

C. CONSENT AGENDA

- *7. Minutes**
 - a. February 23, 2026 Planning Commission Meeting Minutes**

Kenai Peninsula Borough Planning Commission

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

**FEBRUARY 23, 2026
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
Pamela Gillham, Kalifornsky/Kasilof District
Jeffrey Epperheimer, Nikiski 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 present, a quorum was present.

Staff Present

Robert Ruffner, Planning Department Director
Wayne Cary, Deputy Borough Attorney
Samantha Lopez, River Center Manager
Morgan Aldridge Planner
Brittney Hoffert, LMD Technician
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***6. Commissioner Excused Absences**

- a. Vacant, City of Seward

***7. Minutes**

- a. February 9, 2026 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 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 - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM E. NEW BUSINESS

ITEM #1- UTILITY EASEMENT ALTERATION

VACATE THE 15-FOOT-WIDE UTILITY EASEMENT LOCATED ALONG THE SOUTHERN BOUNDARY OF LOTS 1-A AND 2-A, BLOCK 5, GRANTED BY LOFTY ESTATES SUB UNIT 2, PLAT HM 76-5 & CARRIED FORWARD BY LOFTY ESTATES SUB UNIT 2 2014 ADDN, PLAT HM 2015-21

KPB File No.	2025-184V
PC Resolution No.	2026-17
Planning Commission Meeting:	February 23, 2026
Applicant / Owner:	Michael & Deborah Limacher
Surveyor:	None
General Location:	Fry Court & Diamond Ridge Road / City Homer

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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 Epperheimer to adopt Planning Commission Resolution 2026-17 granting 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, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #2 – CONDITIONAL USE PERMIT

FOR THE CONSTRUCTION OF A CULVERT WITHIN THE 50’ HABITAT PROTECTION DISTRICT OF THE UNNAMED STREAM (244-30-10010-2031)

PC Resolution No.	2026-16
Planning Commission Meeting:	February 23, 2026
Applicant / Owner:	Alaska Department of Transportation
Physical Location:	Kenai Spur Highway MP 4

Staff report given by Planner Morgan Aldridge. Ms. Aldridge noted that dimension noted in the staff report and resolution were incorrect. The culverts will be 162” by 288’.

Commissioner 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 Whitney to adopt Planning Commission Resolution 2026-16 granting approval of a conditional use permit pursuant to KPB 21.18 for the replacement of a culvert and adding fill within the 50-foot Habitat Protection District of the Unnamed stream (244-30-10010-2031).

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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AMENDMENT MOTION: Commissioner Gillham moved, seconded by Commissioner Epperheimer to amend the resolution to reflect the correct the culvert dimensions of 162” by 288’.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #3 – CONDITIONAL USE PERMIT
FOR ELEVATED LIGHT PENETRATING STRUCTURES, BANK STABILIZATION & A FENCE WITHING
THE 50’ HABITAT PROTECTION DISTRICT OF THE KENAI RIVER**

PC Resolution No.	2026-15
Planning Commission Meeting:	February 23, 2026
Applicant / Owner:	Kenai Peninsula Borough
Parcel ID No.	063-340-19
Physical Location:	514 Funny River Road

Staff report given by Planner Morgan Aldridge.

Commissioner Brantley opened the item for public comment.

- Nick Cannon: Mr. Cannon spoke to several issues he has with the Kenai River Center.

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 Venuti to adopt Planning Commission Resolution 2026-15 granting approval of a conditional use permit pursuant to KPB 21.18 for the installation of elevated light penetrating platforms, bank revegetation and a fence within the 50’ 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 – 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #4 – ORDINANCE 2026-07
AUTHORIZING THE KPB TO ENTER INTO A LONG TERM LEASE AGREEMENT WITH THE CITY OF
SEWARD FOR OPERATION OF A PUBLIC OUTDOOR SHOOTING RANGE**

Staff report given by Land Management Officer Aaron Hughes

Commissioner 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 Morgan to forward to the Assembly a recommendation to adopt Ordinance 2026-07 authorizing the Kenai Peninsula Borough to enter into a long term lease agreement with the City of Seward for the operation of a public outdoor shooting range.

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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**ITEM #5 – ORDINANCE 2026-06
AMENDING BOROUGH CODE SECTION 17.10.100(F) REGARDING METHODS OF DISPOITION**

Staff report given by Land Management Officer Aaron Hughes

Commissioner 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 Epperheimer to forward to the Assembly a recommendation to adopt Ordinance 2026-06 amending Borough code section 17.10.100(F) regarding methods of disposition.

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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**ITEM #6 – ORDINANCE 2026-04
AMENDING KPB 2.56.030 TO ADOPT THE 2045 HOMER COMPREHENSIVE PLAN FOR THAT
PORTION OF THE BOROUGH WITHIN THE BOUNDARIES OF THE CITY OF HOMER**

Staff report given by Planning Director Robert Ruffner.

Commissioner Brantley opened the item for public comment.

- Ryan Foster, Homer City Planner: Mr. Foster 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 Venuti requested to be recused from this matter as he had voted on this item in his capacity as a planning commissioner for the City of Homer.

MOTION: Commissioner Gillham moved, seconded by Commissioner Whitney to forward to the Assembly a recommendation to adopt Ordinance 2026-04 amending KPB 2.56.030 to adopt the 2045 Homer Comprehensive Plan for that portion of the Borough within the boundaries of the City of Homer.

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 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 8:22 P.M.

Ann E. Shirnberg
Administrative Assistant