

Planning Department

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Agenda

Planning FY 2025

Planning Department overview and topics covered

- Planning Administration/ Platting p.131-134
- Geographic Information Systems (GIS) p.135-138
- Donald E. Gilman River Center p.139-143
- Land Management p.283-289

Planning is divided into 4 divisions, 22 Full-Time Regular Employees, 9 Planning Commissioners and 35 active Advisory Planning Commission Seats.

*Division of Land Management is unique and covered in the next presentation.

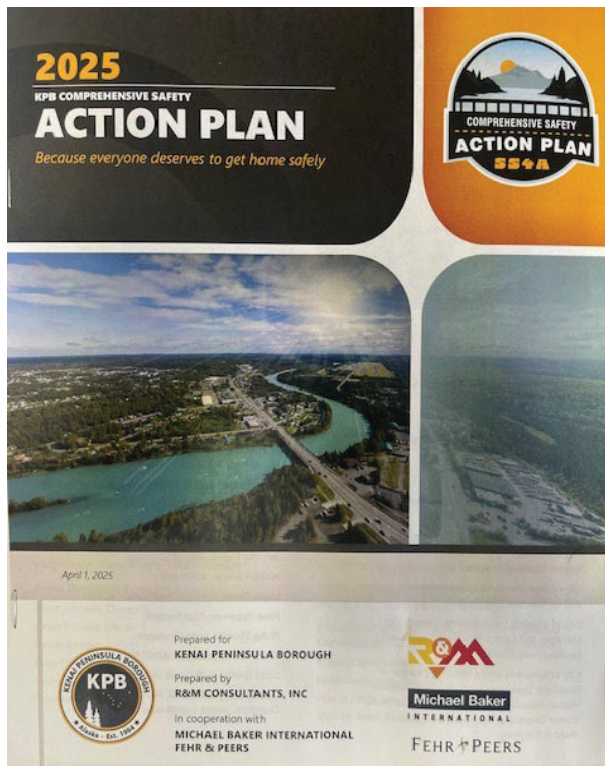


Organizational Chart





Planning Administration p131 - 134



Division Financial Summary

8 – Regular FTEs

Division Total \$1,343k representing a 10.8% or \$162k reduction over prior year budget.

Largest reductions in contractual services* and health insurance costs.

*Success developing inhouse permit tracking rather than purchasing new software



Planning Administration

Accomplishments in '25

- Met statutory obligations for subdivision platting reviews and approvals
- Began implementation of revised Material Site Permitting
- Administered Safe Streets For All initiative
- Addressed several high priority hazard trees associated with the SBB outbreak

Future Concerns

- All things Spruce Bark Beetle
- Addressing drainage/ water issues as it relates to KPB infrastructure
- Maintaining institutional continuity, particularly in GIS
- Kenai River Center changes, both internal and external
- Advisory Planning Commissions



GIS Division p. 135-138



Financial Summary

4 – Regular FTEs

Division Total \$711k showing a \$211k or 23% reduction

In reality this is a smaller reduction due to imagery capture contract being shifted to the capital budget p. 347

There are reductions primarily in health insurance savings



GIS Division



FY 2026 Budget Highlights

- Fundamental change in accounting for our imagery capture. Levels our year-to-year operational swings
- A reorganization of software maintenance vs. licensing (it's a wash)
- 911 addressing sign inventory allows for a reduction in sign purchase for FY '26



GIS Division

Accomplishments in '25

- Maintained most popular web feature for the public through our parcel viewer – we all take pride in Bobbi Sjogren's effort to keep this online with minimal disruption
- Safe Streets for All – Celina Robinson deserves credit for keeping this initiative moving forward, data intensive
- ~150 uniform 911 signs primarily in Seldovia
- Worked across multiple departments to improve workflow and efficiency

Future Concerns

- Two long-term staff with remarkable ability and institutional knowledge presents future challenges with succession planning
- Maintaining accumulated data holdings while also keeping pace with technological advances
- Succession planning
- Succession planning
- Did I mention Succession planning?



