



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

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Monday, October 13, 2025

7:30 PM

Betty J. Glick Assembly Chambers

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**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-7220](#)

- a. Bayview Subdivision Lighthouse Village Replat; KPB File 2024-131
- b. Black Gold Estates 2025 Replat; KPB File 2025-048
- c. Bend in the River Subdivision 2025 Replat; KPB File 2025-004
- d. Butler-Church Subdivision Galley Addition No. 3; KPB File 2024-105
- e. Clan Maxwell Estates Lyon Addition; KPB File 2024-122
- f. Dunham Subdivision Two Hands 2024 Replat; KPB File 2024-108
- g. Forest Knolls Subdivision 2025 Addition; KPB File 2025-051
- h. H&H Sister Subdivision; KPB File 2025-026
- i. Kenaitze Estates Subdivision Fall Addition No. 2; KPB File 2024-058
- j. Pearl Subdivision; KPB File 2025-015
- k. Shadura Subdivision Piccolo Addition; KPB File 2025-036
- l. Sterling Meadows Subdivision Reutov Addition; KPB File 2024-143
- m. Valhalla Heights Subdivision Conan Replat; KPB File 2025-002

Attachments:[C3. Administrative Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7221](#)

- a. Forest Hills Lookout Subdivision Boulder Heights 2025 Replat  
KPB File 2025-089
- b. Lower Winding Trails Subdivision 2025 Replat; KPB File 2025-087
- c. Saddle Ridge Subdivision 2025 Replat; KPB File 2025-066
- d. Stoneburr Subdivision Daily Addition; KPB File 2025-035
- e. Terra B Subdivision 2025 Replat; KPB File 2025-103

Attachments:[C4. Final Approvals](#)

5. Plat Amendment Request - None

6. Commissioner Excused Absences - None

7. Minutes

[KPB-7222](#) September 22, 2025 Planning Commission Minutes

Attachments: [C7. 092225 PC Meeting Minutes](#)

**D. OLD BUSINESS - None**

**E. NEW BUSINESS**

1. [KPB-7223](#) Conditional Use Permit; PC Resolution 2025-23  
Petitioner: Hilcorp Alaska LLC  
Request: To construct a bridge within the 50' Habitat Protection District of Stariski Creek  
PIN: 15917001  
Happy Valley Area  
Staff Person Responsible: Planner Morgan Aldridge

Attachments: [E1. CUP Hilcorp Bridge Packet](#)  
[PHN\\_CUP Hilcorp Bridge 2025-23](#)

2. [KPB-7224](#) Utility Easement Vacation; KPB File 2025-047V1  
McLane Consulting Group / Davis  
Request: Vacate a 20' wide utility easement near the midpoint of the west lot line & running diagonally southeast to the southern lot line on Lot 2 Erlwein Subdivision No 3., Plat KN 81-144  
Sterling Area  
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E2. UEV Lot 2 Erlwein Subd No 3 Packet](#)  
[PHN UEV-Erlwein Sub No. 4 Birch Forest Addn](#)

3. [KPB-7225](#) POSTPONED Building Setback Encroachment Permit  
KPB 2025-147  
Johnson Surveying / Jackson  
Request: Permits a carport & portions of two green houses and two cabins to remain the 20' building setbacks on Tract D1, Block 1 Peaceful Acres Sub Jackson Garden Replat, Plat KN 2006-112 Kalifornsky Area  
Staff Person Responsible: Platting Manager Vince Piagentini  
  
*Attachments:* [E3. BSEP Peaceful Acres Sub Jackson's Garden Replat Tract D1 Block 1 PHN\\_BSEP-Peaceful Acres Jackson's Garden Replat](#)
4. [KPB-7226](#) Section Line Easement Vacation; KPB File 2025-144V  
Seabright Survey & Design / Flynn, Jellicoe  
Request: Vacates a 66' section line easement – 33' in T06S R14W SEC 12 and 33' in T06S R14W SEC 13, running west to west through Lot 2 of Arno Subdivision, Plat HM 2001-78  
Diamond Ridge Area  
Staff Person Responsible: Platting Manager Vince Piagentini  
  
*Attachments:* [E4. SLEV Lot 2 Arno Sub Packet PHN\\_SLEV-Arno Sub Lot 2](#)
5. [KPB-7227](#) Right-Of-Way Vacation; KPB File 2025-143V  
Johnson Surveying / Whitcomb  
Request: Vacate Corona Court & Hidden Valley Circle and associated utility easements per Stephen Subdivision, Plat KN 76-111  
Nikiski Area  
Staff Person Responsible: Platting Manager Vince Piagentini  
  
*Attachments:* [E5. ROWV Corona Ct & Hidden Valley Cir Packet PHN\\_ROWV-Stephens Sub Whitcomb 2025 Replat](#)
6. [KPB-7228](#) Street Naming Resolution 2025-01  
Request: Rename a private road in the Salamatof area (ESN201) to Roots Loop  
Salamatof Area  
Staff Person Responsible: Addressing Officer Rhea Pace  
  
*Attachments:* [E6. SN 2025-02 Roots Loop Packet PHN\\_Roots Loop](#)

## 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****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, October 27, 2025n 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](mailto: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.