



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
VACANT – City of Seward

Monday, April 28, 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 - None
2. Planning Commission Resolutions - None
3. Plats Granted Administrative Approval

[KPB-6833](#)

- a. Adam-Shaw Subdivision; KPB File 2024-096
- b. Clyde King Subdivision 2024 Addition; KPB File 2024-115
- c. Iliamna Meadows 2024 Addition; KPB File 2024-087
- d. Immanuel Subdivision No. 2; KPB File 2024-022
- e. Michael J. Pelch Homestead JR; Addition No. 4; KPB File 2024-029
- f. Mountain Park 2024; KPB File 2024-065
- g. Princess Lake Estates Phase 6; KPB File 2018-042

Attachments:

[C3. Admin Approval Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040) - None

[KPB-6854](#)

- a. Highlands Subdivision Evans Replat; KPB File 2024-119
- b. Valhalla Heights 2024 Addition; KPB File 2024-093

Attachments:

[C4. Final Approvals Packet](#)

5. Plat Amendment Request - None

6. Commissioner Excused Absences

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

7. Minutes

[KPB-6834](#) April 14, 2025 Planning Commission Meeting Minutes

Attachments: [C7. 041425 PC Minutes](#)

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

- 1. [KPB-6835](#) Utility Easement Vacation; KPB File 2025-004V1
McLane Consulting Group / Cash
Request: Vacates a 10' by 30' utility easement along the western boundary of Lot 1, Block 1, Kenaitze Estates Sub, Plat KN 75-123
Funny River Area / Funny River APC
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E1. UEV Kenaitze Estates Sub Packet](#)
[PHN UEV Kenaitze Estates Sub](#)

- 2. [KPB-6836](#) Utility Easement Vacation; KPB File 2025-048V
McLane Consulting Group / Douthit
Request: Vacates a 20' wide utility easement centered on the southeasterly line of Lots 16 & 17 common to the northwesterly lines of Lots 11 & 12 of Black Gold Estates Subdivision, Plat KN1399
City of Kenai
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E2. UEV Black Gold Estates Sub Packet](#)
[PHN UEV-Black Gold Estates 2025 Replat](#)

3. [KPB-6837](#) Right-Of-Way Vacation; KPB File 2025-048V1
McLane Consulting Group / Douthit
Request: Vacates approximately 9360 square foot portion of an unnamed 60' ROW adjacent to Lots 11 & 12 of Black Gold Estates Subdivision, Plat KN 1399
City of Kenai
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E3. ROWV Black Gold Estates Sub Packet](#)
[PHN ROWV Black Gold Estates 2025 Replat](#)
4. [KPB-6838](#) Right-Of-Way Vacation; KPB File 2025-047V
McLane Consulting Group / Muller, Davis
Request: Vacates a portion of Erlwein Road and associated utility easements adjacent to Lot 1, Block 2 & Lot 2, Block 2 of Birch Forest No. 2, Plat KN 2019-80
Sterling Area
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E4. ROWV Birch Forest No. 2 Packet](#)
[PHN ROWV Erlwein Sub No 4](#)
5. [KPB-6839](#) Section Line Easement Vacation; KPB File 2025-046V
Alaska Remote Imaging / TBA Properties LLC
Request: Vacates the 100' Section Line Easement with Tract B1 of Quartz Creek Subdivision Outfitter Way Replat, Plat SW 2024-19
Cooper Landing Area / Cooper Landing APC
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E5. SLEV Quartz Creek Sub Outfitter Way Replat Packet](#)
[PHN SLEV Quartz Creek Sub Outfitter Way Replat](#)

F. PLAT COMMITTEE REPORT

The plat committee will review 7 plat

G. OTHER

1. [KPB-6840](#) PEU Material Site Appeals

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, May 12, 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.