



April 27, 2026 – 7:30 PM

Action Agenda

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA

*3/4. Administrative/Final Approvals

- a. Cohoe Lakes Subdivision Frank Addition; KPB File 2025-152
- b. Kelly Acres Radtke Addition; KPB File 2025-159
- c. Rosewood Subdivision Farmgirl Addition; KPB File 2025-093
- d. Valhalla Heights Subdivision Thomsen Replat; KPB File 2025-129

*6. Excused Absences

- a. Vacant, City of Seward

*7. Minutes

- a. April 13, 2026 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote (8-Yes).

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters - *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. 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

Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes)

Public Hearing: Legislative Matters

2. Section Line Easement Vacation; KPB File 2026-021V
Survey Alaska, LLC / 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

Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes)

3. Ordinance 2026-14: Authorizing a communications site lease agreement with GCI Communications Corporation, in Beluga

Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-14 passed by unanimous vote (8-Yes).

4. Ordinance 2026-18: Authorizing the lease of borough owned land for a material site in Beluga by competitive lease offering through sealed bid procedures.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-18 passed by unanimous vote (8-Yes).

5. 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 need.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-16 passed by unanimous vote (8-Yes).

6. 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 in support of the "Sterling Safety Corridor Improvements, MP 82.5 to 94" project.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-17 passed by unanimous vote (8-Yes).

F. PLAT COMMITTEE REPORT – The plat committee will review 3 plats.

G. OTHER

H. PRESENTATIONS/PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

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 / 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 rights-of-way, 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.