

C. CONSENT AGENDA

***7. Minutes**

a. June 8, 2026 Planning Commission Meeting Minutes

Kenai Peninsula Borough Planning Commission

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

JUNE 8, 2026
7:30 P.M.
UNAPPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Chair Brantley called the meeting to order at 7:30 p.m.

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
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

With 7 members present, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Wayne Cary, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Aaron Hughes, Land Management Officer
Samantha Lopez, River Center Manager
Ryan Raidmae, Planner
Elizabeth Wilder, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***1. Time Extension Request**

- a. Morning Panorama Subdivision #2; KPB File 2022-058

***3. Administrative Approvals**

- a. Lakeshore Estates Subdivision Block 2 Peterson Replat; KPB File 2025-166
- b. Ward Estates; KPB File 2025-090
- c. Yoo Subdivision; KPB File 2025-126

***6. Excused Absences**

- a. Vacant, City of Seward
- b. Dawson Slaughter, Southern Peninsula

***7. Minutes**

- a. May 26, 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, Vice Chair Gillham brought it back to the commission for a motion.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

AGENDA ITEM E. NEW BUSINESS

ITEM # 1 – ORDINANCE 2025-19-44

AUTHORIZING THE ACQUISITION OF REAL PROPERTY IN SOLDOTNA, ALASKA, ON BEHALF OF CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA, APPROPRIATING FUNDS FROM THE CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA PLANT REPLACEMENT AND EXPANSION FUND, AND AUTHORIZING AN AMENDMENT TO THE OPERATING AGREEMENT WITH CENTRAL PENINSULA GENERAL HOSPITAL INC.

Staff report given by Land Management Officer Aaron Hughes

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 committee.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Gillham to forward to the Assembly a recommendation to adopt Ordinance 2025-19-44 authorizing the acquisition of real property in Soldotna, Alaska, on behalf of Central Kenai Peninsula Hospital Service Area, appropriating funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement Fund and authorizing an amendment to the operating agreement with Central Peninsula Hospital, Inc.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #2 - UTILITY EASEMENT ALTERATION

VACATE A SEGMENT OF THE 20-FOOT DRAINAGE EASEMENT LOCATED ALONG THE COMMON LOT LINE BETWEEN LOTS 27 AND 28, BLOCK 3, WITH 10 FEET SITUATED ON EITHER SIDE OF THE LOT LINE, AS GRANTED BY MOOSE RIVER ESTATES SUBDIVISION, PLAT KN 74-98.

KPB File No.	2026-049V
Planning Committee Meeting:	June 8, 2026
Applicant / Owner:	NTK Revocable Trust of Anchorage, Alaska
Surveyor:	Jason Schollenberg; Peninsula Surveying, LLC
General Location:	Sterling Area
KPB PC Resolution	2026-32

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 committee.

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, adopting and

incorporating by reference the staff report, staff recommendations and subject to the two conditions as set forth in the staff report.

Commissioner Epperheimer noted in Planning Commission Resolution 2026-32, one of the whereas clauses noted a code reference (KPB 20.70.140) that does not exist. Platting Manager Vince Piagentini reviewed the resolution and stated the code reference was incorrect, that it was an old code reference and the resolution template had not been updated.

AMENDMENT MOTION: Commissioner Whitney moved seconded by Commissioner Fikes to strike the following whereas clause from Planning Commission Resolution 2026-32:

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #3 - RIGHT OF WAY VACATION

VACATE THE EASTERNMOST APPROXIMATELY 25,662 SQUARE-FOOT PORTION OF APRICITY AVENUE AND ASSOCIATED UTILITY EASEMENTS SITUATED BETWEEN LOT 4A3 (HM 91-64) AND LOT 2-I (HM 94-34), AS DEDICATED BY BUTTERMILK MEADOWS TWO (HM 83-105) AND BUENA VISTA NO. 2 SUBDIVISION (HM 94-34)

KPB File No.	2026-046V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	Robert E. Porter
Surveyor:	Katherine A. Kirsis; Seabright Survey & Design
General Location:	Fritz Creek Area / Kachemak Bay APC
Legal Description:	Apricity Avenue 172-311-40: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I 172-420-19: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor on this project 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 committee.