River Center Division

The Donald E. Gilman River Center is a multi-agency permitting, information, and education center.

KPB Management Programs:

- Floodplain
- Habitat Protection District
- Material Sites
- Local Option Zoning
- Advisory Planning Commissions





River Center Division

Major Long-Term Issues & Concerns

- The River Center facilitates various planning and zoning duties of the Planning Administration, including material site permitting, Local Option Zoning Districts (LOZDs), and Advisory Planning Commissions (APCs). There is a need to address the evolving configuration of duties carried out at the River Center
- Address changes to the Alaska Department of Fish and Game (ADFG) Anadromous Waters Catalog and propose updates to Borough-managed anadromous streams in the Northern and Western districts
- Federal, state, and local agencies are facing financial and staffing hardships making it difficult to continue to provide reliable resource management services to constituents.
- APCs continue to face both personnel and logistical challenges. In the future, more staff resources and/or a new community model may be required to meet the growing needs of APCs

FY 2025 Accomplishments

- Amended KPB 21.18's regulatory waterbody list by adopting the additions/deletions from the *ADFG Anadromous Waters Catalog* in the South District
- Adopted new regulatory floodplain maps of the Kenai River
- Worked with IT to create a system in SharePoint to manage 285 material sites, including permits and violations
- As the first step of implementing the new Material Site code, staff audited 190 registered Prior-Existing Use material sites, and will present appeals to the Planning Commission
- Worked with GIS to create a mapping tool that generates a zoning summary on all parcel reports
- Roof replacement significantly under budget



River Center Division

FY2026 Objectives:

- Amend KPBC 21.18's regulatory waterbody list by adopting the additions/deletions from the *ADFG Anadromous Waters Catalog*
- Through our improved permit tracking systems, we will be able to implement more site visits for material sites, habitat, and floodplain permits.
- Create a tracking system for Local Option Zoning District project reviews in SharePoint
- Implement a tiered compliance process to manage and categorize compliance issues based on case severity
- Implement a nearly \$40,000 grant received from the Kenai Peninsula Fish Habitat Partnership to address fishing platform access issues at the River Center

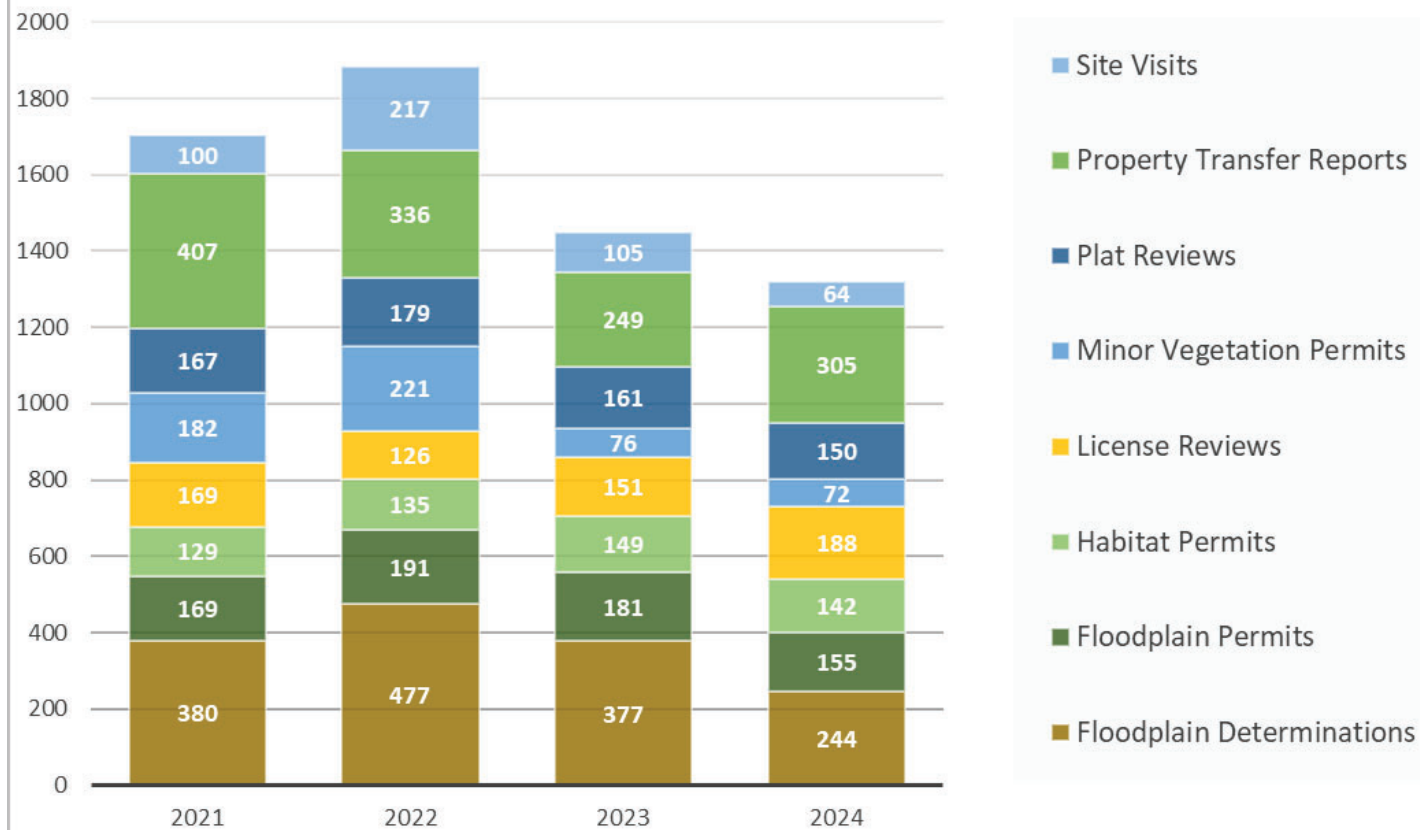
FY 2026 Budget Highlights:

- Essentially a flat budget with <1% reduction
- Contractual: higher janitorial contract and the installation of a riverbank restoration project
- Software licensing: costs of annual Adobe Pro licenses
- Services: Overall decreases reflect reduced costs associated with floodplain outreach for updated mapping
- Capital Outlay: Decreases reflect one-time equipment purchases in FY2025



