

C. CONSENT AGENDA

***7. Minutes**

a. April 13, 2026 Planning Commission Meeting Minutes

Kenai Peninsula Borough Planning Commission

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

APRIL 13, 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
Jeffrey Epperheimer, Nikiski 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 8 members present, a quorum was present.

Staff Present

Aaron Hughes, Land Management Officer
Wayne Cary, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Elizabeth Wilder, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

- *1. Time Extensions**
 - a. Mount Alice Estates; KPB File 2024-025

- *3. Administrative Approvals**
 - a. Christensen Tracts Gardens Addition; KPB File 2025-061
 - b. Grouse Creek Subdivision 2024 Addition; KPB File 2022-022R2
 - c. Lake Hills Subdivision Christianson Addition; KPB File 2025-121
 - d. Rolling Hills Sub Addn No. 1 Amended Sadler Addn; KPB File 2025-115
 - e. Rumley Collie Subdivision Nine; KPB File 2024-126
 - f. Skyline Heights Estates Kachemak Landing Airpark; KPB File 2023-142
 - g. Sterling Airpark Subdivision Scott Addition; KPB File 2025-111

- *6. Excused Absences**
 - a. Vacant, City of Seward

- *7. Minutes**
 - a. March 16, 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 Epperheimer 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 - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM E. NEW BUSINESS

**ITEM #1 – ORDINANCE 2026-13
AUTHORIZING A PUBLIC PURPOSE NON-COMMERCIAL COMMUNICATION SITE LEASE
AGREEMENT WITH THE COOPER LANDING COMMUNITY CLUB, INC.**

Staff report given by Land Management Officer Aaron Hughes

Commissioner 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 Morgan moved, seconded by Commissioner Whitney to forward to the Assembly a recommendation to adopt Ordinance 2026-13, Authorizing a public purpose non-commercial communication site lease agreement with the Cooper Landing Community Club, Inc.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #2 – BUILDING SETBACK ENCROACHMENT PERMIT
TRACT 1, FOLZ SUBDIVISION PETERSEN ADDITION, PLAT SW 2009-02**

KPB File No.	2025-150
Planning Commission Meeting:	April 13, 2026
Applicant / Owner:	Grace Group Properties 2 LLC
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Spruce Lodge located off Herman Leirer Road Bear Creek Area
Parent Parcel No.:	144-030-76
Legal Description:	T 1N R 1W SEC 27 SEWARD MERIDIAN SW 2009002 FOLZ SUB PETERSEN ADDN TRACT 1
Assessing Use:	General Commercial
Zoning:	Rural Unrestricted
Planning Commission Resolution	2026-25

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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 Whitney moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2026-25 granting a building setback encroachment permit to a portion of the 20' building setback for Tract 1, Folz Subdivision Petersen Addition, Plat SW 2009-002, citing finding 1, 8-12 & 14 in support of standards one, two & three and subject to seven conditions as stated in the staff report.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #3 – BUILDING SETBACK ENCROACHMENT PERMIT
LOT 4, BLOCK 6 HOMEWOOD SUBDIVISION, PLAT KN 77-81**

KPB File No.	2026-025
Planning Commission Meeting:	April 13, 2026
Applicant / Owner:	Mark & Danielina Conway
Surveyor:	Jason Schollenberg, Peninsula Surveying
General Location:	Birkenweg St. off Nina Robinson Ave. & Robinson Loop Rd. Sterling Area
Parent Parcel No.:	144-030-76
Legal Description:	T 5N R 9W SEWARD MERIDIAN KN 0770081 HOMEWOOD SUB LOT 4 BLK 6
Assessing Use:	General Commercial
Zoning:	Rural Unrestricted
Planning Commission Resolution	2026-22

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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 adopt Planning Commission Resolution 2026-22 granting a building setback encroachment permit to a portion of the 20' building setback for Lot 4, Block 6 Homewood Subdivision, Plat KN 77-81, citing findings 1, 2, 9 & 10 in support of standard one, findings 1, 2, 8, 10 & 12 – 14 in support of standard two and findings 2 – 4 & 6 – 15 in support of standard three and subject to the six conditions as stated in the staff report.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #4 – BUILDING SETBACK ENCROACHMENT PERMIT
LOT 1, BENJAMIN-BARDARON SUBDIVISION, PLAT SW 2004-19**

