

C. CONSENT AGENDA

***7. Minutes**

a. August 25, 2025 Planning Commission Meeting Minutes

Kenai Peninsula Borough Planning Commission

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

**AUGUST 25, 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
Samantha Lopez, Kenai River Center Manager
Morgan Aldridge, Planner
Jenny Robertson, LM Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

- *1. Time Extension**
 - a. Cooper Subdivision 2023 Replat; KPB File 2023-082
- *3. Plats Granted Administrative Approval**
 - a. Fort Morgan-Udelhoven Trails Subdivision; KPB File 2025-012
- *4 Plats Granted Final Approval**
 - a. Rainbow Heights Subdivision Donchi Addition; KPB File 2025-059
 - b. Moffitt's Knob Subdivision 2025 Replat; KPB File 2025-082
- *7. Minutes**
 - a. August 11, 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 Epperheimer 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 – CONDITIONAL USE PERMIT
CONSTRUCTION OF A PEDESTRIAN PATHWAY REQUIRING FILL WITHIN THE 50' HPD OF
UNNAMED CREEK 244-30-10010-2003**

PC Resolution No.	2025-17
Planning Commission Meeting	August 25, 2025
Applicant	AK Department of Transportation & Public Facilities
Location / PIN	Bridge Access Road / PIN 04901056
General Location:	City of Kenai

Staff report given by Planner Morgan Aldridge.

Chair Brantley opened the item for public comment.

Chester Fehrmann, DOT Engineer; 550 W. 7th Avenue, #1340, Anchorage AK 99501: Mr. Fehrmann is the engineer 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.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Epperheimer to adopt Planning Commission Resolution 2025-17, granting a conditional use permit pursuant to KPB 21.18 for the construction of a pedestrian path within the 50-foot Habitat Protection District of the unnamed creek 244-30-10010-2003.

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 – ORDINANCE 2025-20
AMENDING KPB 21.18.025 TO ADDRESS ADOPTIONS AND DELECTIONS OF ANADROMOUS
WATERS WITHIN THE WEST DISTRICT OF THE KPB 21.18 APPENDIX**

Staff report given by River Center Manager Samantha Lopez

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 Epperheimer moved, seconded by Commissioner Whitney to forward to the Assembly a recommendation to adopt Ordinance 2025-20, amending KPB 21.18.025 to address adoptions and deletions of anadromous waters within the West District of the KPB 21.18 appendix.

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 G. OTHER

- Ms. Shirnberg reminded the commissioner that the 9/8/25 Planning Commission meeting will be held in person and not via Zoom only.

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 Gillham asked to be excused from the 9/8/25 Planning Commission meeting.
- Commissioner Morgan asked to be excused from the 9/8/25 Planning Commission meeting.

AGENDA ITEM K. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 7:46 P.M.

Ann E. Shirnberg
Administrative Assistant