



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, August 24, 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

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

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-7938](#) Anchor View Estates Stalcup Addition; KPB File 2024-074

Attachments: [C1. TE Anchor View Estates Stalcup Addn Packet](#)

2. Planning Commission Resolutions

3. Plats Granted Administrative Approval

[KPB-7939](#) 8/24/26 Administrative Approvals Report

Attachments: [C3. Admin Approvals Report](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7940](#) 8/24/26 Final Approvals Report

Attachments: [C4. Final Approvals Report](#)

5. Plat Amendment Request

[KPB-7941](#) France Airpark Subdivision; KPB File 2025-145A1

Attachments: [C5. PA France Airpark Sub Packet](#)

6. Commissioner Excused Absences

7. Minutes

[KPB-7942](#) 8/10/26 PC Meeting Minutes

Attachments: [C7. 081026 PC Minutes](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-7943](#) Ordinance 2026-XX: Amending KPB 2.56.060 to adopt the Seldovia Comprehensive Plan as the official comprehensive plan for that portion of the Borough within the boundaries of the City of Seldovia.

Attachments: [Seldovia Comprehensive Plan Adopted](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 2 plats

G. OTHER

Reminder – the September 14, 2026 Plat Committee & Planning Commission meetings will be held via Zoom only. The meeting will not be physically open to the public. The Planning Commission and borough staff will be attending via Zoom.

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

The Planning Commission will hold a general work session at the conclusion of the 8/24/26 meeting

MISCELLANEOUS INFORMATIONAL ITEMS

NO ACTION REQUIRED

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, September 14, 2026 at 7:30 PM. This will be a ZOOM ONLY meeting. The meeting will not be physically open to the public. The Planning Commission and borough staff will be attending via Zoom.

CONTACT INFORMATION
KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

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.

August 24, 2026 PC Work Session Topics

1. Bylaw Review
 Public Testimony Times
2. Summary report on code exceptions
3. Overview of Title 2.40 (In relation to studies & surveys that the PC could request)
4. Preview of annual Title 21.18 Report