River Center Division

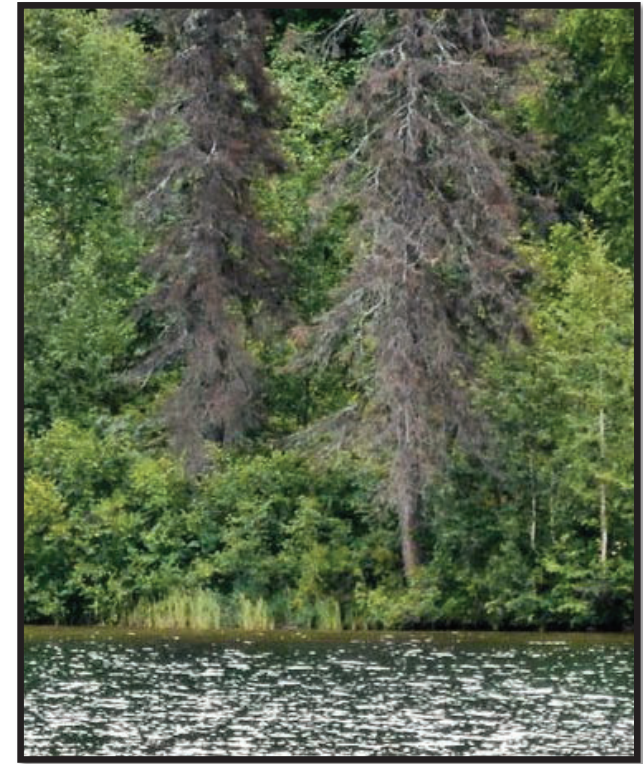
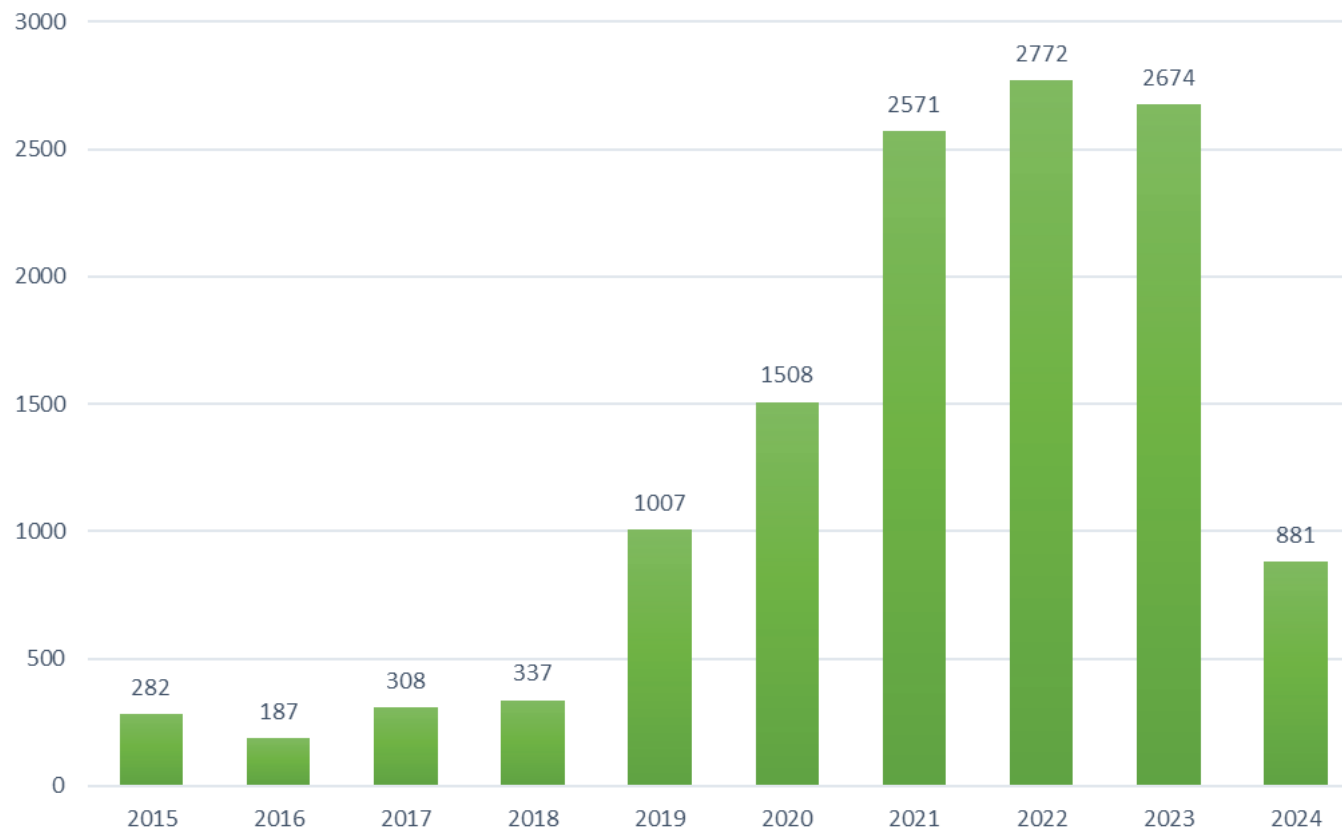
Permits & Reviews





