



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, December 8, 2025

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

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

- a.** [KPB-7328](#) Tuttle Subdivision 2023 Replat; KPB File 2023-120

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

[KPB-7329](#) 12/08/25 Administrative Approvals Report

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7330](#) 12/08/25 Final Plats Approval Report

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

[KPB-7331](#) November 17, 2025 Planning Commission Minutes

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

1. [KPB-7332](#) Utility Easement Vacation; KPB File 2025-143V
Johnson Surveying / Whitcomb
Request: Vacates two 20' wide utility easements granted by Stephens Subdivision (KN 76-111) that begin 10' back from the Alexander Road ROW & proceed in a northerly direction, one beginning to the west of Hidden Valley Circle & ending near Corona Court cul-de-sac and one beginning to the east of Hidden Valley Circle & ending near Hidden Valley Circle cul-de-sac
Location: Lot 5A Block 2, Stephens Subdivision Whitcomb Replat, KN 2023-53
Nikiski Area / Nikiski APC

 Attachments: [PHN UEV-Stephens Sub Whitcomb Addn 2025 Replat](#)

2. [KPB-7333](#) Conditional Use Permit; PC Resolution 2025 - 32
Applicant: Alaska Department of Transportation
Request: Stabilize the existing Sterling Highway with fill within the HPD of Kenai Lake
Location: MP 45 of the Sterling Highway
Cooper Landing Area / Cooper Landing APC

 Attachments: [PHN CUP 2025-32 ADOT](#)

3. [KPB-7334](#) Conditional Land Use Permit; PC Resolution 2025-33
Applicant: Colaska Inc. DBA QAP
Request: To operate a material site (gravel pit)
Parcel Number: 06304702
Address: 36780 Robinson Loop Road
Sterling Area

 Attachments: [PHN CLUP 2025-33 QAP](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 4 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 Monday, January 5, 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

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.