 6:30 p.m., Borough Assembly  
Chambers

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Visit the link below to view the full Agenda Packet

[Planning and Zoning Commission Regular Meeting - 30 Nov 2016 - PDF](#)

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. MINUTES OF PREVIOUS MEETINGS
  - a. October 19, 2016 Regular Meeting  
[Draft 2016-10-19-PZCRMMinutes](#)
6. CITIZEN COMMENTS

Items not scheduled for Public Hearing: Limited to three minutes per speaker.  
Local Telephone Number: 486-3231 Toll Free Telephone Number: 855-492-9202
7. PUBLIC HEARINGS

Limited to three minutes per speaker.  
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  - a. **CASE: 16-003 (Postponed from the May 18, 2016 regular meeting)**  
APPLICANT: Kodiak Island Borough  
AGENT: Reed Oswalt, Chair, Bay View Road Service Area  
REQUEST: A vacation of a portion of the platted Monashka Circle cul-de-sac right-of-way adjacent to Lots 9, 10A, 11A, and 12B, Block 1, Monashka Bay Subdivision (KIBC 16.60). This vacation will reduce the diameter of the cul-de-sac from 200'

to 100'.  
LOCATION: North end of Monashka Circle  
ZONING: RR1-Rural Residential One

[S16-003 Nov Case Packet](#)

- b. **CASE: 16-020 (Postponed from the July 13, 2016 regular meeting)**  
APPLICANT: Leisnoi, Inc. and Koniag, Inc  
AGENT: Koniag, Inc.  
REQUEST: A Conditional Use Permit for non-recreational mineral extraction activities (gravel extraction) on a portion of Section 28, T.29S, R.20W, Seward Meridian (KIBC 17.200 and 17.50.040.F).  
LOCATION: Near Mile 21, Chiniak Highway (known as the old Rendezvous gravel pit)  
ZONING: C-Conservation

[16-020 CUP Case Packet](#)

- c. **CASE: S17-002 (Postponed from the September 21, 2016 regular meeting)**  
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](#)

- d. **CASE: S17-004**  
APPLICANT: Oceanfront Kodiak, LLC  
AGENT: Mark Anderson  
REQUEST: Preliminary approval of the replat of Lots 1 thru 40, Cliff Point Estates Subdivision, vacating and reestablishing associated easements, and creating Lots 1 thru 11 and Tracts A, B, and C, Cliff Point Estates Subdivision, Oceanfront Addition No. 1 (KIBC 16.40).  
LOCATION: Cliff Point, Milepost 14 Chiniak Highway  
ZONING: C-Conservation

[S17-004 Case Packet](#)

- e.       **CASE:**            **17-012**  
          **APPLICANT:** Golden Alaska Excavating  
          **REQUEST:** A Title 18 Land Disposal review to consider disposal of a ± 35 acre portion of the Remainder of Lot 1, U.S. Survey 2539 by lease at fair market value for the purposes of resource extraction and stockpiling (KIBC18.20, 18.40, and 18.60).  
  
          **LOCATION:** Approximately ½ mile south of Salonie Creek shooting range.  
  
          **ZONING:**        C-Conservation  
  
          [17-012 Case Packet](#)

8.        OLD BUSINESS

9.        NEW BUSINESS

10.       COMMUNICATIONS

- a.        October Planning and Zoning Case Results Letters  
          [17-011 Postponement Letter 10-27-16](#)
- b.        Code Enforcement Letters  
          [Letter of Courtesy and Advisory 10-13-16](#)  
          [Letter of Courtesy and Advisory 2 10-13-16](#)  
          [Notice of Compliance 11-3-16](#)

11.       REPORTS

- a.        Meeting Schedule:
- December 7, 2016 Work Session-6:30 p.m.-KIB Conference Room
  - December 14, 2016 Regular Meeting-6:30 p.m.-Assembly Chambers
- b.        Abbreviated & Final Approvals - Subdivisions  
          [November Abbreviated & Final Plat Approvals Memo](#)  
          [S15-017 Transmittal memo & Recorded Plat 2016-10](#)

12.       STAFF COMMENTS

13.       CITIZEN COMMENTS

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14.       COMMISSIONER COMMENTS

15. ADJOURNMENT

The public is invited to attend the **packet review work session** for these agenda items to be held in the Kodiak Island Borough Conference Room at 6:30 p.m. the preceding Wednesday. No public testimony will be allowed at the work session regarding cases scheduled for public hearing. Minutes for the regular meeting are available upon request by calling the Community Development Department at 486-9363.