

C. CONSENT AGENDA

***7. 07-20-26 PC Meeting Minutes**

Kenai Peninsula Borough Planning Commission

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

July 20, 2026
7:40 P.M.
UNAPPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Chair Brantley called the meeting to order at 7:40 p.m. *(Late start due to the Plat Committee meeting running over)*

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeremy Brantley, Sterling / Funny River
Pamela Gillham, Kalifornsky/Kasilof District
Jeffrey Epperheimer, Nikiski District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Dawson Slaughter, South Peninsula District
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer *(arrived late, joined meeting after agenda item E1)*

With 8 members present, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Wayne Cary, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Morgan Aldridge, Planner
Elizabeth Wilder, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***3. Administrative Approvals**

- a. Bay View Subdivision Chow 2024 Replat; KPB File 2024-072
- b. Bouwens Subdivision 3; KPB File 2025-128
- c. Butler Church Sub No. 2 2025 Galley Addition; KPB File 2025-079
- d. France Airpark Subdivision; KPB File 2025-145
- e. Hope Lake Subdivision 2025 Addition; KPB File 2025-157
- f. Jack Gist Subdivision No. 3; KPB File 2020-107P3
- g. Little Jim Subdivision No. Three; KPB File 2026-010
- h. Pavilion Subdivision Part 2 Amended 2026 Replat; KPB File 2026-004
- i. Sholin Subdivision 2025 Replat; KPB File 2025-148
- j. Spruce Park Estates Sub Davis Addition No. 2; KPB File 2025-078
- k. Wilderness Edge Subdivision; KPB File 2026-002

***5. Plat Amendment Request**

- a. Graham Ranch; KPB File 2023-028A1

***6. Excused Absences**

- a. Vacant, City of Seward

***7. Minutes**

- a. June 22, 2026 Planning Commission Meeting Minutes

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. He then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Chair Brantley brought it back to the commission for a motion.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Slaughter to approve the consent and regular agendas.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Slaughter, Morgan, Venuti, Whitney
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AGENDA ITEM E. NEW BUSINESS

**ITEM #1 – CONDITIONAL USE PERMIT
CONSTRUCTION OF A ROAD & BRIDGE WITHIN THE 50 HPD OF AN UNNAMED CREEK**

PC Resolution	2026-36
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Jack & Kristel Cole
Physical Address:	67515 Silver Avenue
KPB Parcel ID:	17101004

Staff report given by Planner Morgan Aldridge

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2026-36, granting a conditional use permit pursuant to KPB 21.18 for the construction of a road and bridge within the 50' Habitat Protection District of the unnamed tributary to Two Moose Creek

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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**ITEM #2 – BUILDING SETBACK ENCROACHMENT PERMIT
LOT 1 JAMES 2016 HM2016-16**

KPB File No.	2026-054
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Dave & Ashly Ganas
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Homer Area

Parent Parcel No.:	172-310-42
Legal Description:	T 05S R 12W SEC 13 SEWARD MERIDIAN HM 2016016 JAMES 2016 LOT 1
Assessing Use:	Residential

Zoning:	Unrestricted
PC Resolution	2026-054

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2026-35 granting a building setback encroachment permit t a portion of the 20' building setback for Lot 1, Mames 2016, Plat HM 2016-16, citing findings 1, 6 & 7 in support of standard one, findings 2, 6 & 7 in support of standard two and findings 3, 6 7 in support of standard three and subject to the 6 conditions as stated in the staff report

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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**ITEM #3 – BUILDING SETBACK ENCROACHMENT PERMIT
LOT 2 BLOCK 2 COTTONWOOD ACRES SUBDIVISION NO 6 KN82-128**

KPB File No.	2026-063
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Geoffrey & Melissa Knuth; MK Rentals
Surveyor:	John Segesser / Segesser Surveys
General Location:	Kalifornsky Beach Area

