



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

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Monday, April 27, 2026

7:30 PM

Betty J. Glick Assembly Chambers

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

[KPB-7630](#) 4-27-26 Administrative Approvals Report

Attachments: [C3-4. Admin-Final Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040) - None
5. Plat Amendment Request - None
6. Commissioner Excused Absences

Vacant, City of Seward

7. Minutes

[KPB-7631](#) 04-13-26 Planning Commission Minutes

Attachments: [C7. 041326 PC Meeting Minutes](#)

#### **D. OLD BUSINESS - None**

**E. NEW BUSINESS**

1. [KPB-7632](#) Utility Easement Vacation; KPB File 2026-030V  
Peninsula Surveying / Weisser  
Request: Vacates an approximately 10' x 320' utility easement along the eastern lot line of current Lot 2B and an approximately 10' x 590' utility easement along the eastern lot line of current Lot 2C and an approximately 10' x 102' utility easement along the southern lot line of current Lot 2C, Fox River Estates Three, Plat HM 2005-80  
Fritz Creek Area  
Staff Person Responsible: Platting Manager Vince Piagentini  
  
*Attachments:* [E1. UEV Fox River Estates Three Packet](#)  
[PHN\\_UEV-Fox River Estates 2026 Replat](#)
2. [KPB-7633](#) Section Line Easement Vacation; KPB File 2026-021V  
Global Positioning Services / Nelson Community Property Trust  
Request: Vacates a portion of the 33' section line easement along the northern lot line of Lot 1, Block 4, Hill Park Estates Unit 1, Plat HM 76-50  
Anchor Point Area  
Staff Person Responsible: Platting Manager Vince Piagentini  
  
*Attachments:* [E2. SLEV Hill Park Estates Unit 1 Packet](#)  
[PHN\\_SLEV-Hill Park Estates Unit 1 Lot 1](#)
3. [KPB-7634](#) Ordinance 2026-14: Authorizing a communications site lease agreement with GCI Communications Corporation, in Beluga  
Staff Person Responsible: Land Management Officer Aaron Hughes  
  
*Attachments:* [E3. ORD 2026-14 Communication Site Lease Packet](#)
4. [KPB-7635](#) Ordinance 2026-18: Authorizing the lease of borough owned land for a material site in Beluga by competitive lease offering through sealed bid procedures.  
Staff Person Responsible: Land Management Officer Aaron Hughes  
  
*Attachments:* [E4. ORD 2026-18 Beluga Material Site Lease Packet](#)
5. [KPB-7636](#) Ordinance 2026-16: Authorizing the conveyance of 5 parcels of KPB owned land to the City of Homer for less than fair market value in support of a city needs.  
Staff Person Responsible: Land Management Officer Aaron Hughes  
  
*Attachments:* [E5. ORD 2026-16 Homer 5 Packet](#)

6. [KPB-7637](#) Ordinance 2026-17: Re-authorizing the conveyance of KPB owned land to the State of Alaska Department of Transportation & Public Facilities for a public highway right-of-way support of the “Sterling Safety Corridor Improvements, MP 82.5 to 94” project.  
Staff Person Responsible: Land Management Officer Aaron Hughes

Attachments: [E6. ORD 2026-17 AK DOT Conveyance Packet](#)

**F. PLAT COMMITTEE REPORT - The plat committee will review 3 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, May 11, 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

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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.