

Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Peter A. Micciche, Borough Mayor *PAM*  
**THRU:** Robert Ruffner, Planning Director *R*  
Michele Turner, Borough Clerk *(M.T.)*  
**FROM:** Sue Ellen Essert, Deputy Borough Clerk *SEE*  
**DATE:** June 23, 2026  
**RE:** Planning Commission Applications for Appointment

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Pursuant to KPB 2.40.15(E), the annual vacancies on the Planning Commission were noticed for 30-days. The vacancy notice was posted on the Borough's website, Facebook page and the public facing bulletin boards at the borough administration building, Homer KPB's Office, Seward KPB's Office and North Peninsula Recreation Center. The application period closed on June 15, 2026. All other Planning Commission seats will remain open until filled.

The applicants below have been verified as qualified voters of the borough and residents of their district. Applications are submitted herewith for your consideration.

**Nikiski District**

Jeffrey Epperheimer

Michael Babin

**Kalifornsky/Kasilof District**

Pamela Gillham

Thank you for your consideration.

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**From:** Kenai Peninsula Borough <webmaster@kpb.us>  
**Sent:** Wednesday, June 10, 2026 11:51 AM  
**To:** Mayor's Department  
**Cc:** Ruffner, Robert; Shirnberg, Ann; G\_Notify\_AssemblyClerk  
**Subject:** PC Application submitted Nikiski District (Term Expires 07/31/2029)

**Name:** Jeffrey Epperheimer

**Selected Seat:** Nikiski District (Term Expires 07/31/2029)

**Mailing Address:**  
PO Box 2208  
Kenai, Alaska 99611

**My Residence Address is DIFFERENT from my Mailing Address**

**Residence Address:**  
52980 Tenakee Loop  
Kenai, AK 99611

**Email:** jeff@epperheimerinc.com

**Home Phone:** 907-252-9771

**Mobile Phone:** 907-252-9771

**What knowledge, experience, or expertise will you bring to the Planning Commission?**  
I am a current commissioner for the Nikiski seat and would like to continue. I believe that I have the ability to discern and have enjoyed serving for the past 3 years.

**Voter #**

**SSN**  
[REDACTED]

**Date of Birth**  
[REDACTED]

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**Subject:** FW: PC Application submitted Nikiski District (Term Expires 07/31/2029)

**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>  
**Sent:** Monday, May 18, 2026 11:18 AM  
**To:** Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>  
**Cc:** Ruffner, Robert <[RRuffner@kpb.us](mailto:RRuffner@kpb.us)>; Shirnberg, Ann <[ashirnberg@kpb.us](mailto:ashirnberg@kpb.us)>; G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Subject:** PC Application submitted Nikiski District (Term Expires 07/31/2029)

**Name:** Michael Babin

**Selected Seat:** Nikiski District (Term Expires 07/31/2029)

**Mailing Address:**  
48765 Eileen Street  
NIKISKI, Alaska 99611

**Residence Address:**

**Email:** [rootedraven@icloud.com](mailto:rootedraven@icloud.com)

**SSN:** [REDACTED]

**Date of Birth:** [REDACTED]

**Mobile Phone:** 9074911661

**What knowledge, experience, or expertise will you bring to the Planning Commission?**

I would bring a strong background in leadership, operations management, safety compliance, and community-focused problem solving to the Planning Commission. Over the past several years, I have worked in Human Resources and operational leadership roles within Alaska-based organizations, where I have been responsible for policy development, regulatory compliance, long-term planning, and coordination between multiple departments and stakeholders.

My professional experience has required me to evaluate complex issues, balance operational needs with regulatory requirements, and make decisions that support both organizational growth and community responsibility. Working in rural and remote Alaska operations has also given me firsthand understanding of the unique challenges our communities face regarding infrastructure, transportation, housing, workforce development, and access to services.

In addition to my professional background, I am actively involved in community and nonprofit development efforts focused on education, agriculture, and supportive services for families and youth on the Kenai Peninsula. Through these efforts, I have gained experience working with grant programs, land use considerations, long-term project planning, and collaboration with local organizations and community members.

I believe I would bring a practical, balanced, and community-minded perspective to the Planning Commission. I value transparency, responsible growth, and thoughtful planning that supports both current residents and future generations while preserving the character and opportunities that make our Borough unique.

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**From:** Kenai Peninsula Borough <webmaster@kpb.us>  
**Sent:** Monday, June 22, 2026 4:35 PM  
**To:** Mayor's Department  
**Cc:** Ruffner, Robert; Shirnberg, Ann; G\_Notify\_AssemblyClerk  
**Subject:** PC Application submitted Kalifornsky/Kasilof District (Term Expires 07/31/2029)

**Name:** Pamela Gillham

**Selected Seat:** Kalifornsky/Kasilof District (Term Expires 07/31/2029)

**Mailing Address:**  
45772 Big Eddy Rd  
Soldotna, AK 99669

**My Residence Address is DIFFERENT from my Mailing Address**

**Residence Address:**  
23281 Lowell Lp  
Kasilof, AK 99610

**Email:** pamelagillham@yahoo.com

**Home Phone:** 9072021020

**Mobile Phone:** 9072021020

**What knowledge, experience, or expertise will you bring to the Planning Commission?**

I have served on the Kenai Peninsula Planning Commission since August 2020, during which time I have gained substantial hands-on experience with the Borough's land use regulations, platting processes, and planning procedures. As Chair of the Plat Committee, I have developed a strong working knowledge of subdivision regulations and the technical review of plats, ensuring compliance with Borough code while facilitating responsible development. In my role as Vice Chair of the Planning Commission, I have further contributed to policy-level discussions and decision-making on a wide range of land use applications.

As a longtime resident, homeowner, and landowner in the community, I bring a practical, on-the-ground perspective to the Commission. This experience allows me to balance regulatory requirements with the real-world interests of property owners and investors. My continued investment in the area reflects my commitment to protection of owner rights, thoughtful, sustainable growth that supports both economic opportunity and the long-term interests of the Kenai Peninsula.

**Voter #**  
[REDACTED]

**SSN**  
[REDACTED]

**Date of Birth**  
[REDACTED]