



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, June 8, 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

- a. [KPB-7772](#) Morning Panorama Subdivision #2; KPB File 2022-058

Attachments: [C1. TE Morning Panorama Sub #2 Packet](#)

2. Planning Commission Resolutions - None

3. Plats Granted Administrative Approval

[KPB-7773](#) 06-08-26 Administrative Approval Report

Attachments: [C3. 060826 Admin Approval Report](#)

4. Plats Granted Final Approval (KPB 20.10.040)

5. Plat Amendment Request - None

6. Commissioner Excused Absences - None

7. Minutes

[KPB-7774](#) May 26, 2026 PC Meeting Minutes

Attachments: [C7. 052626 PC Meeting Minutes](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7775](#) Ordinance 2025-19-44: Authorizing the acquisition of real property in Soldotna, AK on behalf to Central Kenai Peninsula Hospital Service area, appropriating funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement & Expansion Fund, and authorizing an amendment to the Operating Agreement with Central Peninsula General Hospital, Inc.

Attachments: [E1. ORD 2025-19-44 Packet](#)

2. [KPB-7776](#) Drainage Easement Vacation; KPB File 2026-049V
Peninsula Surveying / NTK Revocable Trust
Request: Vacates A 20-foot by approximately 277-foot long drainage easement located along the shared lot line between Lots 27 & 28, Block 3, Moose River Estates Subdivision, Plat KN 74-98
Sterling Area

Attachments: [E2. DEV Moose River Estates Sub Packet](#)
[PHN UEV-Moose River Estates](#)

3. [KPB-7777](#) Right-Of-Way Vacation; KPB File 2026-046V
Seabright Survey & Design / Porter
Request: Vacates the eastern most approximately 25,662 sq ft portion of Apricity Avenue & associated utilities situated between Lot 2-I, Buena Vista No. 2 Subdivision, Plat HM 94-34 and Lot 4A3, Buttermilk Meadows Three, Plat HM 91-64.
Fritz Creek Area

Attachments: [E3. ROWV Apricity Ave Packet](#)
[E3. ROWV Apricity Ave Desk Packet](#)
[PHN ROWV-Apricity Avenue](#)

4. [KPB-7779](#) Right-Of-Way Vacation; KPB File 2026-038V
Seabright Survey & Design / Hopkins, Hedgecoth
Request: Vacates a 16,857 sq ft portion of the 60' wide Mountain Brook Road ROW & associated utility easements abutting Lots 43-45, Lot 47, Mountain Brook Heights, Plat SL 92-004 and Deed Parcel (BK 23 PG 985)
Seldovia Area

Attachments: [E4. ROWV Mountain Brook Rd Packet](#)
[PHN ROWV-Mountain Brook Road](#)

5. [KPB-7780](#) Conditional Land Use Permit; PC Resolution 2026-29
Applicant: Colaska Inc. dba QAP
Request: Requesting a modification to conditional land use permit (PC 2025-33), adding a project based waiver to the hours of operation and would allow QAP to work at night outside the standard hours of 6:00 AM to 9:00 PM
Address: 36780 Robinson Loop Road
Sterling Area

Attachments: [E5. CLUP_QAP-Modification_Packet](#)
[E5. CLUP_QAP Modification_Desk Packet](#)
[PHN_CLUP_Mod-QAP_Robinson Loop Material Site](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 5 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-7778](#) Nikiski APC Meeting Minutes

Attachments: [Misc. Info_Desk Packet](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, June 22, 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: <https://www.kpb.us/departments/planning/planning-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.