Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda

Planning Commission

Monday, November 16, 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 – 5 minutes

3) Public testimony on the issue. – 3 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

   KPB-8113 Mattox Subdivision Corbin 2024 Replat; KPB File 2024-106

   Attachments: C1_TW_Mattox Sub Corbin 2024 Replat_Packet

2. Planning Commission Resolutions

3. Plats Granted Administrative Approval

   KPB-8103 November 16, 2026 Administrative Approvals Report

   Attachments: C3. 111626 Admin Approvals Report

4. Plats Granted Final Approval (KPB 20.10.040)

   KPB-8104 November 16, 2026 Final Approvals Report

   Attachments: C4. 111626 Final Approvals Report

5. Plat Amendment Request

6. Commissioner Excused Absences

7. Minutes

KPB-8105 October 26, 2026 PC Minutes

Attachments: C7. 102626 PC Minutes

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. KPB-8106 Building Setback Encroachment Permit; KPB File 2026-106
Peninsula Surveying / Willis
Request: Permits a portion of a house to remain in the 20' building setback on Tract D-2-B, Lind Subdivision Willis Addition No. 2, Plat HM 2008-76
Fritz Creek Area

Attachments: E1. BSEP_Lind Subd Willis Addn No 2_Packet
PHN_BSEP-Lind Sub Willis Addn No 2 Tract D2B

2. KPB-8107 Utility Easement Vacation; KPB File 2026-092V1
No Surveyor / Vesely
Request: Vacates the utility easement on Tracts B2 & B3 granted by Pettifogger's Place Subdivision Keyros Addition, Plat KN 2005-16
Cohoe Area

Attachments: E2. UEV_Pettifogger's Place Sub Keyros Addn_Packet
PHN_UEV-Pettifoggers Place Sub Keyros Addn

3. KPB-8108 Right-of-way Vacation; KPB File 2026-094V
No Surveyor / Denny
Request: Vacates the 33' eastern portion of Windchime Street south of the proposed cul-de-sac and adjacent to Government Lot 47 as granted per BK 252, PG 621
Salamatof Area

Attachments: E3. ROWV_Windchime St
PHN_ROWV-Windchime Street Partial Vacation

F. PLAT COMMITTEE REPORT

G. OTHER

KPB-8114 Beachcomber Supreme Court Decision

Attachments: G1. Beachcomber Supreme Court Decision
G.1 Beachcomber Decision Presentation

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

KPB-8115 11/12/26 Nikiski APC Meeting Minutes

Attachments: Misc Info_APC Mtg Minutes

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, December 14, 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.