Parent Parcel No.:	055-590-11
Legal Description:	T 5N R 11W SEC 27 SEWARD MERIDIAN KN 0820128 COTTONWOOD ACRES SUB NO 6 LOT 2 BLK 2
Assessing Use:	Residential
Zoning:	Unrestricted
Resolution	2026-38

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Gillham moved, seconded by Commissioner Epperheimer to adopt Planning Commission Resolution 2026-38 granting a building setback encroachment permit t a portion of the 20' building setback for Lot 2, Block 2, Cottonwood Acres Subdivision No. 6, Plat KN 0730059, citing findings 1, 2, 4 & 6-9 in support of standards one & two and findings 1, 2, 4, 6, 7 & 9 in support of standard three and subject to the 6 conditions as stated in the staff report

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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**ITEM #4 – PLAT WAIVER REQUEST
T07N, R11W, SEC 28, S.M., KN SW1/4, SE1/4**

KPB File No.	2025-142
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Sondra Starnes

Surveyor:	Aaron Brown / Vector Surveying LLC
General Location:	Nikiski Area
Parent Parcel No.:	013-122-05
Legal Description:	T07N R11W SEC 28 SEWARD MERIDIAN KN SW1/4 SE1/4
Assessing Use:	Residential Improved Land
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Sondra Starnes, Petitioner: Ms. Starnes requested the commission grant her plat waiver request.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant a plat waiver to a parcel described as Township 7 North, Range 11 West, Section 28, Seward Meridian, Kenai, Southwest ¼, Southeast ¼.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION FAILED BY UNANIMOUS VOTE:

No - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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ITEM #5 - RIGHT OF WAY VACATION

VACATE THE WESTERN APPROXIMATELY 20 FEET OF THE 50-FOOT KNACKSTEDT STREET RIGHT-OF-WAY PARALLEL WITH & ADJACENT TO LOT 1, BLOCK 1, COLLEGE ESTATES SUB, PLAT KN 75-109, & THE ASSOCIATED 5-FOOT CLEARING EASEMENT LOCATED ON THE EASTERN BOUNDARY OF LOT 1, BLOCK 1, COLLEGE ESTATES SUB, PLAT KN 75-109

KPB File No.	2026-035V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Tammi L. & Brent D. Blumentritt
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Kalifornsky Area
Legal Description:	Knackstedt Street T 5N R 11W SEC 25 SEWARD MERIDIAN KN 0750109 COLLEGE ESTATES SUB LOT 1 BLK 1

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Jerry Johnson, Johnson Surveying: Mr. Johnson was the surveyor on this project and made himself available for questions.

Tammi Blumentritt, Petitioner: Ms. Blumentritt requested the commission approve their vacation request.

Brent Blumentritt, Petitioner: Mr. Blumentritt requested the commission approve their vacation request.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65

Knackstedt Street is currently a borough maintained road. The commission expressed concern that approving this vacation as petitioned would negatively affect the road's maintenance status. The commission did not want to deny the petition as the petitioners would have to wait a year before they could submit a new petition. Postponement was discussed as it would allow the petitioner a chance to explore other potential resolutions for this situation.

Commissioner Gillham withdrew her motion and Commissioner Venuti withdrew his second, to grant the vacation as petitioned.

MOTION FOR POSTPONEMENT: Commissioner Epperheimer moved, seconded by Commissioner Gillham to postpone action on this petition until brought back by staff.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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ITEM #6 - RIGHT OF WAY VACATION

PETITION TO VACATE TILLYGIRL AVE BETWEEN ALEX SHADELL ST & BG DAVIS ST & BG DAVIS ST FROM PROPOSED CUL-DE-SAC SOUTH OF LOT 16E OUTLOOK SUB ADDN NO 1 AMENDED HM83-123 & PROPOSED CUL-DE-SAC NORTH OF LOT 13 OUTLOOK SUB ADDN NO 1 AMENDED HM83-123 & ADJACENT EASEMENTS

KPB File No.	2026-062V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Douglas & Cherie Inglis
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	Anchor Point Area

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Douglas Inglis, Petitioner/Landowner: Mr. Inglis request that the commission approve his petition and made himself available for questions

