

## **C. CONSENT AGENDA**

### **\*7. Minutes**

- a. April 14, 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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APRIL 14, 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  
Pamela Gillham, Kalifornsky/Kasilof 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 of the 8-member seated commission in attendance, a quorum was present.

### *Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Deputy Borough Attorney  
Samantha Lopez, KRC Manager  
Morgan Aldridge, Planner  
Ann Shirnberg, Planning Administrative Assistant  
Jenny Robertson, Land Management Administrative Assistant

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

- \*3.      Plats Granted Administrative Approval**
  - a. King's Creek Subdivision Urban Addition No. 2 Kiefer 2024 Replat; KPB File 2024-071
  - b. Ninilchik Townsite 2024 Replat; KPB File 2024-082
  - c. Sweet Spot Subdivision; KPB File 2024-069
  - d. Rooftop Subdivision; KPB File 2023-054
- \*4.      Plats Granted Final Approval**
  - a. Ninilchik Townsite of USS 3036 A & B Replat 2024; KPB File 2024-112
  - b. Solver King Estates Replat 2024; KPB File 2024-111
- \*6.      Commissioner Excused Absences**
  - a. City of Soldotna – Vacant Seat
- \*7.      Minutes**
  - a. March 24, 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 Epperheimer 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 - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**AGENDA ITEM D. UNFINISHED BUSINESS**

**ITEM #1 – CONDITIONAL USE PERMIT**

<b>PC Resolution No.</b>	2025-04
<b>Planning Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	David Ostrowski
<b>Parcel ID No.</b>	066-210-13
<b>Location:</b>	30575 Lure Court
<b>General Location:</b>	Funny River Area

Chair Brantley noted Planning Commission Resolution 2025-04 had been approved by the commission at the 3/24/25 meeting and the commission elected to attach findings in support of the approval at this meeting. He then asked for a motion.

**MOTION:** Commissioner Gillham moved, seconded by Commissioner Epperheimer to amend previously adopted Planning Commission Resolution 2025-04 by attaching the following findings:

- Conditions 1-6 & findings 7-10 appear to support standard one.
- Findings 7-12, 14 & 15 appear to support standard two.
- Findings 7-10 appear to support standard 3.
- The finding that the need to convert from a traditional septic system to a holding tank is caused by the proximity to water and therefore the holding tank is water dependent. The finding that waste water and associated facilities are necessary for the continued access to the water and to improve the property owner's ability to access the water and is therefore water dependent. Both of these findings appear to support standard four.
- Conditions 8 & 13 and findings 14, 15 & 18 appear to support standard five.

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 – CONDITIONAL USE PERMIT**

<b>PC Resolution No.</b>	2025-05
<b>Planning Committee Meeting:</b>	April 14, 2025
<b>Applicant / Owner:</b>	Pete & Debbie Imhof
<b>Parcel ID No.</b>	055-033-64
<b>Location:</b>	45691 Davison Avenue
<b>General Location:</b>	Kalifornsky Area

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 Gillham moved, seconded by Commissioner Fikes to adopt Planning Commission Resolution 2025-05, granting a conditional use permit for the construction of a deck within the 50-foot Habitat Protection District of the Kenai River .

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

**MAIN MOTION PASSED BY MAJORITY VOTE:**

Yes -	Brantley, 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 J.      COMMISSIONER COMMENTS**

**AGENDA ITEM K.      ADJOURNMENT**

Commissioner Gillham moved to adjourn the meeting at 7:45 P.M.

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Ann E. Shirnberg  
Administrative Assistant