

C. CONSENT AGENDA

***7. Minutes**

- a. April 28, 2025 Planning Commission Meeting Minutes**

Kenai Peninsula Borough Planning Commission

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

APRIL , 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
Pamela Gillham, Kalifornsky/Kasilof 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 6 members of the 8-member seated commission in attendance, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Beverly Carpenter, Platting Specialist
Ann Shirnberg, Planning Administrative Assistant
Jenny Robertson, Land Management Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***3. Plats Granted Administrative Approval**

- 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

4* Plats Granted Final Approval

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

***6. Commissioner Excused Absences**

- a. Jeffery Epperheimer, Nikiski District
- b. Dawson Slaughter, Southern Peninsula District
- c. City of Seward – Vacant Seat

***7. Minutes**

- a. April 14, 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 Whitney 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 - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - UTILITY EASEMENT ALTERATION

Vacate a 10-Foot by 30-Foot Utility Easement Along the Western Boundary of Lot 1

KPB File No.	2025-004V1
Planning Committee Meeting:	April 28, 2025
Applicant / Owner:	Dean W. & Dolores J. Cash
Surveyor:	Andrew Hamilton, McLane Consulting Group
General Location:	King Salmon Avenue / Funny River Area

Staff report give by Platting Manager Vincent Piagentini.

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 Gillham moved, seconded by Commissioner Fikes to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65 based on staff recommendations and subject to the two conditions as set out in the staff report.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

ITEM #2 - UTILITY EASEMENT ALTERATION

**Vacate a 20-Foot Wide Utility Easement Centered on the Southeasterly Line of Lots 17 & 16
Common to the Northwesterly Lines of Lots 12 & 11, Plat KN 75-123**

KPB File No.	2025-048V
Planning Committee Meeting:	April 28, 2025
Applicant / Owner:	Alexander Douthit
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Wildwood Area / City of Kenai

Staff report give by Platting Manager Vincent Piagentini.

Chair Brantley opened the item for public comment.

Alex Douthit, Petitioner; 1104 Leeward Drive, Kenai, AK 996611: Mr. Douthit spoke in support of approving the vacation.

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 Fikes to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65 based on staff recommendations and subject to the two conditions as set out in the staff report.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

ITEM #3 - RIGHT OF WAY VACATION

Vacate an Approximate 9,360 Square-Foot Portion of the 60-Foot Right-of-Way Street Adjacent to Lots 11 & 12, Plat KN 1399, Wildwood Drive

KPB File No.	2025-048V1
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	Alexander Douthit
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Wildwood Area / City of Kenai
Legal Description:	Unnamed Street, Black Gold Estates Subdivision, Amended Plat KN 1399, Kenai Recording District, T06N, R12W, SEC 25, S.M. Adjacent to Lots 11 & 12 Block 8

Staff report give by Platting Manager Vincent Piagentini.

Chair Brantley opened the item for public comment.

Alex Douthit, Petitioner; 1104 Leeward Drive, Kenai, AK 996611: Mr. Douthit spoke in support of approving the vacation.

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

MOTION: Commissioner Whitney moved, seconded by Commissioner Gillham to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the four conditions 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 - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

ITEM #4 - RIGHT OF WAY VACATION

Vacates an Approximate 24,259 Square-Foot of Erlwein Road Including the Associated Utility Easement Adjacent to Lot 1, Block 2 & Lot 2, Block 2, of Birch Forest No 2, Plat KN 0810144

KPB File No.	2025-047V
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	Brian Davis , Gary & Lela Muller and Gary & Susan Davis
Surveyor:	Andrew Hamilton, McLane Consulting Group
General Location:	Sterling Area
Legal Description:	Erlwein Road, Erlwein Subdivision, Plat KN 0810144, & Birch Forest No. 2, Plat KN 2019080, T05N, R09W, SEC 30, S.M.

Staff report give by Platting Specialist Beverly Carpenter.

Chair Brantley opened the item for public comment.

Gary Davis, Land Owner; P.O. Box 535, Soldotna, AK 99669: Mr. Davis spoke in support of approving the vacation.

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 Fikes to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the four conditions 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 - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

ITEM #5 - SECTION LINE EASEMENT VACATION

Vacates 100 Foot Section Line Easement- 50 Feet in T05N, R03W, SEC 25 and 50 feet in T05N, R03W, SEC 36, Running East to West through Tract B1 of Plat SW 2024-19

KPB File No.	2025-046V
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	TBA Properties LLC
Surveyor:	Robert Lumpkin, Alaska Remote Imaging LLC
General Location:	Cooper Landing Area / Copper Landing APC
Legal Description:	Section Line Easement Associated with Tract B1, Quartz Creek Subdivision Outfitters Way Replat, SW Plat 2024-14

Staff report give by Platting Specialist Beverly Carpenter.

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 Fikes moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the five conditions 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 - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

AGENDA ITEM G. OTHER

- a. PEU Material Site Appeals: Planning Director Ruffner informed the commission that there was only one appeal related the PEU material site administrative decision. Staff is still working out the format for the appeal hearing. Since there is only one appeal, he suggested that the commission hold the hearing on the same night as one of their regularly scheduled meetings.

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 Fikes moved to adjourn the meeting at 8:06 P.M.

Ann E. Shirnberg
Administrative Assistant