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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ITEM #7 - RIGHT OF WAY VACATION

VACATE A PORTION OF THE 30' WIDE GLACIER ST. ROW & ASSOCIATED UTILITY EASEMENT

KPB File No.	2026-066V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Lacey & Zachary Rininger
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC

General Location:	City of Kenai
Legal Description:	Glacier Street T 6N R 11W SEC 34 SEWARD MERIDIAN KN 2012103 MICAH SUB LOT 156B T 6N R 11W SEC 34 SEWARD MERIDIAN KN GOVT LOT 155

Staff report given by Platting Manager Vince Piagentini. Staff has postponed this item to allow additional time for design review of the proposed right-of-way vacation. Public notices had been sent out so if anyone wishes to provide public comment on this item, they may do so; however, no decision will be made at this meeting

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed. No action was required on this item.

ITEM #8 - RIGHT OF WAY VACATION

VACATE A PORTION OF THE 60' ROW ADJACENT TO LOT 1 BOLSTRIDGE KENAI RIVER SUBDIVISION KN1129 AND LOT 18 BLOCK 3 ALDERWOOD ESTATES SUBDIVISION KN76-157

KPB File No.	2026-069V1
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Gene Montgomery; Paul Huske
Surveyor:	Stacy Wessel / AK Lands
General Location:	On Kenai River south of Betty Lou Drive
Legal Description:	Huske Street south of Betty Lou Drive

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

The following spoke in support of approving the vacation as petitioned:

- Stacy Wessel, AK Lands (Surveyor)
- Gene Montgomery
- Roderick Huske
- Jerald Johnson
- Mori Fina
- Ed Gerkowski
- Mike Daugherty
- Steve Baker

The following spoke in opposition to the vacation:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Eric VanForester • Brian Osborn • Randy Lukasik • Brett Conner (?) • Darryl Beckham • Zachery Lewis • Tim Cisney • Bryce Michael • Andrea Pfeffer • Mel Hutchinson | <ul style="list-style-type: none"> • Bob McDonald • Joel Stewart • Keith Niecheocha (?) • Glen Gilda (?) • Joe Laba • Don Gothet • Frederick Hue (/) • Chris Grundman • Theresa Carlson • Mark Halliwell |
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Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Venuti moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION FAILED BY MAJORITY VOTE:

No - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney
Yes - 1	Venuti

MOTION: Commissioner Slaughter moved, seconded by Commissioner Gillham to extend the meeting to 11:30.

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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ITEM #9 - SECTION LINE EASEMENT VACATION

VACATE A PORTION OF THE 66' SECTION LINE EASEMENT LOCATED ADJACENT TO LOT 1 BOLSTRIDGE KENAI RIVER SUBDIVISION PL KN1129 AND LOT 18 BLOCK 3 ALDERWOOD ESTATES SUBDIVISION PLAT KN76-157/

KPB File No.	2026-069V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Gene Montgomery; Paul Huske
Surveyor:	Stacy Wessel / AK Lands
General Location:	On Kenai River south of Betty Lou Drive
Legal Description:	Section line easements associated with aliquot section

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

The following spoke in support of approving the vacation:

- Gene Montgomery, Petitioner
- Carolyn Montgomery, Petitioner
- Stacy Wessel, AK Lands (Surveyor)
- Mori Fina
- Mike Daugherty

The following spoke in opposition to the vacation:

- Gwen Muzzy

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Gillham moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION FAILED BY UNANIMOUS VOTE:

No - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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AGENDA ITEM G. OTHER

Plat Committee for August & September:

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| <ul style="list-style-type: none"> • Pamela Gillham • Virginia Morgan • Franco Venuti | <ul style="list-style-type: none"> • Paul Whitney • Jeremy Brantley & Jeffrey Epperheimer (Alternates) |
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AGENDA ITEM H. **PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

AGENDA ITEM K. **ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting at 11:25 P.M.

Ann E. Shirnberg
Administrative Assistant