



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
Karina England – City of Seward

Monday, August 11, 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-7085](#)

- a. 3 John's Subdivision, KPB File 2024-064
- b. Beaver Loop Acres No. 3 Subdivision; KPB File 2025-013
- c. Crane-France Subdivision Replat 2024; KPB File 2024-099
- d. Pacific Park Subdivision 2024 Addition; KPB File 2024-077
- e. Sumpter Subdivision 2024 Replat; KPB File 2024-132
- f. Trust Land Survey 2024-01 Lonesome Lake Sub 2024 Addn
KPB File 2024-117

4. Plats Granted Final Approval (KPB 20.10.040) - None
5. Plat Amendment Request - None
6. Commissioner Excused Absences - None
7. Minutes

[KPB-7086](#)

July 14, 2025 PC Meeting Minutes

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7087](#) Plat Note Removal; KPB File 2025-085
Petitioner: Matt Miller (Personal Representative for Nancy Miller)
Request: Remove plat note #4 “Restrict Lot 1 to interior access, Lot 8 to interior access or common to lot 9
Location: Lots 1, 6, 7, 8, 9, 10 & 11 from Huckabay Subdivision Addition No. 2, Plat KN 83-154
General Location: Mackey Lake Road / Ridgeway Area
Responsible Staff Person: Platting Manager Vince Piagentini

 Attachments: [PHN Plat Note Removal - Huckabay Sub Addn No. 2](#)
2. [KPB-7088](#) Building Setback Permit; KPB File 2025-106
Segesser / Wanda J. Kennedy & Wenda J. Kennedy Living Trust
Request: To permit a portion of the existing building to remain within the 20’ building setback on Tract 1, Nikiski Village Subdivision No. 2, Plat KN 76-3
Nikiski Area / Nikiski APC
Responsible Staff Person: Platting Manager Vince Piagentini

 Attachments: [PHN BSE-Nikiski Village Sub No. 2](#)
3. [KPB-7089](#) Conditional Use Permit; PC Resolution 2025-14
Applicant: Alaska Pipeline Company
Request: To do repairs to existing bridge across the Chickaloon River at the Mystery Creek Road with placement of rip rap within the 50’ setback of the river
Parcel ID: 02513001
Responsible Staff Person: Planner Morgan Aldridge

 Attachments: [PHN CUP Alaska Pipeline Company](#)
4. [KPB-7090](#) Resolution 2025-XX: Authorizing the acquisition of a perpetual easement located in Kachemak Selo, Alaska for school purposes.
Responsible Staff Person: Land Management Officer Aaron Hughes
5. [KPB-7091](#) Ordinance 2025-XX: Authorizing the acquisition and appropriating funds for the purchase of four properties located in Homer, Alaska on behalf of South Peninsula Hospital Service Area
Responsible Staff Person: Land Management Officer Aaron Hughes

F. PLAT COMMITTEE REPORT - Plat Committee will review 6 plats

G. OTHER**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, August 25, 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.