KENAI PENINSULA Borough

Planning Commission

September 14, 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. Barnett Lot 1 2025 Resubdivision; KPB File 2025-140
b. Benjamin Bardarson Subdivision 2025 Replat; KPB File 2025-037
c. Carikens 2026 Replat; KPB File 2025-139
d. Cooper Subdivision 2023 Replat; KPB File 2023-082
e. Green Acres Hill Addition; KPB File 2026-019
f. Kenai Meadows Addition No. 2; KPB File 2025-094
g. Kinrod 2025 Replat; KPB File 2025-131
h. Lucason Subdivision 2025 Replat; KPB File 2025-016
i. Mid River Estates Subdivision 2026 Addition; KPB File 2026-014
j. Poolside Estates 2026 Addition; KPB File 2026-016
k. Timberline Rush Patch Replat; KPB File 2025-162
l. Tutl'uh Subdivision 2026 Replat; KPB file 2025-116

***4. Final Approvals**

a. Quartz Creek Sub Outfitter Way Replat Amended Tract B1; KPB File 2025-046V
b. Seacliff Subdivision Unit 2 Brannon Replat; KPB File 2026-040

***6. Excused Absences**

a. Jeremy Brantley, Sterling/Funny River District
b. Vacant, City of Seward

***7. Minutes**

a. August 24, 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; Planning Commission Resolution 2026-39**
   Applicant: Spessard
   Request: For an addition to a cabin structure on a small lot in River Quest Subdivision within the HPD of the Kenai River
   Parcel ID 05503352 / Address: 45627 Davison Avenue
   River Quest Subdivision

Motion to adopt Planning Commission Resolution 2026-39 granting a conditional use permit pursuant to KPB 21.18 passed by unanimous vote (6-Yes, 2- Absent)

2. **Building Setback Encroachment Permit; KPB File 2026-096**
   Planning Commission Resolution 2026-42
   McLane Consulting Group / David M Jensen & Denise Havlik-Jensen Trust
   Request: Permits an existing garage to remain 5.4' into the building setback on Lot 60 Block 1 Moose Range Meadow South Addition 1, Plat KN 84-248
   Funny River Area

Motion to adopt Planning Commission Resolution 2026-42 granting a building setback encroachment permit passed by unanimous vote (7-Yes, 1 Absent)

3. **Building Setback Encroachment Permit; KPB File 2026-097**
   Planning Commission Resolution 2026-41
   Seabright Survey & Design / Walker
   Request: Permits an existing shed to remain 11.6' into the building setback Lot 11 Block 3 Birch Side Acres Subdivision Unit 3, Plat HM 73-1019
   Kachemak Area

Motion to adopt Planning Commission Resolution 2026-41 granting a building setback encroachment permit passed by unanimous vote (6-Yes, 2-Absent)

4. **Building Setback Encroachment Permit; KPB File 2026-098**
   Planning Commission Resolution 2026-40
   Seabright Survey & Design / Walker
   Request: Permits an existing garage to remain .3' into the building setback on Lot 11 Block 3 Birch Side Acres Subdivision Unit 3, Plat HM 73-1019
   Kachemak Area

Motion to adopt Planning Commission Resolution 2026-40 granting a building setback encroachment permit passed by unanimous vote (6-Yes, 2-Absent)

Public Hearing: Legislative Matters

5. **Right-of-way Vacation; KPB File 2026-092V**
   No Surveyor /Vesely
   Request: Vacate Keyros Avenue as granted by Pettifoggers Place Subdivision Keyros Addition, Plat KN 2005-16
   Cohoe Area

Motion to grant the vacation as recommended by staff passed by unanimous vote (6-Yes, 2-Absent)

6. **Planning Commission Resolution 2026-43:** A resolution approving and adopting bylaws for the Kenai Peninsula Borough Planning Commission

Motion to adopt Planning Commission Resolution 2026-43 passedd by unanimous vote (7-Yes)

F. PLAT COMMITTEE REPORT – The plat committee will review 8 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, September 28, 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.