

# Kodiak Island Borough Planning and Zoning Commission Work Session

Wednesday, November 9, 2016, 6:30 p.m., KIB Conference Room

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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.

Visit the link below to view the full Agenda Packet

[Planning and Zoning Commission Work Session - 09 Nov 2016 - PDF](#)

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

a. Proposed Small Lot Subdivision Zoning District  
[November Small Lot District Packet](#)

5. PACKET REVIEW

PUBLIC HEARINGS

No Public Testimony will be taken at the Work Session.

a. **CASE:** S16-003 (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](#)

6. OLD BUSINESS
7. NEW BUSINESS
8. 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](#)
9. REPORTS
  - a. Meeting Schedule:
    - November 30, 2016 Regular Meeting-6:30 p.m.-Assembly Chambers
    - 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](#)
10. STAFF COMMENTS
11. COMMISSIONER COMMENTS
12. ADJOURNMENT