KPB File No.	2025-160
Planning Commission Meeting:	April 14, 2025
Applicant / Owner:	Salmon Bake Cabins, LLC
Surveyor:	Jason Schollenberg, Peninsula Surveying, LLC
General Location:	Exit Glacier Lodge, Herman Leirer Road; Bear Creek Area
Parent Parcel No.:	144-072-06
Legal Description:	T 1N R 1W SEC 27 SEWARD MERIDIAN SW 2004019 BENJAMIN-BARDARSON SUB LOT 1
Assessing Use:	General Commercial
Zoning:	Rural Unrestricted
Planning Commission Resolution	2026-23

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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 Whitney to adopt Planning Commission Resolution 2026-23 granting a building setback encroachment permit to a portion of the 20' building setback for Lot 1, Benjamin-Bardarson Subdivision, Plat SW 2004-19, citing findings 6, 17 & 21 in support of standard one, findings 5, 17 & 18 in support of standard two and findings 1 – 6, 10, 17, 18 & 21 in support of standard three and subject to the 5 conditions as stated in the staff report.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #5 - RIGHT OF WAY VACATION

VACATE A PORTION OF THE VARIED WIDTH STEIK AVENUE, LYING WITHIN THE FOLLOWING LIMITS: THE PROJECTION OF OIL WELL ROAD AS DEDICATED IN HM 2001-80 WITH THE INTERSECTION OF THE NORTH LINE OF LOT 107 OF US SURVEY 7948 PROJECTED WEST, AND ON THE EAST LIMITED BY THE PROJECTION OF THE WEST LINE OF PROSSER ST ALONG LOT 107 HM84-115 TO THE SOUTH LINE OF LOT 5 US SURVEY 7948 HM AS SHOWN ON THE SUBMITTED SKETCH

KPB File No.	2023-061V1
Planning Commission Meeting:	April 13, 2026
Applicant / Owner:	Caribou Hills Cabin Hoppers
Surveyor:	Jason Schollenberg; Peninsula Surveying, LLC
General Location:	Steik Avenue, off Oil Well Road & Gravel Pit Trail REM SW Caribou Hills, Ninilchik
Parcel Numbers:	185-508-14 & 185-508-73
Legal Description:	<p>STEIK AVENUE</p> <ul style="list-style-type: none"> • 185-508-14: T 2S R 12W SEC 2 Seward Meridian HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS • 185-508-73: T 02S R 12W SEC 02 Seward Meridian HM US SURVEY 7948 LOT 5

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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 Whitney moved, seconded by Commissioner Epperheimer granting 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 - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #6 - RIGHT OF WAY VACATION

VACATE THE WESTERN APPROXIMATELY 274.41-FOOT PORTION OF AUGUSTA NATIONAL ROAD AT THE INTERSECTION OF GRANT AVENUE, INCLUDING THE ADJACENT 15-FOOT UTILITY EASEMENT AS SHOWN, ADJACENT TO PARCEL3-B CREATED BY PLAT WAIVER 96-16 AND LOT 4A, BLOCK 3, AS CREATED BY PLAT KN 2002-42

KPB File No.	2026-013V
Planning Commission Meeting:	April 13, 2026
Applicant / Owner:	Samuel & Cassie Wood; Best Realty
Surveyor:	Jason Young/Mark Aimonetti, Edge Survey and Design, LLC
General Location:	Augusta National Rd., off River Hills Dr., off Ciechanski Rd. Kalifornsky Area
Legal Description:	<p>AUGUSTA NATIONAL ROAD</p> <ul style="list-style-type: none"> • T 5N R 11W SEC 23 SEWARD MERIDIAN KN

	<ul style="list-style-type: none"> • KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3 • PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70
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Staff report given by Platting Manager Vince Piagentini.

Commissioner Brantley opened the item for public comment.

- Jason Young, Edge Survey & Design: Mr. Young spoke in support of approving the vacation and made himself available for questions.
- Justin Baldwin: Mr. Baldwin is looking to purchase a piece of property along the vacation and 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 Epperheimer moved, seconded by Commissioner Gillham granting the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AMENDMENT MOTION: Commissioner Epperheimer moved, seconded by Commission Gillham to attach the following findings in support of approving the vacation:

1. The proposed vacation will have no negative impact to neighboring landowners. Forty-six certified public hearing notices were sent out and no opposition to the vacation was received. The applicant is addressing the one concern expressed by HEA and will grant a 15' utility easement within the area of the vacation.
2. The proposed vacation area is undeveloped and is not being utilized for vehicular or pedestrian access (see photos on pages E6-20 & E6-21 of meeting packet)
3. Grant Avenue, Wispen Avenue & Winridge Avenue are borough maintained ROWs and provide an alternative access to area parcels.
4. The lots west of the intersection of Grant Avenue & the proposed vacation area are too small to provide a 30' dedication to bring Augusta National to a full 60' ROW.

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

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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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 9:17 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED