

## **C.        CONSENT AGENDA**

### **\*7.    Minutes**

#### **a.   September 8, 2025 Planning Commission Meeting Minutes**

# Kenai Peninsula Borough Planning Commission

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

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SEPTEMBER 8, 2025  
7:30 P.M.  
UNAPPROVED 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  
Dawson Slaughter, Southern Peninsula District  
Karina England, City of Seward  
Diane Fikes, City of Kenai  
Paul Whitney, City of Soldotna  
Franco Venuti, City of Homer

With 7 members present, a quorum was present.

### *Staff Present*

Samantha Lopez, River Center Manager  
Vince Piagentini, Platting Manager  
Morgan Aldridge, Planner  
Jenny Robertson, LM Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

## **AGENDA ITEM C.      CONSENT & REGULAR AGENDA**

### **\*3.      Plats Granted Administrative Approval**

- a. Hope Lake Subdivision 2022 Replat; KPB File 2022-112
- b. King's Creek 2022 Replat; KPB File 2022-056

### **\*4.      Plats Granted Final Approval**

- a. Jack Gist Subdivision 2025 Replat; KPB File 2025-083

### **\*6      Commissioner Excused Absences**

- a. Pamela Gillham, Kalifornsky/Kasilof District
- b. Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

### **\*7.      Minutes**

- a. August 25, 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 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 - 7	Brantley, England, Epperheimer, Fikes, Slaughter, Whitney, Venuti
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**AGENDA ITEM E.      NEW BUSINESS**

**ITEM #1 - SECTION LINE EASEMENT VACATION**

VACATE THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE NORTH LINE OF GOVERNMENT LOTS 2 AND 3 AND THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE WEST LINE OF GOVERNMENT LOTS 3 AND 4 IN SECTION 27; AND THE ENTIRE WEST 50 FEET AND THE ENTIRE SOUTH 50 FEET OF THE S1/2 SW1/4 OF SECTION 22 ALL BEING LOCATED IN TOWNSHIP 3 NORTH, RANGE 12 WEST

<b>KPB File No.</b>	2025-058V
<b>Planning Commission Meeting:</b>	September 8, 2025
<b>Applicant / Owner:</b>	Alaska Mental Health Trust Authority / Anchorage, AK
<b>Surveyor:</b>	Dave Hale / R&M Consultants Inc
<b>General Location:</b>	Coho Area
<b>Legal Description:</b>	T 3N R 12W SEC 22 SEWARD MERIDIAN KN S1/2 SW1/4 & T 3N R 12W SEC 27 SEWARD MERIDIAN KN GOV'T LOTS 2, 3 & 4

Staff report given by Vince Piagentini. Upon review of the submittal, it has been determined that a postponement required to obtain additional information. Public notice had been sent out so it is recommended that the commission open public comment to see if there is anyone wishing to speak to this matter. No action is required on this item.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #2 - UTILITY EASEMENT ALTERATION**

VACATE THE 10-FOOT UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES OF LOTS 8, 9, 10, BLOCK 5, LAKE HILLS SUBDIVISION PART 3, PLAT KN 84-265

<b>KPB File No.</b>	2025-121V
<b>Planning Committee Meeting:</b>	September 8, 2025
<b>Applicant / Owner:</b>	Edward & Cortney Christianson
<b>Surveyor:</b>	Jason Young / Edge Survey & Design, LLC
<b>General Location:</b>	Adak Court, Chisik Lane and Chirikof Drive, Nikiski

Staff report given by Platting Manager Vince Piagentini

Chair Brantley opened the item for public comment.

Ronni; Edge Survey & Design; P.O. Box 208, Kasilof AK 99610: Roni was standing in for Jason Young who was the surveyor on this project and made herself available for questions.

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

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.060(D), based on 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, England, Epperheimer, Fikes, Slaughter, Whitney, Venuti
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**ITEM #3 – CONDITIONAL USE PERMIT**

FOR THE REMOVAL AND CONSTRUCTION OF A REPLACEMENT BRIDGE ACROSS A STREAM IN THE HPD OF UNNAMED STREAM 244-30-10010-2007

<b>PC Resolution No.</b>	2025-19
<b>Planning Committee Meeting:</b>	September 8, 2025
<b>Applicant:</b>	KNC Golf Inc.
<b>Parcel ID Number</b>	04938216
<b>Physical Address:</b>	1500 Lawton Drive, Kenai
<b>Legal Description:</b>	T05N R11W SEC 3 SM KN PTN GLS 1, 2, 3 & 4 PER LSE AMDS 395/749 7 395/754 EXCL FIVE IRONS HEIGHTS SUB
<b>General Location:</b>	City of Kenai

Staff report given by Planner Morgan Aldridge.

Chair Brantley opened the item for public comment.

William Coghill; 275 South Kobuk, Soldotna, AK 99669: Mr. Coghill was representing KNC Golf and made himself available for questions.

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 Epperheimer to adopt Planning Commission Resolution 2025-19 granting a conditional use permits pursuant to KPB 21.18 for the replacement of a bridge within the 50' Habitat Protection District of the unnamed creek 244-30-10010-2007.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, England, Epperheimer, Fikes, Slaughter, Whitney, Venuti
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**ITEM #4 – CONDITIONAL USE PERMIT**

FOR THE PLACEMENT OF APPROXIMATELY 1000 CUBIC YARDS OF RIP RAP WITHIN THE 50' HPD OF THE SNOW RIVER

<b>PC Resolution No.</b>	2025-20
<b>Planning Committee Meeting:</b>	September 8, 2025
<b>Applicant:</b>	Alaska Railroad Corporation
<b>Project Coordinates</b>	60.3319, -149.3405
<b>General Location:</b>	Snow River Area

Staff report given 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 Whitney moved, seconded by Commissioner Epperheimer to adopt Planning Commission Resolution 2025-20 granting a conditional use permits pursuant to KPB 21.18 for placement of fill along the railroad line within the 50' Habitat Protection District of the Snow River

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, England, Epperheimer, Fikes, 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 Epperheimer moved to adjourn the meeting at 7:45 P.M.

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Ann E. Shirnberg  
Administrative Assistant