

# 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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**JANUARY 13, 2025**  
**7:30 P.M.**  
**APPROVED 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  
Pamela Gillham, Kalifornsky/Kasilof District  
Jeffery Epperheimer, Nikiski District  
Dawson Slaughter, South Peninsula District  
Diane Fikes, City of Kenai  
Paul Whitney, City of Soldotna  
Franco Venuti, City of Homer

With 7 members of a 9-member seated commission in attendance, a quorum was present.

*Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Deputy Borough Attorney  
Vince Piagentini, Platting Manager  
Aaron Hughes, Land Management Officer  
Ann Shirnberg, Planning Administrative Assistant  
Jenny Robertson, Land Management Administrative Assistant

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

- \*3.      Plats Granted Administrative Approval**
- a. Airport Subdivision 2023 Replat; KPB File 2024-008
  - b. Atwood Homestead Estates; KPB File 2024-078
  - c. Burgin Subdivision; KPB File 2024-070
  - d. Cameron Subdivision; KPB File 2022-162
  - e. Caribou Crossing Subdivision; KPB File 2024-054
  - f. Clark Subdivision & Fritz Creek Acres Huyck 2024 Replat; KPB File 2024-036
  - g. Deitz Home Estates No. 5 Skinner 2023 Replat; KPB File 2023-096
  - h. Detling Homestead No. 3; KPB File 2024-047
  - i. Diamond View Estates 2024; KPB File 2024-040
  - j. Eagle Ridge Estates Part 3 2023 Replat; KPB File 2023-138
  - k. Fair Ridge Subdivision Part 7; KPB File 2024-055R1
  - l. Fort Raymond Subdivision Replat Number 6; KPB File 2023-109
  - m. Kasilof Alaska Subdivision 2023 Replat; KPB File 2023-147
  - n. Moose Range Meadows Bahr Replat; KPB File 2024-059
  - o. Ninilchik River Estates Wilson 2023 Addition; KPB File 2023-124R1
  - p. O'Rourke Subdivision Matranga Addition; KPB File 2022-124
  - q. Owl Perch Subdivision; KPB File 2024-049

- r. Peaceful Acres Redwine Addition; KPB File 2023-122
  - s. Quartz Creek Subdivision Wilkes Addition; KPB File 2024-053
  - t. Red Boat Subdivision; KPB File 2022-150
  - u. Sagerser Subdivision Trinity Center Replat; KPB File 2024-067
  - v. Scenic View No. 6 Lovett 2024 Replat; KPB File 2024-079
  - w. Seward Original Townsite Verhey Replat; KPB File 2023-108
  - x. Shoreline Heights 2014 Addition Phase 1 Bowlin Replat; KPB File 2024-063
  - y. Stream Hill Park 2018 Replat; KPB File 2018-129
  - z. Tatum Denise Subdivision Derks Lake Addition; KPB File 2022-155R1
  - aa. Tatum Denise Sub. Phase 1 Derks Lake Road SLEV; KPB File 2021-123V
  - bb. Waterfront Tracts Resubdivision; KPB File 2023-104
- \*6. Commissioner Excused Absences**
- a. Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
  - b. City of Soldotna – Vacant
- \*7. Minutes**
- a. December 16, 2024 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 Venuti 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, Epperheimer, Fikes, Gillham, Slaughter, Whitney, Venuti,
Absent - 1	Morgan

Chair Brantley asked Administrative Assistant Ann Shirnberg to read the hearing procedures into the record.

**AGENDA ITEM E. NEW BUSINESS**

**ITEM #1 – RESOLUTION 2025-X**

**AUTHORIZING THE BOROUGH TO ENTER INTO A TWO-YEAR LEASE AGREEMENT WITH A MONTH-TO-MONTH RENEWAL OPTION WITH TKC, LLC FOR THE CONTINUED OCCUPANCY OF COMMERCIAL OFFICE SPACE NECESSARY FOR DAILY OPERATIONS OF THE KENAI PENINSULA BOROUGH RISK MANAGEMENT DEPARTMENT.**

Staff report given by Land Management Office Aaron Hughes.

