

Kenai Peninsula Borough Planning Commission

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

**JUNE 23, 2025
7:30 P.M.
APPROVED MINUTES**

AGENDA ITEM A. CALL TO ORDER

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

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeremy Brantley, Sterling / Funny River
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Dawson Slaughter, Southern Peninsula District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Karina England, City of Seward
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

With 9 members present, a quorum was present.

Staff Present

Aaron Hughes, Land Management Officer
Samantha Lopez, KRC Manager
Morgan Aldridge, Planner
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***3. Plats Granted Administrative Approval**

- 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

***4. Plat Granted Final Approval**

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

***7. Minutes**

- a. June 9, 2025 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 Slaughter moved, seconded by Commissioner Gillham 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 - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM E. NEW BUSINESS

**ITEM #1 – CONDITIONAL USE PERMIT
ALASKA RAILROAD CORPORATION**

PC Resolution No.	2025-09
Plat Committee Meeting:	June 23, 2025
Applicant / Owner:	Alaska Railroad Corporation
Mailing Address	P.O. Box 107500; Anchorage, AK 99510
General Location:	East End Road, Homer
Legal Description:	60.500999°, -149.361352°; ARRC MP 30.44

Staff report give 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 committee.

MOTION: Commissioner Morgan moved, seconded by Commissioner Slaughter to adopt Planning Commission Resolution 2025-09, granting a conditional use permit pursuant to KPB 21.18 for the construction of the Alaska Railroad Corporation proposed culvert replacement project at Rail MP 30.44, east of Moose Pass.

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

MOTION PASSED BY UNANIMOUS VOTE:

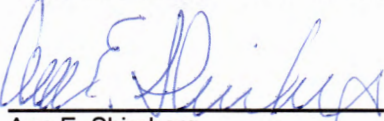
Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

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 Gillham moved to adjourn the meeting at 7:38 P.M.



Ann E. Shirnberg
Administrative Assistant