



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, February 9, 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 - None
2. Planning Commission Resolutions - None
3. Plats Granted Administrative Approval - None
4. Plats Granted Final Approval (KPB 20.10.040) - None
5. Plat Amendment Request - None
6. Commissioner Excused Absences

Jeffrey Epperheimer, Nikiski District

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7. Minutes

[KPB-7452](#) 01-26-26 Planning Commission Meeting Minutes

Attachments: [C7. 012626 PC Meeting Minutes](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7453](#) Building Setback Encroachment Permit; KPB File 2026-001
PC Resolution 2026-11
Segesser Surveys / Milliron
Request: Permits a portion of the garage to remain within the 20' building setback on the western lot line along Northbridge Dr. on Lot 1 Block 5 Willow Brook North Addition, Plat KN 98-42 Kalifornsky Area
Staff Responsible: Platting Manager Vince Piagentini

Attachments: [E1. BSEP Willow Brook North Addn Packet](#)
[PHN_BSEP-Willow Brook North Addn Lot 1 Block 5](#)

2. [KPB-7450](#) ROW Vacation; KPB File 2026-005V
McLane Consulting / Cowan
Request: Vacates a portion of the Bogie Court ROW & associated utility easement
Location: Lot 5-A, Replat of Lots 5 & 6, Block 1 Golf Acres Subdivision, Plat KN 79-84
City of Soldotna
Staff Responsible: Platting Manager Vince Piagentini

Attachments: [E3. ROWV Bogie Court Packet](#)
[PHN ROWV-Golf Acres Sub Bogie Ct](#)

3. [KPB-7454](#) Utility Easement Vacation; KPB File 2026-004V
McLane Consulting Group / Heintz
Request: Vacates the 10' utility easement along the northeastern boundary of Lot 10B and associated 10' utility easement along the southwestern boundary of Lot 8B, all within Block 2, Pavilion Subdivision Part 2, Plat KN 83-156
Ridgeway Area
Staff Responsible: Platting Manager Vince Piagentini

Attachments: [E2. UEV Pavilion Sub Part 2 Packet](#)
[PHN UEV-Pavilion Part 2 Amended 2026 Replat](#)

4. [KPB-7455](#) ROW Vacation; KPB File 2026-006V
McLane Consulting / Hall
Request: Vacates a portion of Narrow Road near the intersection with DeBusk Drive
Location: Lots 11-14 Immanuel Subdivision No. 2, Plat KN 2025-14
Nikiski Area
Staff Responsible: Platting Manager Vince Piagentini

Attachments: [E4. ROWV Narrow Road Packet](#)
[PHN ROWV-Immanuel Sub No 3](#)

5. [KPB-7456](#) Conditional Land Use Permit; PC Resolution 2026-12
Applicant; M&M Gravel
Legal Description: T07N R12W SEC 35 Seward Meridian KN E1/2
NE1/4 NW1/4
Parcel ID: 01516017
Nikiski Area
Staff Responsible: Planner Ryan Raidmae

Attachments: [PC RES 2026-12 Executed](#)
[E5. CLUP M&M Gravel Packet](#)
[PHN CLUP-M&M Gravel LLC](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 5 plats

G. OTHER - None

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, February 23, 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

Phone: 907-714-2215

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

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.