



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, July 20, 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

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-7853](#) July 20, 2026 Administrative Approvals Report

Attachments: [C3. 072026 Admin Approvals Report](#)

4. Plats Granted Final Approval (KPB 20.10.040) - None
5. Plat Amendment Request

[KPB-7854](#) Graham Ranch; KPB File 2023-028A1

Attachments: [C5. PA Graham Ranch Packet](#)
[PHN PA-Graham Ranch](#)

6. Commissioner Excused Absences - None
7. Minutes

[KPB-7855](#) June 22, 2026 PC Meeting Minutes

Attachments: [C7. 062226 PC Meeting Minutes](#)

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

1. [KPB-7856](#) Conditional Use Permit; PC Resolution 2026-36
Applicant/Owner: Cole
Request: Place road & bridge within the 50' Habitat Protection District of an anadromous creek.
Location 67515 Silver Avenue
Anchor Point Area

 Attachments: [PC RES 2026-36_Executed](#)
 [E1. CUP_Cole_Packet](#)
 [PHN_CUP-Cole Bridge](#)

2. [KPB-7857](#) Building Setback Encroachment Permit; KPB File 2026-054
Peninsula Surveying / Ganas
Request: permits a portion of a structure fronting Maria Road to remain within the building setback on Lot 1, James 2016, Plat HM 2016-16
Fritz Creek Area

 Attachments: [E2. BSEP_James 2016_Packet](#)
 [PHN_BSEP-James 2016](#)

3. [KPB-7858](#) Building Setback Encroachment Permit; KPB File 2026-063
Segesser Surveys / Knuth
Request: permits a portion of a structure to remain within the building setback on Lot 2, Block 6 Cottonwood Acres Subdivision No. 6, Plat KN 82-128
Kalifornsky Area

 Attachments: [E3. BSEP_Cottonwood Acres Sub No. 6_Packet](#)
 [E3. BSEP_Cottonwood Acres Sub No. 6_Desk Packet](#)
 [PHN_BSEP-Cottonwood Acres Sub No. 6](#)

4. [KPB-7859](#) Plat Waiver Request; KPB File 2025-142
Vector Surveying LLC Magnitude & Direction / Starnes
Request: will create two parcel from one unsubdivided parcel
Parcel ID: 01312205
Nikiski Area / Nikiski APC

 Attachments: [E4. PWR_Starnes_Packet](#)
 [PHN_PW-Starnes](#)

5. [KPB-7860](#) Right-of-Way Vacation; KPB File 2026-035V
Johnson Surveying / Blumentritt
Request: Vacates a portion of ROW and the associated utility easements along Knackstedt Street
Kalifornsky Area

Attachments: [E5. ROWV Knackstedt Street Packet](#)
 [PHN ROWV-Knackstedt Street](#)
6. [KPB-7861](#) Right-of-Way Vacation; KPB File 2026-062V
Peninsula Surveying / Inglis
Request: Vacates portions of Tillygirl Avenue & BG Davis Street
Anchor Point Area

Attachments: [E6. ROWV Tillygirl Ave & BG Davis St Packet](#)
 [E6. ROWV Tillygirl & BG Davis Desk Packet](#)
 [PNH ROWV-Tillygirl Ave & BG Davis St](#)
7. [KPB-7862](#) Right-of-Way Vacation; KPB File 2026-066V
Peninsula Surveying / Rininger
Request: Vacates a portion of Glacier Street & associated utility easements
City of Kenai

Attachments: [E7. ROWV Glacier Street](#)
 [PHN ROWV-Glacier St](#)
8. [KPB-7863](#) Right-of-Way Vacation; KPB File 2026-069V1
AK Lands / Huske, Montgomery
Request: Vacates a portion of Huske Street
Sterling Area

Attachments: [E8. ROWV Huske Street Packet](#)
 [E8. ROWV Huske Street Desk Packet](#)
 [PHN ROWV-Huske St](#)
9. [KPB-7864](#) Section Line Easement Vacation; KPB File 2026-069V
AK Lands / Huske, Montgomery
Request: Vacates a portion of a section line easement within Huske Street
Sterling Area

Attachments: [E9. SLEV Huske Street Packet](#)
 [E9. SLEV Huske Street Desk Packet](#)
 [PHN SLEV-Huske St](#)

F. PLAT COMMITTEE REPORT**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-7867](#) Nikiski APC Meeting Minutes

Attachments: [APC Meeting Minutes](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, August 10, 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.