MOTION: Commissioner Gillham 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #4 - RIGHT OF WAY VACATION

VACATES AN APPROXIMATELY 16,857 SQUARE FOOT PORTION OF MOUNTAIN BROOK ROAD, INCLUDING ASSOCIATED UTILITY EASEMENTS, ADJACENT TO LOTS 43-45, LOT 47, AS DEDICATED BY MOUNTAIN BROOK HEIGHTS (SL 85-7) AND AMENDED BY (SL 92-4)

KPB File No.	2026-038V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	James O. Hopkins & Linda J. Hedgecoth
Surveyor:	Katherine A. Kirsis; Seabright Survey & Design
General Location:	Remote / Seldovia Area
Legal Description:	Mountain Brook Road 191-130-65: T 9S R 14W SEC 6 SEWARD MERIDIAN SL PTN OF NW1/4 NE1/4 LYING WEST OF ROW PER PW RES 84-9 REC @84-4W 191-123-43; 191-123-44; 191-123-45; 191-123-47; 191-123-48: T 8S R 14W SEC 32 SEWARD MERIDIAN SL 0920004 MOUNTAIN BROOK HEIGHTS SUB AMENDED LOT 43; 44; 45; 47; 48

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor on this project 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 committee.

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, 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

**ITEM #5 – CONDITIONAL LAND USE PERMIT MODIFICATION
PLANNING COMMISSION RESOLUTION 2026-29**

PC Resolution	2026-29
Planning Commission Meeting:	June 8, 2026
Applicant:	Colaska Inc. dba QAP
Legal Description:	T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4

Physical Address	36780 Robinson Loop Road / Sterling Area
KPB Parcel Number:	06304780

Staff report given by Planner Ryan Raidmae.

Chair Brantley opened the item for public comment.

The following individuals spoke in support to approving the permit:

- Darren Underwood, QAP
- Stephanie Queen (works as a consultant on this project)
- Gina DeBardelaben, Engineer - McLane Consulting

The following individuals spoke in opposition to approving the permit:

- | | |
|--------------------|-----------------------|
| • Joseph Skrha | • Doreen Duvall |
| • James Perzechino | • Jody Bauer |
| • Don Douthit | • Brice Cunningham |
| • Alva Lantz | • Christina Fergus |
| • Liz Julesvak | • Arlene Figueroa |
| • Scott Lamaya | • Rebecca Short |
| • Scott Vermilya | • Brice Cunningham |
| • Leah Trenholm | • Alex Douthit |
| • Erin Burns | • Carolyn Christensen |
| • Duncan Burns | • Austin Druce |
| • John Williamson | • Carolyn Christensen |

The following issues were of general concern:

- Health and safety concerns related to the request to work around the clock 24/7
- 24 hour activity doesn't allow for any down time or rest, negatively affecting all residents in the impact zone.
- Work hours was discussed back in December and the request to work a round the clock schedule was denied, nothing has changed.

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

MOTION: Commissioner Gillham moved, seconded by Commissioner Venuti to adopt Planning Commission Resolution 2026-29, granting approval of a modification to a Conditional Land Use Permit to operate a sand, gravel, or material site under a Type I Endorsement for the parcel described as T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4.

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

MOTION FAILED BY MAJORITY VOTE:

No - 6	Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Yes - 1	Brantley
Absent – 1	Slaughter

Due to the late hour the Commission made the decision to discuss findings in support of the denial at the regularly scheduled June 22, 2026 meeting.

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 Whitney moved to adjourn the meeting at 10:44 P.M.

Ann E. Shirnberg
Administrative Assistant