

C. CONSENT AGENDA

***7. Minutes**

a. April 27, 2026 Planning Commission Meeting Minutes

Kenai Peninsula Borough Planning Commission

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

APRIL 27, 2026
7:45 P.M.
UNAPPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Commissioner Brantley called the meeting to order at 7:45 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeremy Brantley, Sterling / Funny River
Pamela Gillham, Kalifornsky/Kasilof District
Jeffrey Epperheimer, Nikiski District
Dawson Slaughter, Southern Peninsula 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 8 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
Elizabeth Wilder, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***3/4. Administrative/Final Approvals**

- a. Cohoe Lakes Subdivision Frank Addition; KPB File 2025-152
- b. Kelly Acres Radtke Addition; KPB File 2025-159
- c. Rosewood Subdivision Farmgirl Addition; KPB File 2025-093
- d. Valhalla Heights Subdivision Thomsen Replat; KPB File 2025-129

***6. Excused Absences**

- a. Vacant, City of Seward

***7. Minutes**

- a. April 13, 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 Slaughter moved, seconded by Commissioner Fikes 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, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM E. NEW BUSINESS

ITEM #1 - UTILITY EASEMENT ALTERATION

VACATE A 10-FOOT UTILITY EASEMENT LOCATED ON THE EAST AND SOUTH BOUNDARY OF TRACT 2C, AS SHOWN ON HM 2005-80 AND GRANTED BY PLAT HM 79-44, AND A 10-FOOT UTILITY EASEMENT ON THE EAST BOUNDARY OF TRACT 2B, AS GRANTED BY PLAT HM 2005-80

KPB File No.	2026-030V
Planning Committee Meeting:	April 27, 2026
Applicant / Owner:	Jason Weisser
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Hubbard Lane off East End Road, Fritz Creek Area

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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.

Commissioner Venuti asked to be recused from this matter as the petitioner is a friend and business associated of his. Chair Brantley granted his request.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Gillham granting 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.

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, Slaughter, Whitney
Recused - 1	Venuti

ITEM #2 - SECTION LINE EASEMENT VACATION

VACATE AN IRREGULAR PORTION OF THE SOUTHERN 33-FOOT SECTION LINE EASEMENT LOCATED ON THE NORTHERN BOUNDARY OF LOT 1, BLOCK 4, HILL PARK ESTATES SUBDIVISION UNIT 1, PLAT HM 76-50, WITHIN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 14 WEST, SAID IRREGULAR SHAPE BEING 1,762 SQUARE FEET IN AREA AND THE CLOSEST CORNER BEING 3.72 FEET SOUTH AND 6.28 FEET EAST OF THE W1/16TH CORNER, AS SHOWN ON THE SKETCH OF VACATION IN SAID LOT 1, BLOCK 4

KPB File No.	2026-021V
Planning Commission Meeting:	April 13, 2025
Applicant / Owner:	Nelson Community Property Trust
Surveyor:	Jon Guffey / Survey Alaska, LLC
General Location:	At the intersection of North Fork Road & Knob Hill Road Anchor Point Area
Parcel:	171-370-05
Legal Description:	T 5S R 14W SEC 2 SM HM 0760050 HILL PARK ESTATES SUB UNIT 1 LOT 1 BLK 4

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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 Whitney moved, seconded by Commissioner Gillham granting 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, Whitney, Venuti
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**ITEM #3 – ORDINANCE 2026-14
AUTHORIZING A COMMUNICATIONS SITE LEASE AGREEMENT WITH
GCI COMMUNICATIONS CORPORATION IN BELUGA**

Staff report given by Land Management Officer Aaron Hughes

Commissioner 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 Venuti to forward to the Assembly a recommendation to adopt Ordinance 2026-14; Authorizing a communications site lease agreement with GCI Communications Corporation in Beluga.

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, Whitney, Venuti
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**ITEM #4 – ORDINANCE 2026-18
AUTHORIZING THE LEASE OF BOROUGH OWNED LAND FOR A MATERIAL SITE IN BELUGA BY
COMPETITIVE LEASE OFFERING THROUGH SEALED BID PROCEDURES**

Staff report given by Land Management Officer Aaron Hughes

Commissioner 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 Venuti to forward to the Assembly a recommendation to adopt Ordinance 2026-18; Authorizing the lease of borough owned land for a material site in beluga by competitive lease offering through sealed bid procedures.

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, Whitney, Venuti
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**ITEM #5 – ORDINANCE 2026-16
AUTHORIZING THE CONVEYANCE OF 5 PARCELS OF KPB OWNED LAND TO THE CITY OF
HOMER FOR LESS THAN FAIR MARKET VLAUE IN SUPPORT OF A CITY NEED**

Staff report given by Land Management Officer Aaron Hughes

Commissioner 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 Venuti moved, seconded by Commissioner Gillham to forward to the Assembly a recommendation to adopt Ordinance 2026-16; Authorizing the conveyance of 5 parcels of KPB owned land to the City of Homer for less than fair market value in support of a city need.

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, Whitney, Venuti
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ITEM #6 – ORDINANCE 2026-17

RE-AUTHORIZING THE CONVEYANCE OF KPB OWNED LAND TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES FOR A PUBLIC HIGHWAY ROW SUPPORT OF THE “STERLING SAFETY CORRIDOR IMPROVEMENTS MP 82.5 TO 94” PROJECT

Staff report given by Land Management Officer Aaron Hughes

Commissioner 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 Whitney to forward to the Assembly a recommendation to adopt Ordinance 2026-17; Re-authorizing the conveyance of KPB owned land to the State of Alaska Department of Transportation & Public Facilities for a public highway right-of-way support of the “Sterling Safety Corridor Improvements, MP 82.5 to 94” project.

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, Whitney, Venuti
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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 8:27 P.M.

Ann E. Shirnberg
Administrative Assistant