KENAI PENINSULA Borough

Planning Commission

July 20, 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 / Kasilof District
Term Expires 2029

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 2029

Jeffrey Epperheimer
Nikiski District
Term Expires 2029

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 AGENA

***3. Administrative Approvals**

a. Bay View Subdivision Chow 2024 Replat; KPB File 2024-072
b. Bouwens Subdivision 3; KPB File 2025-128
c. Butler Church Sub No. 2 2025 Galley Addition; KPB File 2025-079
d. France Airpark Subdivision; KPB File 2025-145
e. Hope Lake Subdivision 2025 Addition; KPB File 2025-157
f. Jack Gist Subdivision No. 3; KPB File 2020-107P3
g. Little Jim Subdivision No. Three; KPB File 2026-010
h. Pavilion Subdivision Part 2 Amended 2026 Replat; KPB File 2026-004
i. Sholin Subdivision 2025 Replat; KPB File 2025-148
j. Spruce Park Estates Sub Davis Addition No. 2; KPB File 2025-078
k. Wilderness Edge Subdivision; KPB File 2026-002

***5. Plat Amendment Request**

a. Graham Ranch; KPB File 2023-028A1

***6. Excused Absences**

a. Vacant, City of Seward

***7. Minutes**

a. June 22, 2026 Planning Commission Meeting Minutes

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

D. UNFINISHED BUSINESS

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. Conditional Use Permit; PC Resolution 2026-36
   Applicant/Owner: Cole
   Request: Place road & bridge within the 50' HPD of an anadromous creek.
   Location 67515 Silver Avenue
   Anchor Point Area

Motion to adopt Planning Commission Resolution 2026-36 granting a conditional use permit pursuant to KPB 21.18 passed by unanimous vote (8-Yes).

2. Building Setback Encroachment Permit; KPB File 2026-054
   Peninsula Surveying / Ganas
   Request: permits a portion of a structure fronting Maria Road to remain within the building setback on Lot 1, James 2016, Plat HM 2016-16
   Fritz Creek Area

Motion to adopt Planning Commission Resolution 2026-35 granting a building setback encroachment permit passed by unanimous vote (8-Yes)

3. Building Setback Encroachment Permit; KPB File 2026-063
   Segesser Surveys / Knuth
   Request: permits a portion of a structure to remain within the building setback on Lot 2, Block 6 Cottonwood Acres Subdivision No. 6, Plat KN 82-128
   Kalifornsky Area

Motion to adopt Planning Commission Resolution 2026-38 granting a building setback encroachment permit passed by unanimous vote (8-Yes)

4. Plat Waiver Request; KPB File 2025-142
   Vector Surveying LLC Magnitude & Direction / Starnes
   Request: will create two parcel from one unsubdivided parcel
   Parcel ID: 01312205
   Nikiski Area / Nikiski APC

Motion to grant a plat waiver failed by unanimous vote (8-No)

5. Right-of-Way Vacation; KPB File 2026-035V
   Johnson Surveying / Blumentritt
   Request: Vacates a portion of ROW and the associated utility easements along Knackstedt Street
   Kalifornsky Area

Motion to postpone until brought back by staff passed by unanimous vote (8-Yes)

6. Right-of-Way Vacation; KPB File 2026-062V
   Peninsula Surveying / Inglis
   Request: Vacates portions of Tillygirl Avenue & BG Davis Street
   Anchor Point Area

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

7. Right-of-Way Vacation; KPB File 2026-066V ***(Postponed)***
   Peninsula Surveying / Rininger
   Request: Vacates a portion of Glacier Street & associated utility easements
   City of Kenai

8. Right-of-Way Vacation; KPB File 2026-069V1
   AK Lands / Huske, Montgomery
   Request: Vacates a portion of Huske Street
   Sterling Area

Motion to grant the vacation as petitioned failed by majority vote (7-No, 1-Yes)

9. Section Line Easement Vacation; KPB File 2026-069V
   AK Lands / Huske, Montgomery
   Request: Vacates a portion of a section line easement within Huske Street
   Sterling Area

Motion to grant the vacation as petitioned based failed by unanimous vote (8-No).

F. PLAT COMMITTEE REPORT – The plat committee will review 8 plats.

G. OTHER

- Plat Committee (August & September)

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, August 10, 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.