

# Kenai Peninsula Borough Planning Commission

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

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JUNE 8, 2026  
7:30 P.M.  
APPROVED MINUTES

## **AGENDA ITEM A.      CALL TO ORDER**

Chair 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  
Jeffrey Epperheimer, Nikiski 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 Director  
Wayne Cary, Deputy Borough Attorney  
Vince Piagentini, Platting Manager  
Aaron Hughes, Land Management Officer  
Samantha Lopez, River Center Manager  
Ryan Raidmae, Planner  
Elizabeth Wilder, LMD Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

## **AGENDA ITEM C.      CONSENT & REGULAR AGENDA**

### **\*1.      Time Extension Request**

- a. Morning Panorama Subdivision #2; KPB File 2022-058

### **\*3.      Administrative Approvals**

- a. Lakeshore Estates Subdivision Block 2 Peterson Replat; KPB File 2025-166
- b. Ward Estates; KPB File 2025-090
- c. Yoo Subdivision; KPB File 2025-126

### **\*6.      Excused Absences**

- a. Vacant, City of Seward
- b. Dawson Slaughter, Southern Peninsula

### **\*7.      Minutes**

- a. May 26, 2026 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 Whitney 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

**AGENDA ITEM E.      NEW BUSINESS**

**ITEM # 1 – ORDINANCE 2025-19-44**

**AUTHORIZING THE ACQUISITION OF REAL PROPERTY IN SOLDOTNA, ALASKA, ON BEHALF OF CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA, APPROPRIATING FUNDS FROM THE CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA PLANT REPLACEMENT AND EXPANSION FUND, AND AUTHORIZING AN AMENDMENT TO THE OPERATING AGREEMENT WITH CENTRAL PENINSULA GENERAL HOSPITAL INC.**

Staff report given by Land Management Officer Aaron Hughes

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 Gillham to forward to the Assembly a recommendation to adopt Ordinance 2025-19-44 authorizing the acquisition of real property in Soldotna, Alaska, on behalf of Central Kenai Peninsula Hospital Service Area, appropriating funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement Fund and authorizing an amendment to the operating agreement with Central Peninsula Hospital, Inc.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

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

**ITEM #2 - UTILITY EASEMENT ALTERATION**

VACATE A SEGMENT OF THE 20-FOOT DRAINAGE EASEMENT LOCATED ALONG THE COMMON LOT LINE BETWEEN LOTS 27 AND 28, BLOCK 3, WITH 10 FEET SITUATED ON EITHER SIDE OF THE LOT LINE, AS GRANTED BY MOOSE RIVER ESTATES SUBDIVISION, PLAT KN 74-98.

<b>KPB File No.</b>	2026-049V
<b>Planning Committee Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	NTK Revocable Trust of Anchorage, Alaska
<b>Surveyor:</b>	Jason Schollenberg; Peninsula Surveying, LLC
<b>General Location:</b>	Sterling Area
<b>KPB PC Resolution</b>	2026-32

Staff report given by Platting Manager Vince 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 Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and

incorporating by reference the staff report, staff recommendations and subject to the two conditions as set forth in the staff report.

Commissioner Epperheimer noted in Planning Commission Resolution 2026-32, one of the whereas clauses noted a code reference (KPB 20.70.140) that does not exist. Platting Manager Vince Piagentini reviewed the resolution and stated the code reference was incorrect, that it was an old code reference and the resolution template had not been updated.

**AMENDMENT MOTION:** Commissioner Whitney moved seconded by Commissioner Fikes to strike the following whereas clause from Planning Commission Resolution 2026-32:

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

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

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:**

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

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

**MOTION PASSED BY UNANIMOUS VOTE:**

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

**ITEM #3 - RIGHT OF WAY VACATION**

**VACATE THE EASTERNMOST APPROXIMATELY 25,662 SQUARE-FOOT PORTION OF APRICITY AVENUE AND ASSOCIATED UTILITY EASEMENTS SITUATED BETWEEN LOT 4A3 (HM 91-64) AND LOT 2-I (HM 94-34), AS DEDICATED BY BUTTERMILK MEADOWS TWO (HM 83-105) AND BUENA VISTA NO. 2 SUBDIVISION (HM 94-34)**

<b>KPB File No.</b>	2026-046V
<b>Planning Commission Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	Robert E. Porter
<b>Surveyor:</b>	Katherine A. Kirsis; Seabright Survey & Design
<b>General Location:</b>	Fritz Creek Area / Kachemak Bay APC
<b>Legal Description:</b>	Apricity Avenue 172-311-40: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I 172-420-19: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor 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 Gillham moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

**ITEM #4 - RIGHT OF WAY VACATION**

**VACATES AN APPROXIMATELY 16,857 SQUARE FOOT PORTION OF MOUNTAIN BROOK ROAD, INCLUDING ASSOCIATED UTILITY EASEMENTS, ADJACENT TO LOTS 43-45, LOT 47, AS DEDICATED BY MOUNTAIN BROOK HEIGHTS (SL 85-7) AND AMENDED BY (SL 92-4)**

<b>KPB File No.</b>	2026-038V
<b>Planning Commission Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	James O. Hopkins & Linda J. Hedgecoth
<b>Surveyor:</b>	Katherine A. Kirsis; Seabright Survey & Design
<b>General Location:</b>	Remote / Seldovia Area
<b>Legal Description:</b>	Mountain Brook Road 191-130-65: T 9S R 14W SEC 6 SEWARD MERIDIAN SL PTN OF NW1/4 NE1/4 LYING WEST OF ROW PER PW RES 84-9 REC @84-4W 191-123-43; 191-123-44; 191-123-45; 191-123-47; 191-123-48: T 8S R 14W SEC 32 SEWARD MERIDIAN SL 0920004 MOUNTAIN BROOK HEIGHTS SUB AMENDED LOT 43; 44; 45; 47; 48

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor 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 Venuti moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as 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 - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

**ITEM #5 – CONDITIONAL LAND USE PERMIT MODIFICATION  
PLANNING COMMISSION RESOLUTION 2026-29**

<b>PC Resolution</b>	2026-29
<b>Planning Commission Meeting:</b>	June 8, 2026
<b>Applicant:</b>	Colaska Inc. dba QAP
<b>Legal Description:</b>	T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4

<b>Physical Address</b>	36780 Robinson Loop Road / Sterling Area
<b>KPB Parcel Number:</b>	06304780

Staff report given by Planner Ryan Raidmae.

Chair Brantley opened the item for public comment.

The following individuals spoke in support to approving the permit:

- Darren Underwood, QAP
- Stephanie Queen (works as a consultant on this project)
- Gina DeBardelaben, Engineer - McLane Consulting

The following individuals spoke in opposition to approving the permit:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Joseph Skrha</li> <li>• James Perzechino</li> <li>• Don Douthit</li> <li>• Alva Lantz</li> <li>• Liz Julesvak</li> <li>• Scott Lamaya</li> <li>• Scott Vermilya</li> <li>• Leah Trenholm</li> <li>• Erin Burns</li> <li>• Duncan Burns</li> <li>• John Williamson</li> </ul> | <ul style="list-style-type: none"> <li>• Doreen Duvall</li> <li>• Jody Bauer</li> <li>• Brice Cunningham</li> <li>• Christina Fergus</li> <li>• Arlene Figueroa</li> <li>• Rebecca Short</li> <li>• Brice Cunningham</li> <li>• Alex Douthit</li> <li>• Carolyn Christensen</li> <li>• Austin Druce</li> <li>• Carolyn Christensen</li> </ul> |
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The following issues were of general concern:

- Health and safety concerns related to the request to work around the clock 24/7
- 24 hour activity doesn't allow for any down time or rest, negatively affecting all residents in the impact zone.
- Work hours was discussed back in December and the request to work a round the clock schedule was denied, nothing has changed.

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 Venuti to adopt Planning Commission Resolution 2026-29, granting approval of a modification to a Conditional Land Use Permit to operate a sand, gravel, or material site under a Type I Endorsement for the parcel described as T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4.

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

**MOTION FAILED BY MAJORITY VOTE:**

No - 6	Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Yes - 1	Brantley
Absent – 1	Slaughter

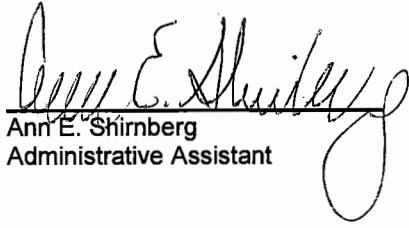
Due to the late hour the Commission made the decision to discuss findings in support of the denial at the regularly scheduled June 22, 2026 meeting.

**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 Whitney moved to adjourn the meeting at 10:44 P.M.

  
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Ann E. Shimberg  
Administrative Assistant