

Kenai Peninsula Borough Planning Commission

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

MAY 26, 2026
7:30 P.M.
APPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

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

AGENDA ITEM B. ROLL CALL

Commissioners Present

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 6 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
Morgan Aldridge, Planner
Elizabeth Wilder, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***3. Administrative/Final Approvals**

- a. Erlwein Subdivision No. 4 Birch Forest Addition; KPB File 2025-047
- b. Fields Brown Subdivision; KPB File 2025-113

***4 Final Approvals**

- a. Kings Castle Acres Subdivision Ducharme Addition; KPB File 2025-170
- b. Big Eddy Subdivision Swarner 2026 Replat; KPB File 2026-008

***6. Excused Absences**

- a. Jeremy Brantley, Sterling/Funny River District
- b. Dawson Slaughter, South Peninsula District
- c. Vacant, City of Seward

***7. Minutes**

- a. May 11, 2026 Planning Commission Meeting Minutes

Vice Chair Gillham 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 - 6	Epperheimer, Fikes, Gillham, Morgan, Whitney, Venuti
Absent - 2	Brantley, Slaughter

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - RIGHT OF WAY VACATION

VACATE THE WESTERN APPROXIMATELY 20' OF THE 50-FOOT KNACKSTEDT STREET RIGHT-OF-WAY PARALLEL WITH & ADJACENT TO LOT 1, BLOCK 1, COLLEGE ESTATES SUBDIVISION, PLAT KN 75-109, AND THE ASSOCIATED 5-FOOT CLEARING EASEMENT LOCATED ON THE EASTERN BOUNDARY OF LOT 1, BLOCK 1, COLLEGE ESTATES SUBDIVISION, PLAT KN 75-109

KPB File No.	2026-035V
Planning Commission Meeting:	May 26, 2026
Applicant / Owner:	Tammi L. and Brent D. Blumentritt
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Off E. Poppy Lane, Kalifornsky Area
Legal Description:	Knackstedt Street T 5N R 11W SEC 25 SM KN 0750109 COLLEGE ESTATES SUB LOT 1 BLK 1

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini noted surveyor and petitioner have requested to postpone this vacation application. They wish to provide additional information to support the application, No action was taken.

ITEM #2 - RIGHT OF WAY VACATION

VACATE THE 50-FOOT DEDICATION OF MAYO STREET RIGHT-OF-WAY AS DEDICATED BY MAYO RIVER SUBDIVISION, PLAT KN 88-86, LYING NORTH OF THE PROJECTION OF THE SOUTH LINE OF SAID LOT 1, TO THE EAST OF THE PLAT AND MAYO STREET

KPB File No.	2026-043V
Planning Commission Meeting:	May 26, 2026
Applicant / Owner:	Gary & Deanna Leslie Mark E. Johnson
Surveyor:	None
General Location:	Funny River Road, Funny River APC
Legal Description:	Mayo Street T 5N R 8W SEC 21 Seward Meridian KN 0880086 MAYO RIVER SUB LOT 1

Staff report given by Platting Manager Vince Piagentini.

Vice Chair Gillham opened the item for public comment.

- Joel Cooper, Stewardship Director, Kachemak Heritage Land Trust. Mr. Cooper spoke in support of the vacation.
- Leslie Gary: Ms. Gary is a neighboring landowner and spoke in support of the vacation.
- James Harpring: Mr. Harpring does not have any issues with this vacation. He expressed concerns regarding how code on this issue appears vague to him and how it is being applied.

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

MOTION: Commissioner Whitney moved, seconded by Commissioner Fike 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 - 6	Epperheimer, Fikes, Gillham, Morgan, Whitney, Venuti
Absent - 2	Brantley, Slaughter

ITEM #3 - RIGHT OF WAY VACATION

VACATE THE SOUTHERN PORTION OF THE EXISTING MAXIMILIAN COURT CUL-DE-SAC BULB IN LOT 13, CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION # 2, PLAT SW 2009-6, LOCATED SOUTH OF A LINE PROJECTION SOUTHWESTERLY 78.67 FEET OF THE TANGENT LINE FOR THE RETURN CURVE FROM THE CUL-DE-SAC BULB HEADED NORTHEASTERLY, THENCE ANGLE RIGHT FROM LINE GOING SOUTHWESTERLY STILL UNTIL INTERSECTING CUL-DE-SAC BULB AND END OF LINE

KPB File No.	2026-039V
Planning Commission Meeting:	May 26, 2026
Applicant / Owner:	Tanner Crab, LLC
Surveyor:	Andrew Hamilton; McLane Consulting, Inc.
General Location:	Bear Creek Area, North of Seward City Limits
Legal Description:	Maximilian Court T 01N R 01W SEC 22 Seward Meridian SW 2021008 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION NO. 5 LOT 13

Staff report given by Platting Manager Vince Piagentini.

Vice Chair Gillham 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 Fikes 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 - 6	Epperheimer, Fikes, Gillham, Morgan, Whitney, Venuti
Absent - 2	Brantley, Slaughter

**ITEM #4 – STREET NAMING RESOLUTION 2026-02
RENAMING DEDRA AVENUE TO DEBRA AVENUE**

Current Street Name	Dedra Avenue
Proposed Street Name	Debra Avenue
Planning Commission Meeting:	May 26, 2026
Applicant:	Don Wood
Total Lots Affected	5
General Location:	Anchor Point Area
ESN	401

Staff report given by Planning Director Robert Ruffner.

Vice Chair Gillham 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 Whitney to adopt Street Naming Resolution 2026-02: Renaming a certain public right-of-way within the Anchor Point area, ESN 401 to Debra Avenue

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Epperheimer, Fikes, Gillham, Morgan, Whitney, Venuti
Absent - 2	Brantley, Slaughter

**ITEM #5 – ORDINANCE 2026-23
AUTHORIZING THE CONVEYANCE OF THE NIKOLAEVSK SCHOOL PROPERTY TO ALASKA
HOMESTEAD EDUCATION, INC. IN SUPPOR OF COMMUNITY K-12 EDUCATION**

Staff report given by Land Management Officer Aaron Hughes

Vice chair Gillham 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 Fikes to forward to the Assembly a recommendation to adopt Ordinance 2026-23 authorizing the conveyance of the Nikolaevsk School property to Alaska Homestead Education, Inc. in support of community K-12 education.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Epperheimer, Fikes, Gillham, Morgan, Whitney, Venuti
Absent - 2	Brantley, Slaughter

**ITEM #6 – CONDITIONAL USE PERMIT
PLANNING COMMISSION RESOLUTION 2026-30**

PC Resolution	2026-30
Planning Commission Meeting:	May 26, 2026
Applicant:	KPB Roads Department
Legal Description:	T 2S R 13W SEC 22 SM HM 0009469 US SURVEY 9469 LOT 3 & 4 WEST OF OIL FIELD ROAD & T 2S R 13W SEC 22 SEWARD MERIDIAN HM 0009469 US SURVEY 9469 LOT 4 EAST OF OIL FIELD ROAD
General Location:	Oil Well Road
KPB Parcel Numbers:	18505409, 18505406, & 18505408

Staff report given by Planner Morgan Aldridge.

Vice chair Gillham 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 Epperheimer to adopt Planning Commission Resolution 2026-30 granting a conditional use permit pursuant to KPB 21.18 for the construction and replacing of culverts within the 50' Habitat Protection District of an unnamed stream.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Epperheimer, Fikes, Gillham, Morgan, Whitney, Venuti
Absent - 2	Brantley, Slaughter

**ITEM #7 – CONDITIONAL USE PERMIT
PLANNING COMMISSION RESOLUTION 2026-31**

PC Resolution	2026-31
Planning Commission Meeting:	May 26, 2026
Applicant:	AK Department of Natural Resources – Parks & Recreation
Legal Description:	T 3N R 12W SEC 12 SM KN 0960083 COAL CREEK COUNTRY ESTATES TRUJILLO ADDN LOT 4B
Physical Address:	26035 Williamson Lane
KPB Parcel Numbers:	13332039

Staff report given by Planner Morgan Aldridge.

Vice chair Gillham 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 Whitney to adopt Planning Commission Resolution 2026-31 granting a conditional use permit pursuant to KPB 21.18 for the construction of a fence within the 50' Habitat Protection District of the Kasilof River.

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

MOTION PASSED BY UNANIMOUS VOTE:

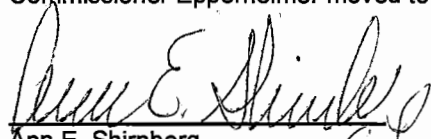
Yes - 6	Epperheimer, Fikes, Gillham, Morgan, Whitney, Venuti
Absent - 2	Brantley, Slaughter

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 Epperheimer moved to adjourn the meeting at 8:31 P.M.


 Ann E. Shirnberg
 Administrative Assistant