



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, May 11, 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 – 10 minutes
- 3) Public testimony on the issue. – 5 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-7669](#) McGahan-Schilling Tracts 2022 Additions; KPB File 2022-031

Attachments: [C1. TE McGahan-Schilling Tracts 2022 Addn Packet](#)

2. Planning Commission Resolutions - None

3. Plats Granted Administrative Approval

[KPB-7670](#) Apache Acres Part Nine; KPB File 2024-123
Kivi Shores Subdivision Addition No. 1 Kurka Replat; KPB File
2025-172
Lake Hills Subdivision Part 3 Samora Replat; KPB File 2025-154

Attachments: [C3&4. Admin-Final Approvals Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040) - None

5. Plat Amendment Request - None

6. Commissioner Excused Absences

Vacant, City of Seward

7. Minutes

[KPB-7671](#) April 27, 2026 Planning Commission Meeting Minutes

Attachments: [C7. 042726 PC Minutes](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7672](#) Right-of-way Vacation; KPB File 2026-034V
McLane Consulting Group / Douhit
Request: Vacates a 60' X 155' section of an unnamed ROW & associated utility easement along the southeasterly lot line parallel to Wildwood Drive granted by Black Gold Estates Subdivision Amended, Plat KN 1399
City of Kenai
Staff Person Responsible: Platting Manager Vince Piagentini
Attachments: [E1. ROWV-Black Gold Estates Amended Packet](#)
[PHN_ROWV-Black Gold Estates 2026 Vacation](#)
2. [KPB-7673](#) Ordinance 2026-14: Authorizing a communications site lease agreement with Vertical Bridge S3 Assets, LLC in Kenai
Staff Person Responsible: Land Management Officer Aaron Hughes
Attachments: [E2. ORD 2026-14 Packet](#)
3. [KPB-7674](#) Conditional Use Permit; PC Resolution 2026-27
Applicant: Tyonek Native Corporation
Request: Removal of two culverts and replacing them with a 50' X 14' bridge within the HPD of Tyonek Creek
KPB Parcel ID # 21115043
Tyonek Area
Staff Person Responsible: Planner Morgan Aldridge
Attachments: [E3. CUP Tyonek Bridge Packet](#)
[PHN_CUP-Tyonek Culvert](#)

4. [KPB-7675](#) Conditional Use Permit; PC Resolution 2026-24
Applicant: Basil
Request: To install a boat launch & dock in the HPD of Daniels Lake
KPB Parcel ID # 01322068
Nikiski Area
Staff Person Responsible: Planner Morgan Aldridge
- Attachments:* [E4. CUP Daniels Lake](#)
[PHN_CUP-Daniels Lake Boat Launch](#)
5. [KPB-7676](#) Conditional Use Permit; PC Resolution 2026-28
Applicant: Alaska DNR
Request: Construction of a fence within the 50' HPD of the Kenai River & Soldotna Creek
KPB Parcel ID #06030012
City of Soldotna
Staff Person Responsible: Planner Morgan Aldridge
- Attachments:* [E5. CUP Soldotna Creek](#)
[PHN_CUP KWF Fence](#)

F. PLAT COMMITTEE REPORT - The plat committee will review 7 plats

G. OTHER

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

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Tuesday, May 26, 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

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e-mail address: planning@kpb.us

website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-commission-overview>

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.