



Meeting Agenda Planning Commission

Tuesday, May 26, 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 - None
2. Planning Commission Resolutions - None
3. Plats Granted Administrative Approval

[KPB-7735](#) May 26, 2026 Administrative Approvals Report

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

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7736](#) May 26, 2026 Final Approvals Report

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

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

[KPB-7737](#) May 11, 2026 Planning Commission Meeting Minutes

Attachments: [C7. 051126 PC Minutes](#)

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

1. [KPB-7738](#) Right-Of-Way Vacation; KPB File 2026-035V - POSTPONED
Johnson Surveying / Blumentritt
Request: Vacates a 20' wide by approximately 626' long right-of-way
& the associated utility easements along Knackstedt Street
Location: Lot 1, Block 1, College Estates Subdivision, Pl KN 75-109
Kalifornsky Area

 Attachments: [E1. ROWV_Knackstedt Street_Desk Packet](#)
 [PHN_ROWV_College Estates Sub 2026 Addn](#)

2. [KPB-7739](#) Right-Of-Way Vacation; KPB File 2026-043
No Surveyor / Johnson, Leslie
Request: Vacates the approximately 50' wide by 573' long Mayo St
right-of-way granted per KN 88-86
Location: Lot 1, Mayo River Subdivision Plat KN 88-86, also abutting
Govt Lots 23 & 24
Funny River Area

 Attachments: [E2. ROWV_Mayo Street_Packet](#)
 [PHN_ROWV_Mayo River Sub](#)

3. [KPB-7740](#) Right-Of-Way Vacation; KPB File 2026-039
McLane Consulting Group / Tanner Crab, LLC
Request: Vacates a portion of the Maximilian Court cul-de-sac granted
per SW 2009-6
Location: Lot 13, Clan Maxwell Estates Avalon Heights Addition #5,
SW 2021-008
Bear Creek Area

 Attachments: [E3. ROWV_Maximillian Court_Packet](#)
 [PHN_ROWV_Clan Maxwell Estates Avalon Heights Addn #5](#)

4. [KPB-7741](#) Street Naming Resolution 2026-02
Renaming Dedra Avenue to Debra Avenue
Location: Dedra Avenue dedicated per Platt Subdivision No. 2, Plat HM 80-4
Anchor Point Area
Attachments: [SN RES 2026-02 Executed](#)
[E4. SN RES 2026-02 Packet](#)
[PHN SN RES 2026-02](#)
5. [KPB-7742](#) Ordinance 2026-23: Authorizing the conveyance of the Nikolaevsk School property to Alaska Homestead Education, Inc. in support of community K-12 education.
Attachments: [E5. ORD 2026-23 Niko School Disposal Packet](#)
6. [KPB-7743](#) Conditional Use Permit; Planning Commission Resolution 2026-30
Applicant: KPB Roads Department
Request: Replace two undersized culverts within the 50' HPD of an unnamed stream
Parcel ID: 18505409, 18505406 & 18505408
Ninilchik Area
Attachments: [PC RES 2026-30 Executed](#)
[E6. CUP KPB Culvert Packet](#)
[PHN CUP KPB Culverts](#)
7. [KPB-7744](#) Conditional Use Permit; Planning Commission Resolution 2026-31
Applicant: Alaska State Parks
Request: Installation of a fence within the 50' HPD of the Kasilof River
Parcel ID: 13332039
Kasilof Area
Attachments: [PC RES 2026-31 Executed](#)
[E7. CUP AK State Parks Packet](#)
[PHN CUP DNR Fence](#)

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, June 8, 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.