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 Gillham to forward to the Assembly a recommendation to adopt Resolution 2025-X authorizing the Borough to enter into a two-year lease agreement with a month-to-month renewal option with TKC, LLC for the continued occupancy of commercial office space necessary for daily operations of the Kenai Peninsula Borough Risk Management Department.

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Slaughter, Whitney, Venuti,
Absent - 1	Morgan

**ITEM #2 - RIGHT OF WAY VACATION  
BRIDGE CREEK COOPERATIVE SUBDIVISION FARMWALD CIRCLE ROW VACATION**

<b>KPB File No.</b>	2024-133V
<b>Planning Commission Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	City of Homer / Jay & Wilton Farmwald
<b>Surveyor:</b>	Katie Kirsis / Seabright Surveying LLC
<b>General Location:</b>	Bridge Creek Watershed District, Near Homer, AK
<b>Legal Description:</b>	HM 81-5 Farmwald Road in Bridge Creek Cooperative Subdivision

Staff report given by Platting Manager Vince Piagentini.

Commissioner Venuti informed Chair Brantley 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. Chair Brantley approved his request.

Chair Brantley opened the item for public comment.

Jay Farmwald, 6600 Gunnison Drive, Anchorage AK 99516: Mr. Farmwald is one of the petitioners, he gave a brief history of the 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 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.

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 6	Brantley, Epperheimer, Fikes, Gillham, Slaughter, Whitney
Recused - 1	Venuti
Absent - 1	Morgan

**ITEM #3 - RIGHT OF WAY VACATION  
BAYVIEW SUBDIVISION LIGHTHOUSE VILLAGE REPLAT**

<b>KPB File No.</b>	2024-131V
<b>Planning Commission Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Doyon Limited & Doyon Tourism, Inc.
<b>Surveyor:</b>	Katie Kirsis / Seabright Surveying LLC
<b>General Location:</b>	City of Homer
<b>Legal Description:</b>	B Street, South of Bay Avenue, Bayview Subdivision No 6, HM 839,

Staff report given by Platting Manager Vince Piagentini.

Commissioner Venuti informed Chair Brantley 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. Chair Brantley approved his request. Commissioner Venuti also requested to step down from the commission for this item as he wished to testify on this item as a member of the public.

Chair Brantley opened the item for public comment.

Zac Dunlap, Doyan Limited; 11500 Sukdu Way, Anchorage AK 99515: Mr. Dunlap is the petitioner for this vacation. He gave a brief history on this project and made himself available for question.

The following individuals spoke in support of the vacation request:

- Mike Stark; P.O. Box 2804, Homer AK 99603
- Mary Griswold; P.O. Box 1417, Homer, AK 99603

The following individuals expressed concerns or spoke in opposition to the vacation request:

- Susan Cushing; 1423 Bay Avenue, Homer AK 99603
- Karin Marks; 202 W. Pioneer Ave. #C, Homer AK 99603
- Rika Mouw; P.O. Box 212, Homer AK 99603
- Glenn Seaman; 1435 Bay Avenue, Homer AK 99603
- Franco Venuti; 818 Smoky Bay Way, Homer AK 99603

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.

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 6	Brantley, Epperheimer, Fikes, Gillham, Slaughter, Whitney
Recused - 1	Venuti
Absent - 1	Morgan

**AGENDA ITEM F. PLAT COMMITTEE REPORT**

Commissioner Gillham reported the committee reviewed and granted preliminary approval to 9 plats.

**AGENDA ITEM G. OTHER**

- Planning Commission Training; Quasi-Judicial Matters (1/27/25): Commissioner Fikes noted that she will not be able to attend this training.

**AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

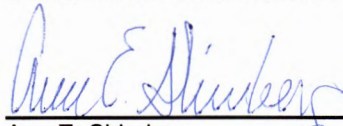
Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

**AGENDA ITEM J. COMMISSIONER COMMENTS**

- Commissioner Epperheimer stated that he will be out of town and may not be able to attend the 1/27/25 Planning Commission meeting.

**AGENDA ITEM K. ADJOURNMENT**

Commissioner Gillham moved to adjourn the meeting at 9:30 P.M.

  
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 Ann E. Shirnberg  
 Administrative Assistant