



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Jeremy Brantley, Chair – Ridgeway/Funny River/Sterling District
Pamela Gillham – Kalifornsky/Kasilof District
Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District
Dawson Slaughter – South Peninsula District
Jeffery Epperheimer - Nikiski District
Diane Fikes – City of Kenai
Franco Venuti – City of Homer
Paul Whitney – City of Soldotna
Karina England – City of Seward

Monday, July 14, 2025

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF CONSENT AND REGULAR AGENDA**

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

1. Time Extension Request

[KPB-7052](#)

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

2. Planning Commission Resolutions**3. Plats Granted Administrative Approval**

[KPB-7053](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7054](#)

5. Plat Amendment Request**6. Commissioner Excused Absences****7. Minutes**

[KPB-7055](#)

June 23, 2025 Planning Commission Meeting Minutes

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7056](#) Plat Note Removal; KPB File 2025-084
Applicant: Grischuk
Request: Removal of plat note “All lots within this subdivision must be connected to public sewer facilities prior to development” on Forest Acres Subdivision Afognak Addition, Plat SW 2006-011
City of Seward
(Staff Person: Platting Manager Vince Piagentini)

 Attachments: [PHN Forest Acres Sub Afognak Addn](#)

2. [KPB-7057](#) Utility Easement Vacation; KPB File 2025-074V
Seabright Surveying / Tracy Belieu & Carla Lee Fabian Living Trust
Request: Vacates the 10-foot utility easement on the west & south boundary of Lot 4, Block 2, Paradise South Subdivision (HM 74-175). Vacates the 10-foot utility easement on the east and south boundary of Lot 4, Paradise South Subdivision Addition No. 1, HM 74-2356
City of Homer
(Staff Person: Platting Manager Vince Piagentini)

 Attachments: [PHN UEV Paradise South Belieu Fabian 2025 Replat](#)

3. [KPB-7058](#) Right-Of-Way Vacation; KPB 2025-094V
AK Lands / Walker, Davis
Request: vacates the alley right-of-way between Lots 1 and 12, 13 & 14 of Block 9, the alley ROW between Lot 6 & Lot 12 of Block 6 and the First Avenue ROW north of Mill Street between Lots 12, 13 & 14 of Block 9 and Lots 2, 3, 4, 5 & 6 of Block 6, all of Cliff Addition to Seward Townsite, Plat SW No. 3
City of Seward
(Staff Person: Platting Manager Vince Piagentini)

 Attachments: [PHN ROWV Cliff Addn Seward Townsite Walker Replat](#)

4. [KPB-7059](#) Right-Of-Way Vacation; KPB File 2025-097V
McLane Consulting Group / Brown, Pannell
Request: Vacates approximately 22,515 sq. ft. pertaining to a 10’ ROW & cul-de-sac per Lake View Terrace #3 Phase 2, Plat KN1988-45 & 30’ ROW per Steadman Subdivision, Plat KN 75-45
Sterling Area
(Staff Person: Platting Manager Vince Piagentini)

 Attachments: [PHN ROWV Steadman Sub Jessica Addn 2025 Replat](#)

5. [KPB-7060](#) Right-Of-Way Vacation; KPB 2025-091V
Segesser Surveys / Kenai Peninsula Housing Initiative Inc.
Request: Vacates approximately 13,800 square feet of Sixth Street including associated utility easement adjacent to Lot 2 Kenai Meadows Plat KN 2017-17 and Lot 3, abutting Tract A1, Kenai Meadows Addition No. 1, Plat KN 2023-48
City of Kenai
(Staff Person: Platting Manager Vince Piagentini)

Attachments: [PHN_ROWV Kenai Meadows Addn No 2](#)
6. [KPB-7061](#) Conditional Use Permit; PC Resolution 2025-11
Applicant: City of Soldotna
Request: Install 80 linear feet of wooden fence parallel to the river
Location: 349 Centennial Park Road
City of Soldotna
(Staff Person: Planner Morgan Aldridge)

Attachments: [PHN_CUP COS](#)
7. [KPB-7062](#) Conditional Use Permit; PC Resolution 2025-10
Applicant: SnoMads
Request: Install a bridge across the Anchor River and an unnamed tributary to allow for ATV & Snowmachine crossing along the Watermelon Trail
Anchor Point Area
(Staff Person: Planner Morgan Aldridge)

Attachments: [PHN_CUP SnoMads](#)
8. [KPB-7063](#) Conditional Use Permit; PC Resolution 2025-12
Applicant: State of Alaska DOT
Request: To replace & upgrade a culvert along an unnamed anadromous stream that is a tributary to the Snow River, along the Seward Highway
Location: 22635 Seward Highway
Bear Creek Area
(Staff Person: Planner Morgan Aldridge)

Attachments: [PHN_CUP DOT](#)

F. PLAT COMMITTEE REPORT - Plat Committee will review 8 preliminary plats.

G. OTHER

H. PUBLIC COMMENT/PRESENTATION

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS**J. COMMISSIONER COMMENTS****K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NO ACTION REQUIRED****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, August 11, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

CONTACT INFORMATION**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.