



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

*Jeremy Brantley, Chair – Ridgeway/Funny River/Sterling District*

*Pamela Gillham – Kalifornsky/Kasilof District*

*Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East  
Peninsula District*

*Dawson Slaughter – South Peninsula District*

*Jeffery Epperheimer - Nikiski District*

*Diane Fikes – City of Kenai*

*Franco Venuti – City of Homer*

*Paul Whitney – City of Soldotna*

*Karina England – City of Seward*

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**Monday, June 23, 2025**

**7:30 PM**

**Betty J. Glick Assembly Chambers**

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**Zoom Meeting ID: 907 714 2200**

- 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
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval

[KPB-7015](#)

- a. Charles & Barbara Scot Subdivision; KPB File 2022-118R1
- b. FBO Subdivision 2024 Addition; KPB File 2024-137
- c. Forest Hills Lookout Subdivision Watson Addition No. 2  
KPB file 2024-101
- d. Moose Range Meadows South Addition 1 Jenkins Replat  
KPB File 2024-140
- e. St. Theresa Subdivision Merkes Addition; KPB File 2025-003

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

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7016](#)

- a. Kenai River Bridge Subdivision Amended Matiaco Addition  
KPB File 2025-002

Attachments:[Kenai River Bridge Sub Amended Matiaco Addition KPB 2025-002](#)

5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-7017](#)

June 9, 2025 PC Meeting Minutes

Attachments:[C7. 060925 PC Meeting Minutes](#)**D. OLD BUSINESS - None**

**E. NEW BUSINESS**

1. [KPB-7018](#) Conditional Use Permit; PC Resolution 2025-09  
Applicant: Alaska Railroad Corporation  
Request: To replace a culvert at rail milepost 30.44, east of Moose Pass withing the 50' Habitat Protection District of the Upper Trail Lake  
Moose Pass Area  
(Staff Person: Planner Morgan Aldridge)

Attachments: [E1. CUP AK Railroad Corporation Packet](#)  
[CUP Public Hearing Notice](#)

**F. PLAT COMMITTEE REPORT**

Plat Committee will review 3 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, July 14, 2025 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**

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website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-commission-meetings>

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.