

Kenai Peninsula Borough Planning Commission

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

OCTOBER 27, 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

Aaron Hughes, Land Management Officer
Vince Piagentini, Platting Manager
Jenny Robertson, LM Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***1. Time Extension Requests**

- a. Seward Airport ROW Acquisition Plat; KPB File 2021-047

***3. Administrative Approvals**

- a. Barber Heights Addition Riedel Subdivision; KPB File 2023-013R1
- b. Baycrest Subdivision 2025 Replat; KPB File 2025-023
- c. Bridge Creek Coop Subdivision 2024 Replat; KPB File 2024-133
- d. Kenai River Bridge Subdivision 2024 Replat; KPB File 2024-118
- e. McGahan Ridge Subdivision No. 2; KPB File 2024-134
- f. Millers Crossing Subdivision Phase 2; KPB File 2025-071
- g. Soldotna Creek The Pointe Addition 2025 Replat; KPB File 2025-040
- h. Stone Steps Estates; KPB File 2024-125
- i. Whistlebait Estates Addition No. 2 KPB File 2024-100

***4. Final Approvals**

- a. Rudy Dazzling Scenic View Subdivision Hendriks Addition; KPB File 2025-099

***7. Minutes**

- a. October 13, 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 Gillham 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. – BUILDING SETBACK ENCROACHMENT PERMIT

PERMITS A 30.7-FOOT BY 40.5-FOOT SHOP TO REMAIN 15.3-FEET INTO THE 20-FOOT BUILDING SETBACK; AND A 12-FOOT BY 23.5-FOOT CARPORT TO REMAIN 4.7-FEET INTO THE 20-FOOT BUILDING SETBACK ADJACENT TO SARA STREET GRANTED BY PLAT KN 79-157 ON THAT PORTION OF THE NORTH 440 FEET OF GOVERNMENT LOT 6, LYING EAST OF SARA STREET, EXCEPT APACHE ACRES SUBDIVISION PART 6

KPB File No.	2025-153
Planning Commission Meeting:	October 27, 2025
Applicant / Owner:	John Robert Stevens
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Sara Street / Funny River Area

Parent Parcel No.:	066-280-22
Legal Description:	T 5N R 8W SEC 18 SEWARD MERIDIAN KN THAT PORTION OF THE NORTH 440 FT OF GOVT LOT 6 LYING EAST OF SARA STREET EXCEPT APACHE ACRES SUB PART 6
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Planning Commission Resolution	2025-27

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Jerry Johnson, Johnson Surveying; P.O. Box 27, Clam Gulch, AK 99568: Mr. Johnson was the surveyor 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 Gillham moved, seconded by Commissioner Slaughter to adopt PC Resolution 2025-27 granting a building setback encroachment permit to that portion of the north 440' of Government Lot 6 lying east of Sara Street, excluding Apache Acres Subdivision Part 6, citing finding 1, 8 & 9 in support of standards one, two and three and subject to the six conditions as stated 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 #2. – BUILDING SETBACK ENCROACHMENT PERMIT
PERMITS A PORTION OF A 24.4' X 28.4' HOUSE, PART OF A COVERED PORCH AND THE ATTACHED STAIRS AND AN OPEN CARPORT TO REMAIN INTO THE 20' BUILDING SETBACK LOCATED IN LOT 1 HOLLYWOOD KENNEDY GIBBONS 2006 ADDITION KN2007-108

KPB File No.	2025-149
Planning Commission Meeting:	October 27, 2025
Applicant / Owner:	Laida LLC
Surveyor:	Dmitri Kimbrell, Fineline Surveys, Inc.
General Location:	Sterling Highway / Anchor Point Area

Parent Parcel No.:	165-630-27
Legal Description:	T 4S R 15W SEC 22 & 23 SEWARD MERIDIAN HM 2007108 HOLLYWOOD KENNEDY GIBBONS 2006 ADDN LOT 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Planning Commission Resolution	2025-26

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Mary Trimble, Owner; P.O. Box 193, Anchor Point, AK 99556: Ms. Trimble is the petitioner and landowner and made herself available for questions.

Travis Todd; 31150 Sterling Hwy., Anchor Point, AK 99556: Mr. Todd is a neighboring landowner and just want to make sure that this permit would not negatively affect his property.

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 Epperheimer to adopt PC Resolution 2025-26 granting a building setback encroachment permit to Lot 1, Hollywood Kennedy Gibbons 2006 Addition, Plat KN 2007-108, citing findings 1 & 4 in support of standard one, findings 2 & 4 in support of standard two and findings 3 & 4 in support of standard three and subject to the 6 conditions as stated 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 #3. – BUILDING SETBACK ENCROACHMENT PERMIT
PERMITS A PORTION OF A 24.2-FOOT BY 34.2-FOOT ONE-STORY HOUSE TO REMAIN ENTIRELY WITHIN THE 20-FOOT BUILDING SETBACK ADJACENT TO SKEETER STREET WITHIN LOT 1A, BLOCK 1, STERLING HEIGHTS SCOOTER'S REPLAT, PLAT KN 93-87, KR.D.

KPB File No.	2025-124
Planning Commission Meeting:	October 27, 2025
Applicant / Owner:	Kathleen A. Barrickman
Surveyor:	Jason Young, Edge Survey & Design
General Location:	Skeeter Street / Sterling Area

Parent Parcel No.:	063-454-09
Legal Description:	T05N R09W SEC 11 S. M. KN 0930087 STERLING HEIGHTS SUB SCOOTER'S REPLAT LOT 1A BLK 1
Assessing Use:	Residential Mobile Home

Zoning:	Rural Unrestricted
Planning Commission Resolution	2025-25

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Bx 59, Kasilof, AK 99610: Mr. Young was the surveyor on 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.

MAIN MOTION: Commissioner Venuti moved, seconded by Commissioner Gillham to adopt PC Resolution 2025-25 granting a building setback encroachment permit to Lot 1A, Block 1, Sterling Heights Scooter's Replat, Plat KN 93-87.

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

MAIN MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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FINDINGS MOTION: Commissioner Gillham moved, seconded by Commissioner Slaughter to attach findings 1, 4 & 14 – 16 in support of standard one, findings 2-4 & 13 in support of standard two and findings 2-4 in support of standard three and subject to the 4 conditions as set forth in the staff report.

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

FINDINGS MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #4 - UTILITY EASEMENT ALTERATION

VACATE THE 10-FOOT UTILITY EASEMENT ALONG THE EAST BOUNDARY OF LOTS 27 AND 28 AND ALONG THE WEST BOUNDARY OF LOTS 8 AND 9 ALL WITHIN BLOCK 7 GRANTED BY VALHALLA HEIGHTS SUBDIVISION PART 3 (PLAT KN 1568)

KPB File No.	2025-129V
Planning Committee Meeting:	October 27, 2025
Applicant / Owner:	Craig W. Thomsen o
Surveyor:	Jason Young, Edge Survey & Design LLC
General Location:	Standard Drive and Phillips Drive / City of Kenai

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Bx 59, Kasilof, AK 99610: Mr. Young was the surveyor on 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.

Commissioner Fikes informed the chair that she had voted on this matter in her role as a planning commissioner for the City of Kenai and requested to be recused. Chair Brantley granted her request.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer 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 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 - 8	Brantley, England, Epperheimer, Gillham, Morgan, Slaughter, Whitney, Venuti
Recused - 1	Fikes

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 8:20 P.M.

Ann E. Shirnberg
Administrative Assistant