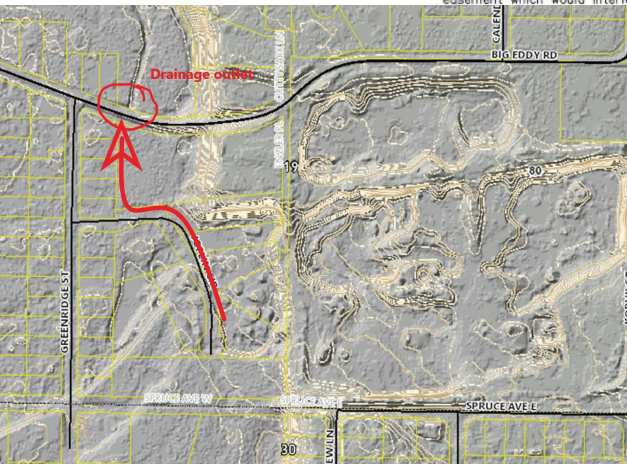
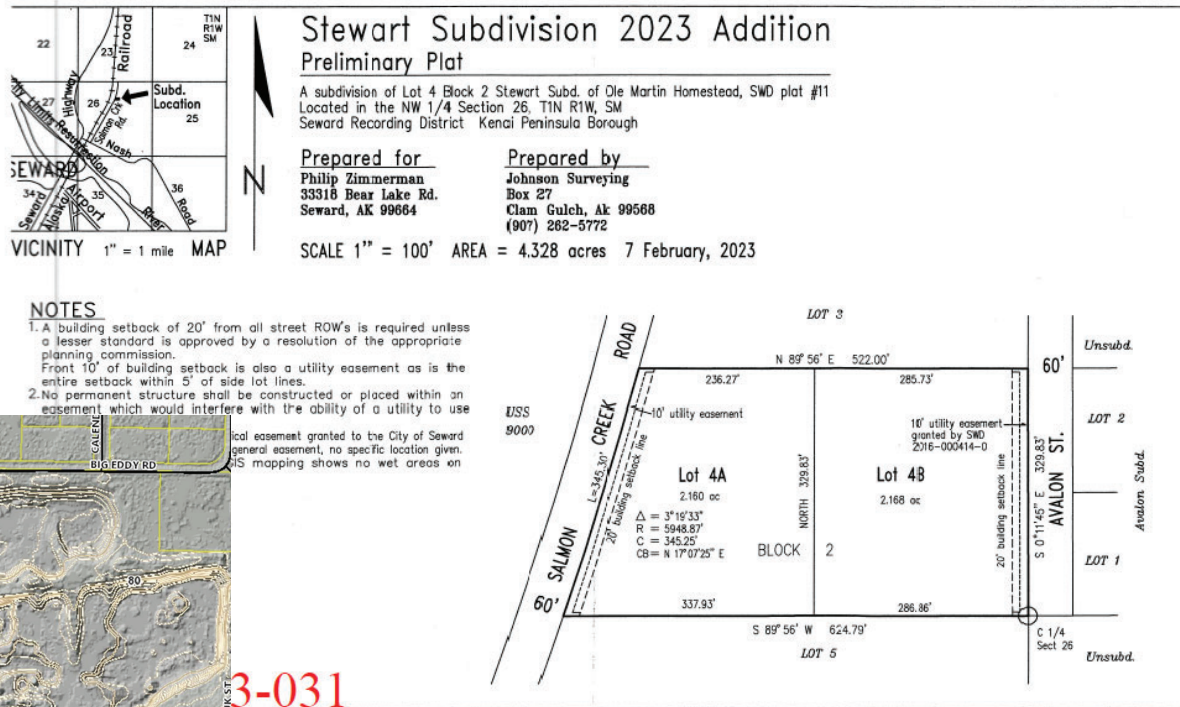
River Center Division

Trees Removed from 50-foot Habitat Protection District





Questions?



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