

KENAI PENINSULA BOROUGH PLANNING COMMISSION

RESOLUTION 2026-34

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR
THE CONSTRUCTION OF A GRAVEL PAD & CABIN WITHIN THE 50-FOOT HABITAT
PROTECTION DISTRICT OF THE KENAI RIVER.**

- WHEREAS,** Chapter 21.18 provides for the approval of Conditional Use Permits for certain activities within the habitat protection district; and
- WHEREAS,** KPB 21.18.081 provides that a conditional use permit is required for construction not meeting the standards of KPB 21.18.071; and
- WHEREAS,** KPB 21.18.091 provides for mitigation measures by the planning department staff to address impacts to the Habitat Protection District from a proposed, ongoing, or completed project; and
- WHEREAS,** public notice was sent to all property owners within a 300-foot radius of the proposed activity as provided in Section 21.11.030; and
- WHEREAS,** public notice was posted as provided in Section 01.08.180 (B) (1) (3); and
- WHEREAS,** public testimony was received at the Monday, June 22, 2026 meeting of the Kenai Peninsula Borough Planning Commission;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI
PENINSULA BOROUGH:**

That the Planning Commission makes the following findings of fact pursuant to KPB 21.18:

Section 1. Project Details Within the 50-foot Habitat Protection District

The land owner would like to place approximately 68 cubic yards of gravel on his lot to create a parking pad. On top of a portion of the pad there will be a 40 foot by 18-foot dry cabin. There will be no septic. Portions of this project would partially be within the 50-foot HPD. This project meets the standards of KPB Code 21.18.081.10 as listed in the Resolution 2026-34

A portion of the application to place an elevated, light penetrating walkway and cabled spruce

tree revetment have met the standards to be permitted through a staff permit via KPB Code 21.18.070 (attached to the packet).

Section 2.

Findings of fact pursuant to KPB 21.18.081

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(10), construction of a primary structure may be approved as a conditional structure/use within the habitat protection district (HPD).
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. Pursuant to KPB 21.06.081(D)(10), the following standards have been met:
 - i) The parcel boundaries were defined prior to January 1, 2012
 - ii) The parcel is served by a sewage holding tank or septic system, which is located entirely outside the HPD
 - iii) The parcel has an area of .3 acres or less and less than 4,000 square feet of total developed impervious coverage
 - iv) The parcel has less than 4,000 square feet of suitable development area outside the HPD
 - v) On the portion of the parcel within the HPD, the total impervious coverage is not exceeding 50% of the area able to sustain native vegetation or 3,000 square feet of area able to sustain native vegetation, whichever is less
 - vi) The standard for development is to first utilize suitable parcel areas outside the HPD. Within the HPD, nearshores areas that may sustain native vegetation must be preserved to minimize impact.
7. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
8. Pursuance to KPB 21.18.140, the proposed project meets the definition of water dependent.
9. The River Center found the application complete and scheduled a public hearing for Monday, June 22, 2026.
10. Agency review was distributed on June 5, 2026. No comments or objections have been received from resource agencies to date.

11. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on June 5, 2026. A total of 36 mailings were sent.
12. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
13. The applicant is currently in compliance with Borough permits and ordinances.

Section 3. Permit Conditions

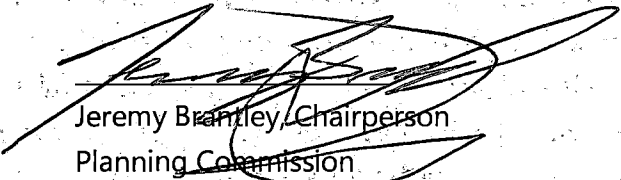
1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Kenai River.
2. The project must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within three calendar years from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.

12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

Section 4. Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

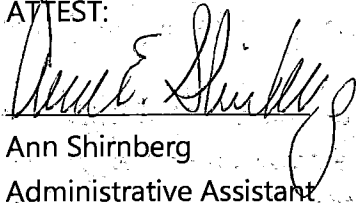
1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1-3 and Findings 6-8 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Conditions 1-11 and Findings 2, 8 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Conditions 1-3 and Finding 7 appear to support this standard.**
4. The proposed use or structure is water-dependent; **Condition 1 and Finding 8 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Conditions 2, 1-12 and Finding 13 appear to support this standard.**

THIS CONDITIONAL USE PERMIT EFFECTIVE ON 22nd DAY OF JUNE, 2026.



Jeremy Brantley, Chairperson
Planning Commission

ATTEST:



Ann Shirnberg
Administrative Assistant

Note: An appeal of a decision of the Planning Commission may be filed to the hearing officer, in accordance with the requirements of the KPB Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.