KENAI PENINSULA Borough

Planning Commission

August 24, 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

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

***1. Time Extension Request**

a. Anchor View Estates Stalcup Addition; KPB File 2024-074

***3. Administrative Approvals**

a. Burger Bush Homestead Subdivision 2026 Addition; KPB File 2025-185
b. Dejax Subdivision 2026 Addition; KPB File 2026-007
c. Sapphire Subdivision Trust Land Survey 2025-10; KPB File 2025-179
d. The Lake at Kenai 2025 Addition; KPB File 2025-010
e. Trust Land Survey 2025-06 Jasper Subdivision; KPB File 2025-134

***4. Final Approvals**

a. Golf Acres Subdivision Bogie Court Vacation; KPB File 2026-005

***5. Plat Amendment Request**

a. France Airpark Subdivision; KPB File 2025-145A1

***6. Excused Absences**

a. Jeffrey Epperheimer, Nikiski District
b. Vacant, City of Seward

***7. Minutes**

a. August 10, 2026 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous consent.

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

Public Hearing: Legislative Matters

1. Ordinance 2026-XX: Amending KPB 2.56.060 to adopt the Seldovia Comprehensive Plan as the official comprehensive plan for that portion of the Borough within the boundaries of the City of Seldovia.

Motion to forward to the assembly a recommendation to adopt Ordinance 2026-XX, Amending KPB 2.56.060 to adopt the Seldovia Comprehensive Plan as the official comprehensive plan for that portion of the Borough within the boundaries of the City of Seldovia, passed by unanimous vote (7-Yes, 1-Absent)

F. PLAT COMMITTEE REPORT – The plat committee will review 2 plats.

G. OTHER

- ***Reminder – the September 14, 2026 Plat Committee & Planning Commission meetings will be held via Zoom only. The meeting will not be physically open to the public. The Planning Commission and borough staff will be attending via Zoom.***

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

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

**** The Planning Commission will hold a general work session at the conclusion of the 8/24/26 meeting***

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held ***Monday, September 14, 2026 at 7:30 PM.*** This will be a ***ZOOM ONLY*** meeting. The meeting will not be physically open to the public. The Planning Commission and borough staff will be attending via Zoom.

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.

August 24, 2026 PC Work Session Topics

- **Bylaw Review**
  - **Public Testimony Times**
- **Summary report on code exceptions**
- **Overview of Title 2.40 (In relation to studies & surveys that the PC could request)**
- **Preview of annual Title 21.18 Report**