

C. CONSENT AGENDA

***7. Minutes**

- a. July 14, 2025 Planning Commission Meeting Minutes**

Kenai Peninsula Borough Planning Commission

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

**JULY 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
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

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Morgan Aldridge, Planner
Jenny Robertson, LM Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***1. Time Extension Requests**

- a. Graham-Miller Subdivision No. 3; KPB File 2023-067
- b. Dairy Hill Subdivision Addition No. 1; KPB File 2023-057

***3. Plats Granted Administrative Approval**

- a. Holland Park 2024 Replat; KPB File 2024-073
- b. Hubbard's View Subdivision 2024; KPB File 2024-129
- c. James 2022; KPB File 2022-161
- d. Whiskey Gulch Beach Subdivision; KPB File 20256-007

***4. Plats Granted Final Approval**

- a. Timber Hills Subdivision Martinez Addition; KPB File 2025-025
- b. Lakeridge Subdivision 2025 Replat; KPB 2025-030
- c. Highlands Subdivision 2025 Replat; KPB File 2025-053
- d. Inlet Woods Subdivision 2025 Replat; KPB File 2025-024

***7. Minutes**

- a. June 23, 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 Whitney moved, seconded by Commissioner Slaughter 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 - PLAT NOTE RESTRICTION REMOVAL
FOREST ACRES AFOGNAK ADDITION**

KPB File No.	2025-084
Planning Commission Meeting:	July 14, 2025
Applicant / Owner:	Jennifer Mariah Grischuk
Surveyor:	None
General Location:	City of Seward
Legal Description:	T01N, R01W, SEC 33 & 34, SEWARD MERIDIAN, FOREST ACRES AFOGNAK ADDITION, PLAT SW 2006-11

Staff report given by Platting Manager Vince Piagentini. He requested that this item be postponed until brought back by staff. Since public notice had been given, he recommended that public comment be opened.

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 Slaughter moved, seconded by Commissioner Whitney that action on this item be postponed until brought back by staff.

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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ITEM #2 - UTILITY EASEMENT ALTERATION

VACATES THE 10' UTILITY EASEMENT ADJACENT TO THE EAST & SOUTH BOUNDARY OF LOT 4, PARADISE SOUTH SUBDIVISION ADDITION NO. 1 AND VACATES THE 10' UTILITY EASEMENT ADJACENT TO THE WEST & SOUTH BOUNDARY OF LOT 4, BLOCK 2 PARADISE SOUTH SUBDIVISION, PLAT HM 74-175

KPB File No.	2025-074V
Planning Committee Meeting:	July 14, 2025
Applicant / Owner:	Tracy Allan Belieu & The Carla Lee Fabian Living Trust
Surveyor:	Katie Kirsis / Seabright Survey & Design LLC
General Location:	Near Mile 2 East End Road / City of Homer

Staff report given by Platting Vince Piagentini.

Commissioner Venuti informed the commission that he had voted on this item in his capacity as a planning commissioner for the City of Homer and requested that he be recused from this matter. Chair Brantley approved his request.

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 Slaughter to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the two conditions 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, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney
Recused - 1	Venuti

ITEM #3 - RIGHT OF WAY VACATION

VACATES THE ALLEY LOCATED BETWEEN LOTS 6 & 12, BLOCK 6; THE WEST HALF OF FIRST AVE. ADJACENT TO LOTS 2 – 6, BLOCK 6 NORTH OF MILL ST. & THE EAST HALF OF FIRST AVE. ADJACENT TO LOTS 12 -14, BLOCK 9 NORTH OF MILL ST. AND THE ALLEY LOCATED BETWEEN LOT 1 & 12 -14, BLOCK 9 ALL IN CLIFF ADDITION TO SEWARD TOWNSITE, PLAT SW-3

KPB File No.	2025-094
Planning Commission Meeting:	July 14, 2025
Applicant / Owner:	Gregg George Walker, Eric John Walker & Kathleen Marie Stubblefield Davis
Surveyor:	Stacy Wessel / AK Lands Land Surveying LLC
General Location:	West of the Seward Lagoon / City of Seward
Legal Description:	First Avenue & Two Separate Alleyways, Lots 1, 2, 3, 4, 5, 6 & 12, Block 6, and Lots 1, 12, 13 & 14, Block 9, Original Townsite of Seward Cliff Addition, Plat SW-3

Staff report given by Platting Vince Piagentini.

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 England moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the four conditions 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 - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #4 - RIGHT OF WAY VACATION

VACATES THE ENTIRE HERBERT WAY ROW & ASSOCIATED UTILITY EASEMENTS LOCATED NORTH & ADJACENT TO LOTS 9&10, STEADMAN SUBDIVISION JESSICA ADDN, PLAT KN 2005-73 AND SOUTH OF & ADJACENT TO LOT 6, LAKE VIEW TERRACE #3 PHASE 3, PLAT KN 1998-47

KPB File No.	2025-097V
Planning Commission Meeting:	July 14, 2025
Applicant / Owner:	Scott W. & Amy S. Brown and Jacqueline Pannell
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Near MP 88 Sterling Highway, off St. Theresa Road & Steadman Street / Sterling Area
Legal Description:	Lot 6, Lake View Terrace # 3 Phase 2, Plat KN 98-47; and Lots 9 & 10, Steadman Subdivision Jessica Addition, Plat KN 2005-73,

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment.

Scott Brown; 38252 Blakester Court, Soldotna, AK 99603: Mr. Brown is the petitioner for this request 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 Slaughter moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the four conditions 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 - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #5 - RIGHT OF WAY VACATION

VACATES THE ENTIRE 60' BY 230' ROW DEDICATION, SIXTH STREET & ASSOCIATED UTILITY EASEMENTS LOCATED BETWEEN LOT 2, KENAI MEADOWS, PLAT KN 2017-17 AND LOT 3, KENAI MEADOWS ADDITION NO.1, PLAT KN 2023-48

KPB File No.	2025-091V
Planning Commission Meeting:	July 14, 2025
Applicant / Owner:	City of Kenai & Kenai Peninsula Housing Initiatives, Inc.
Surveyor:	John Segesser / Segesser Surveys
General Location:	Redoubt Ave / City of Kenai
Legal Description:	Lot 2, Kenai Meadows, Plat KN 2017-17 and Lot 3, Kenai Meadows Addition No 1, Plat KN 2023-048,

Staff report given by Platting Vince Piagentini.

Chair Brantley requested to be recused from this matter as he had a conflict of interest and passed the gavel to Commissioner Gillham.

Commissioner Gillham opened the item for public comment.

Dana Gregoire, KPHI; P.O. Box 1869, Homer, AK 99603: Ms. Gregoire is one of the petitioners on this request and made herself available of 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 England to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the four conditions 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	England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Recused - 1	Brantley

ITEM #6 – CONDITIONAL USE PERMIT

GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION OF A FENCE WITHIN THE 50' HABITAT PROTECTION DISTRICT OF THE KENAI RIVER

PC Resolution No.	2025-11
Planning Commission Meeting:	July 14, 2025
Applicant / Owner:	City of Soldotna
Physical Address	349 Centennial Park Road

KPB Parcel No.	06001126
Legal Description:	T 5N R 10W SEC 31 SEWARD MERIDIAN KN GOVT LOTS 5 8 9 & NW1/4 SE1/4 & THAT PORTION OF THE S1/2 SE1/4 LYING NORTH OF KALIFORNSKY BEACH ROAD EXCLUDING THEREFROM SOLDOTNA CENTENNIAL SUB (KN87-87) & SOLDOTNA CENTENNIAL SUB ADDN NO 1 (KN88-35)

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 Whitney moved, seconded by Commissioner Slaughter to adopt Planning Commission Resolution 2025-11, granting a conditional use permit pursuant to KPB 21.18 for the construction of a fence 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:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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**ITEM #7 – CONDITIONAL USE PERMIT
GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION
OF BRIDGES ACROSS THE ANCHOR RIVER & AN UNNAMED TRIBUTARY WITHIN THE
50' HABITAT PROTECTION DISTRICT**

PC Resolution No.	2025-10
Planning Commission Meeting:	July 14, 2025
Applicant / Owner:	SnoMads
KPB Parcel No.	16523007
Legal Description:	T 4S R 12W SEC 28 SEWARD MERIDIAN HM ALL OF SEC 28

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 Slaughter moved, seconded by Commissioner Whitney to adopt Planning Commission Resolution 2025-10, granting a conditional use permit pursuant to KPB 21.18 for the construction of bridges across the Anchor River and an unnamed tributary within the 50-foot Habitat Protection District.

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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**ITEM #8– CONDITIONAL USE PERMIT
GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION
OF A CULVERT WITHIN THE 50' HABITAT PROTECTION DISTRICT OF THE
UNNAMED STREAM 244-30-10010-2250-3024**

PC Resolution No.	2025-12
Planning Commission Meeting:	July 14, 2025
Applicant / Owner:	State of Alaska Department of Transportation & Public Facilities

KPB Parcel No.	12534009
Physical Address	22635 Seward Highway
Legal Description:	T 2N R 1E SEC 6 SEWARD MERIDIAN SW W1/2 OF SEC 6, 7 & 18

Staff report give by Planner Morgan Aldridge

Chair Brantley opened the item for public comment.

Greg Hartman, DHR Inc.; 583 E. 36th Avenue, #500, Anchorage AK, 99503: Mr. Hartman is the project manager for this project 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 Morgan moved, seconded by Commissioner England to adopt Planning Commission Resolution 2025-12, granting a conditional use permit pursuant to KPB 21.18 for the construction of a culvert within the 50-foot Habitat Protection District of the unnamed stream 244-30-10010-2250-3024.

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 G. OTHER

Plat Committee for August thru December 2025

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 8:25 P.M.

Ann E. Shirnberg
Administrative Assistant