



**Meeting Agenda
Planning Commission**

Monday, February 23, 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

Zoom Meeting ID: 907 714 2200

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
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval
4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-7488](#) 02-09-26 PC Meeting Minutes

Attachments: [C7. 02-09-26 PC Meeting Minutes](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-7489](#) Utility Easement Vacation; KPB File 2025-184V
No Surveyor / Limacher
Request: Vacates a 15' wide by approximately 640' long utility easement adjoining the south boundary of Lot 1-A and Lot 2-A, Lofty Estates Subdivision Unit 2 2014 Addition; Plat HM 2015-21
Diamond Ridge Area
Staff Responsible: Platting Manager Vince Piagentini

Attachments: [E1. UEV Lofty Estates Sub Unit 2 2014 Addn Packet](#)
[PHN UEV Lofty Estates Sub Unit 2 2014 Addn](#)

2. [KPB-7490](#) Conditional Use Permit; PC Resolution 2026-16
Applicant: Alaska Department of Transportation
Request: Replacing a culvert & adding fill within the 50-Foot Habitat Protection District of an unnamed stream
Location: MP 4 Kenai Spur Highway
Ridgeway Area
Staff Responsible: Planner Morgan Aldridge

 Attachments: [E2. CUP_AK DOT&PF Packet](#)
 [PHN ADOT CUP](#)
3. [KPB-7491](#) Conditional Use Permit; PC Resolution 2026-15
Applicant: Kenai Peninsula Borough
Request: Install ELP & fence for bank protection in the 50-Foot Habitat Protection District of the Kenai River
Location: 514 Funny River Rd. / PIN 06034019
City of Soldotna
Staff Responsible: Planner Morgan Aldridge

 Attachments: [E3. CUP KPB-KRC Packet](#)
 [PHN_RC CUP](#)
4. [KPB-7492](#) Ordinance 2026-07: Authorizing the Kenai Peninsula Borough to enter into a long-term lease agreement with the City of Seward for operation of a public outdoor shooting range.
Staff Responsible: LMD Officer Aaron Hughes

 Attachments: [E4. ORD 2026-07 Packet](#)
5. [KPB-7493](#) Ordinance 2026-06: Amending borough code section 17.10.100(F) regarding methods of disposition.
Staff Responsible: LMD Officer Aaron Hughes

 Attachments: [E5. ORD 2026-06 Packet](#)
6. [KPB-7494](#) Ordinance 2026-04: Amending KPB 2.56.030 to adopt the 2045 Homer Comprehensive Plan for that portion of the Borough within the boundaries of the City of Homer.
Staff Responsible: Planning Director Robert Ruffner

 Attachments: [E6. ORD 2026-04 Packet](#)

F. PLAT COMMITTEE REPORT - Will review 4 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****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, March 16, 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.