



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, August 10, 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

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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 - None
2. Planning Commission Resolutions - None
3. Plats Granted Administrative Approval

[KPB-7898](#) 08-10-26 Administrative Approvals Report

Attachments: [C3. 081026 Admin Approvals Report](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7900](#) 08-10-26 Final Approvals Report

Attachments: [C4. 081026 Final Approvals Report](#)

5. Plat Amendment Request - None
6. Commissioner Excused Absences - None
7. Minutes

[KPB-7901](#) 07-20-26 PC Meeting Minutes

Attachments: [C7. 042026 PC Meeting Minutes](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7902](#) Ordinance 2026-27: Authorizing the Kenai Peninsula Borough to enter into a long-term lease agreement with the City of Seward for operation and management of a surplus school facility in Seward

Attachments: [E1. ORD 2026-27 Seward School Lease Packet](#)

2. [KPB-7903](#) Ordinance 2026-28: Authorizing the sale of certain parcels owned by the Kenai Peninsula Borough via live public outcry/simulcast online auction followed by a secondary online-only auction.
- Attachments: [E2. ORD 2026-28 Land Sale Packet](#)
[E2. ORD 2026-28 Desk Packet](#)
3. [KPB-7904](#) ROW Vacation, KPB File 2026-078V
Petitioner: Padrta
Request: Vacate Bangerter Court, Sleep Hollow Subdivision Longmere Addition, Plat KN 2023-58
Sterling Area
- Attachments: [E3. ROWV Bangerter Court Packet](#)
[PHN ROWV Bangerter Court KPB 2026-078V](#)
4. [KPB-7905](#) ROW Vacation; KPB File 2026-077V
Peninsula Surveying / Williams, Montoya
Request: Vacate a portion of Odman Street, ROW Map, Plat KN 84-115
Ninilchik Area
- Attachments: [E4. ROWV Odman St. Packet](#)
[PHN ROWV-Odman St.](#)
5. [KPB-7907](#) ROW Vacation; KPB File 2026-035V
Johnson Surveying / Blumentritt
Request: Vacate a 20' wide by 626' long ROW and the associated utility easements along Knackstedt Street
Kalifornsky Area
- Attachments: [E5. ROWV Knackstedt St. Packet](#)
[PHN ROWV-Knackstedt St.](#)
6. [KPB-7908](#) ROW Vacation; KPB File 2026-075V
Johnson Surveying / Unrein, Berticevich
Request: Vacate the entire Eads Way and portions of Balmat Street & Bardson Lane, Balmat Subdivision, Plat SW18
Seward Area
- Attachments: [E6. ROWV Eads Way-Balmat St-Bardson Ln](#)
[E6. ROWV-Eads Way-Balmat St-Bardson Ln Desk Packet](#)
[PHN ROWV-Balmat Subdivision](#)

7. [KPB-7909](#) Conditional Use Permit; PC Resolution 2026-37
Applicant/Landowner: Wilson
Request: For an oversized ELP attached to a cabin within the 50' HPD
of the Kenai River
Location: 45646 Spruce Avenue W.
Ridgeway Area
- Attachments: [E7. CUP Wilson Deck Packet](#)
 [PHN_CUP- Wilson Deck](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 8 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

[KPB-7931](#) Advisory Planning Commission Minutes

Attachments: [Misc Information APC Minutes](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, August 24, 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

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Phone: 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 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.