

C. CONSENT AGENDA

***7. Minutes**

- a. January 26, 2026 Planning Commission Meeting Minutes**

Kenai Peninsula Borough Planning Commission

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

**JANUARY 26, 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
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 7 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

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to amend the agenda to adopt the 01/26/26 Plat Committee agenda and add the items to the PC agenda and move Forest Acres Subdivision Seward Gateway Properties to the start of new business.

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

MOTION PASSED BY UNANIMOUS VOTE:

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

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***1 Time Extension Request**

- a. Marysville No. 5 Ellison 2024 Replat; KPB File 2023-143

***2 Planning Commission Resolutions**

- a. PC Resolution 2026-13; Echo Hills Subdivision No. 2; KPB File 2025-008

***3. Administrative Approvals**

- a. Dairy Hill Subdivision Addition No. 1; KPB File 2023-057
- b. Hangar Subdivision; KPB File 2025-086
- c. Nikiski Village Subdivision Kennedy Addition No. 2; KPB File 2025-060
- d. Sutton Subdivision, KPB File 2024-114R1

***6. Commissioner Excused Absences**

- a. Jeffrey Epperheimer, Nikiski District
- b. Vacant, City of Seward

***7. Minutes**

- a. January 5, 2026 Planning Commission Meeting Minutes
- b. January 5, 2026 Plat Committee Minutes

***8 Grouped Plats**

The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- Seward Original Townsite Budd Replat; KPB File 2025-183
- Burger Bush Homestead Subdivision 2026 Addition; KPB File 2025-185
- Ruth Haven Estates Debby's Addition; KPB File 2025-167
- Tulin Terrace Sub West Terrace Unit 1 Floyd 2026 Replat; KPB File 2025-141

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 Whitney moved, seconded by Commissioner Fikes to approve the consent and regular agendas, granting preliminary approval to the grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports.

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

MOTION PASSED BY UNANIMOUS VOTE:

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

**PRELIMINARY PLAT
SEWARD ORIGINAL TOWNSITE BUDD REPLAT**

KPB File No.	2025-183
Plat Committee Meeting:	January 26, 2026
Applicant / Owner:	Eric Budd & Kay Spear-Budd
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	First Avenue / City of Seward
Parent Parcel No.:	148-050-03 and 148-050-23
Legal Description:	T 1S R 1W SEC 10 Seward Meridian SW 000001 ORIGINAL TOWNSITE OF SEWARD LOTS 29 AND 30, BLK 27
Assessing Use:	Residential Vacant
Zoning:	City of Seward Zoning - Single-Family Residential (R1)
Water / Wastewater	City Water & Sewer
Exception Request	None Requested

***APPROVED UNDER THE CONSENT AGENDA**

**PRELIMINARY PLAT
BURGER – BUSH HOMESTEAD SUBDIVISION 2026 ADDITION**

KPB File No.	2025-185
Plat Committee Meeting:	January 26, 2026
Applicant / Owner:	Rhys Wayne Burger AKA Rhys W. Burger & Karen A. Burger
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Burger St., Bush Gardens Ave., & Beatrice Ann St. off Yukon Rd.

	Kasilof Area
Parent Parcel No.:	133-083-37 & 133-083-46
Legal Description:	133-083-37: T 3N R 11W SEC 21 Seward Meridian KN 2004120 BURGER SUB LOT 3 133-083-46: T 03N R 11W SEC 21 Seward Meridian KN 2015033 BUSH HOMESTEAD 2015 ADDN TRACT B
Assessing Use:	133-083-37: Residential Dwelling / 133-083-46: Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER THE CONSENT AGENDA**

**PRELIMINARY PLAT
RUTH HAVEN ESTAETS DEBBY'S ADDITION**

KPB File No.	2025-167
Plat Committee Meeting:	January 26, 2026
Applicant / Owner:	Debra M. Hansen
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Onyx Ave. & Spruce Haven St., off Miller Loop Rd. / Nikiski Area

Parent Parcel No.:	015-180-10
Legal Description:	T 7N R 12W SEC 25 Seward Meridian KN 0760131 RUTH HAVEN ESTATES SUB LOT 4 BLK 4
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

***APPROVED UNDER THE CONSENT AGENDA**

**PRELIMINARY PLAT
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

KPB File No.	2025-141
Plat Committee Meeting:	January 26, 2026
Applicant / Owner:	Craig & Susan Floyd Family Trust
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	Tulin Bluff West Ct., Tulin Bluff East Ct. / City of Homer

Parent Parcel No.:	173-090-37 and 173-090-38
Legal Description:	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 & 56
Assessing Use:	Residential Improved Land
Zoning:	City of Homer Rural Residential District
Water / Wastewater	City / On-Site
Exception Request	None Requested

***APPROVED UNDER THE CONSENT AGENDA**

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178
Plat Committee Meeting:	January 26, 2026
Applicant / Owner:	City of Seward / Robert Williams / Travis E. Maurer

Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	Seward South of Resurrection River
Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42; and 145-026-01
Legal Description:	<p>145-021-33: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.</p> <p>145-021-40: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1</p> <p>145-021-42: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B</p> <p>145-026-01: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 0860010 FORT RAYMOND SUB LOT 13</p>
Assessing Use:	145-021-33; 145-021-40; and 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite
Exception Request	KPB 20.30.120 - Street Width Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham 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.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to Forest Acres Subdivision Seward Gateway Properties based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception to KPB 20.30.120 – Street Width Requirements, citing findings 1-5 in support of standard one, findings 6-8 in support of standard two and findings 9-12 in support of standard three.

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

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE:

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

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

MAIN MOTION PASSED BY UNANIMOUS VOTE:

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

**ITEM #2 – CONDITIONAL USE PERMIT
FOR THE PLACEMENT OF FILL WITHIN THE 50' HABITAT PROTECTION DISTRICT
OF BISHOP CREEK**

PC Resolution No.	2026-09
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Planning Commission Meeting:	January 26, 2026
Applicant:	State of Alaska Department of Transportation
Physical Location	MP 35 Kenai Spur Highway

Staff report given by Planner Morgan Aldridge.

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 commission.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Whitney to adopt Planning Commission Resolution 2026-09 granting a conditional use permit pursuant to KPB 21.18 for the placement of riprap within the 50' Habitat Protection District of Bishop Creek

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

MOTION PASSED BY UNANIMOUS VOTE:

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

**ITEM #3 – CONDITIONAL USE PERMIT
FOR THE CONSTRUCTION OF MSE WALL & CULVERT OUTFALL WITHIN THE 50' HABITAT
PROTECTION DISTRICT OF THE SNOW RIVER**

PC Resolution No.	2025-35
Planning Commission Meeting:	January 26, 2026
Applicant:	State of Alaska Department of Transportation
KPB Parcel Number	12534009
Legal Description:	T02N R01E SEC 6 SM SW W1/2 OF SEC 6, 7 & 18

Staff report given by Planner Morgan Aldridge.

Chair Brantley opened the item for public comment.

Rori Van Nortwick, Engineer, AK DOT&PF: Ms. Van Nortwick is the engineer for this project and made herself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Morgan moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2025-35 granting a conditional use permit pursuant to KPB 21.18 the construction of MSE wall & culvert outfall within the 50' Habitat Protection District of the Snow River

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

MOTION PASSED BY UNANIMOUS VOTE:

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

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. DIRECTOR'S COMMENTS

Director Ruffner informed the commission that Karina England (Commissioner from the City of Seward)

had submitted a letter of resignation and that the seat is now open. He noted the KPB will be working with the City of Seward to find a replacement.

AGENDA ITEM K. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 7:52 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED