



Meeting Agenda Planning Commission

Monday, March 16, 2026

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

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The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

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.** [KPB-7509](#) River Quest Phase 2 Addition No. 1; KPB File 2024-013

Attachments: [a. River Quest Phase 2 Addn No 1_Packet](#)

- b.** [KPB-7510](#) Skyline Heights Estates Kachemak Landing Airpark; KPB File 2023-142

Attachments: [b. Skyline Heights Estates Kachemak Landing Airpark Packet](#)

2. Planning Commission Resolutions - None**3. Plats Granted Administrative Approval**

- a.** [KPB-7511](#) 03-16-26 Administrative Approvals Report

Attachments: [C3. Administrative Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040) - None**5. Plat Amendment Request**

- a.** [KPB-7512](#) Dawn Estates Whittenberg Addition; KPB File 2024-120R1A1

Attachments: [C5. Plat Amendment Request Packet](#)

6. Commissioner Excused Absences - None**7. Minutes**

[KPB-7513](#) 02-26-2026 PC Meeting Minutes

Attachments: [C7. 022326 PC Minutes](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7514](#) Utility Easement Vacation; KPB File 2025-131V
Peninsula Surveying / Tilbury
Request: Vacates a 10' wide utility easement along the southern border
of Lot 1, Kinrod Addition, Plat HM 81-18
Ninilchik Area

Attachments: [E1. UEV Kinrod Addn Packet](#)
 [PHN UEV-Kinrod 2025 Replat](#)

2. [KPB-7515](#) Utility Easement Vacation; KPB File 2026-019V
Edge Survey & Design / Hill
Request: Vacates three 20' wide by approximately 260' long utility
easements running west to east across the parcel
Location: Tract A, Green Acres Gangloff Replat, Plat KN 97-79
Sterling Area

Attachments: [E2. UEV Green Acres Gangloff Replat Packet](#)
 [PHN UEV-Green Acres Hill Addition](#)

3. [KPB-7516](#) Building Setback Encroachment Permit (Church); KPB File 2024-128
PC Resolution 2026-19
Edge Survey & Design / Trinity Christian Center
Request: Permits a 12' by 16' church to remain approximately 9.1' into
the 20' building setback on Alex Drive & 7.9' into the 20' building
setback along the Kenai Spur Hwy
Location: Lot 1A, Sagerser Sub Trinity Center Replat, Plat KN
2024-99
Ridgeway Area

Attachments: [E3. BSEP Sagerser Sub Trinity Center Replat-Church Packet](#)
 [PHN BSEP-Sagerser Sub Trinity Center Replat Lot 1 Church KPB 2024-128](#)

4. [KPB-7517](#) Building Setback Encroachment Permit (Garage); KPB File 2026-017
PC Resolution 2026-20
Edge Survey & Design / Trinity Christian Center
Request: Permits a 20.3' by 30.3' garage to remain approximately 8' into the 20' building setback on Alex Drive
Location: Lot 1A, Sagerser Sub Trinity Center Replat, Plat KN 2024-99
Ridgeway Area
- Attachments:* [E4. BSEP_Sagerser Sub Trinity Center Replat-Garage_Packet](#)
[PHN_BSEP-Sagerser Sub Trinity Center Replat Lot 1A_Garage_KPB 2026-017](#)
5. [KPB-7518](#) Building Setback Encroachment Permit (Shed); KPB File 2026-018
PC Resolution 2026-21
Edge Survey & Design / Trinity Christian Center
Request: Permits an existing 10.2' by 16.7' shed to remain 12.8' into the building setback
Location: Lot 1A, Sagerser Sub Trinity Center Replat KN 2024-99
Ridgeway Area
- Attachments:* [E5. BSEP_Sagerser Sub Trinity Center Replat-Shed_Packet](#)
[PHN_BSEP-Sagerser Sub Trinity Center Replat Lot 1A_Shed_KPB 2026-018](#)
6. [KPB-7519](#) Conditional Use Permit; PC Resolution 2026-18
Applicant: AK DOT&PF
Request: To do repair work on Bridge Access Road, including replacing three anadromous culverts within the 50' HPD of multiple anadromous waterbodies.
City of Kenai
- Attachments:* [PC RES 2026-18_Executed](#)
[E6. CUP_AK DOT&PF_Packet](#)
[PHN_CUP_ADOT_2026-18](#)
7. [KPB-7520](#) Street Naming Resolution 2026-01: Renaming Faye Circle to Wright Circle
- Attachments:* [SN RES 2026-01_Executed](#)
[E7. SN Resolution 2026-01_Packet](#)
[PHN RES SN2026-01](#)

8. [KPB-7522](#) Ordinance 2026-08: Authorizing a communications site lease agreement with Chugach Electric Association, Inc., in Cooper Landing.
Attachments: [E8. ORD 2026-08 Lease to CEA](#)
[E8. ORD 2026-08 Desk Packet](#)
9. [KPB-7523](#) Ordinance 2026-05: Authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through tax foreclosure proceedings.
Attachments: [E9. ORD 2026-05 Tax Foreclosure](#)
[E9. ORD 2026-05 Desk Packet](#)
10. [KPB-7524](#) Ordinance 2026-XX: Authorizing the lease of a material site owned by the Kenai Peninsula Borough by competitive lease offering through sealed bid procedures.
Attachments: [E10. ORD 2026-XX Material Site Offering Packet](#)
11. [KPB-7521](#) Ordinance 2026-XX: Amending Borough code sections KPB 17.10.190 & KPB 17.10250 regarding casual use of Borough land.
Attachments: [E11. ORD 2026-XX Casual Use](#)
[E11. ORD 2026-11 Desk Packet](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 8 plats

G. OTHER

H. PUBLIC COMMENT/PRESENTATION

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

[KPB-7554](#) Advisory Planning Commission Meeting Minutes

Attachments: [APC Minutes Desk Packet](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, April 13, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.