Kenai Peninsula Borough
Planning Commission

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

August 10, 2026
7:40 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
Dawson Slaughter, South Peninsula District
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer *(arrived late, joined meeting after agenda item E1)*

With 8 members present, a quorum was present.

Staff Present
Robert Ruffner, Planning Director
Wayne Cary, Deputy Borough Attorney
Beverly Carpenter, Platting Specialist
Morgan Aldridge, Planner
Aaron Hughes, Land Management Officer
Elizabeth Wilder, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

Election of Officers

Commissioner Gillham nominated, seconded by Commissioner Fikes, Commissioner Brantley for the position of Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Brantley was appointed Chair.

Commissioner Epperheimer nominated, seconded by Commissioner Fikes , Commissioner Gillham for the position of Vice Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Vice-Chair.

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***3. Administrative Approvals**

a. ASLS No. 2021-31; KPB File 2025-132
b. Dayton Subdivision 2026 Addition; KPB File 2025-158
c. Homewood subdivision 2025 Replat; KPB File 2025-130
d. Markham Estates; KPB File 2025-117
e. Peaceful Acres Jackson's Garden No. 2; KPB File 2025-064
f. Peterson Forest Subdivision Bella Addition; KPB File 2025-033
g. Razdolna Subdivision 2024; KPB File 2025-054
h. Sanders Estates; KPB File 2025-163
i. The Point Subdivision #2; KPB File 2025-043

j. Trident Meadows; KPB File 2025-180
k. Yourkowski Subdivision; KPB File 2024-083

***4. Final Approvals**

a. Howard Romig Estates Amended Holben-Robinson Replat; KPB file 2024-017
b. South Bend Bluff Estate O'Guinn Replat; KPB File 2026-027

***6. Excused Absences**

a. Vacant, City of Seward

***7. Minutes**

a. July 20, 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, Slaughter, Morgan, Venuti, Whitney

AGENDA ITEM E. NEW BUSINESS

ITEM #1 – ORDINANCE 2026-27
AUTHORIZING THE KENAI PENINSULA BOROUGH TO ENTER INTO A LONG TERM LEASE AGREEMENT WITH THE CITY OF SEWARD FOR OPERATION & MANAGEMENT OF A SURPLUS SCHOOL FACILITY

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 commission.

MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to forward to the assembly a recommendation to adopt Ordinance 2026-27, Authorizing the Kenai Peninsula Borough to enter into a long-term lease agreement with the City of Seward for operation and management of a surplus school facility in Seward

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, Venuti, Whitney

ITEM #1 – ORDINANCE 2026-2
AUTHORIZING THE SALE OF CERTAIN PARCELS OWNED BY THE KENAI PENINSULA BOROUGH VIA LIVE PUBLIC OUTCRY/SIMULCAST ONLINE AUCTION FOLLOWED BY A SECNDARY ONLINE ONLY AUCTION

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 commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to forward to the assembly a recommendation to adopt Ordinance 2026-28, Authorizing the sale of certain parcels owned by the Kenai Peninsula Borough via live public outcry/simulcast online auction followed by a secondary online-only auction.

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, Venuti, Whitney

ITEM #3 - RIGHT OF WAY VACATION
VACATE BANGERTER COURT IN SLEEPY HOLLOW SUB LONGMERE LANDING ADDN

KPB File No.	2026-078V
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	Dustin Padrta
Surveyor:	None
General Location:	South end of Longmere Lake / Sterling area
Legal Description:	BANGERTER COURT – T05N 09W SEC 30 SEWARD MERIDIAN KN 2023058 SLEEPY HOLLOW SUB LONGMERE LANDING ADDN

Staff report given by Platting Specialist Beverly Carpenter.

Chair Brantley opened the item for public comment.

Dustin Padrta, Petitioner/Landowner: Mr. Padrta requested the commission approve his vacation petition 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 commission.

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 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, Venuti, Whitney

ITEM #4 - RIGHT OF WAY VACATION
VACATE A PORTION OF ODMAN STREET, ROW MAP – PLAT HM 84-115

KPB File No.	2026-077V
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	Chelsea Montoya / Kenai & Kelly & Kevin Williams
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Odman St. & Towe Ave. Near Oil Well Rd / Ninilchik Area
Legal Description:	Odman Street., Between Towe Avenue & Oil Well Rd ROW MAP PLAT KN 84-115

Staff report given 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 commission.

MOTION: Commissioner Epperheimer 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 - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney

ITEM #5 - RIGHT OF WAY VACATION
VACATE A 10.5' RETANGLE OF KNACKSTED STREET ROW, AROUND THE ENCROACHING CABIN FROM LOT 1, BLOCK 1 COLLEGE ESTES SUBDIVISION PLAT KN75-109

KPB File No.	2026-035v
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	Tammi & Brent Blumentritt
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Off E. Poppy Lane / Kalifornsky Area
Legal Description:	T05N R11W SEC 25 S.M. KN 0750109 COLLEGE ESTATES SUB LOT 1 BLOCK 1

Staff report given by Platting Specialist Beverly Carpenter

Chair Brantley opened the item for public comment.

Jerry Johnson, Johnson Surveying: Mr. Johnson is the surveyor on this project and made himself available for questions.

Tammi Blumentritt, Petitioner/Landowner: Ms. Blumentritt requested that the commission approve her vacation petition and made herself available for questions.

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

MOTION: Commissioner Gillham moved, seconded by Commissioner Epperheimer to grant the vacation as recommended by staff and 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 five 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, Venuti, Whitney

ITEM #6 - RIGHT OF WAY VACATION
VACATE EADS WAY LYING EAST OF SALMON CREEK ROAD AND PORTIONS OF BALMAT STREET & BARDARSON LANE LYING NORTH OF NASH ROAD

KPB File No.	2026-075V
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	James Unrein & Sheila Berticevich
Surveyor:	Jerry Johnson / Johnson Land Surveying
General Location:	Eads Way, Balmat Street & Bardarson Lane / Seward Area
Legal Description:	T01N R01W SEC 26 S.M. SW 0000018 BALMAT SUB NELY OF NASH RD

Staff report given by Platting Specialist Beverly Carpenter. After the staff report was published on 07-31-

26 staff was notified by the surveyor that the client wished to postpone this vacation request to a later date. Public notice was sent out so staff recommended to open public comment and see if there was anyone who wished to testify on this item, however no action is required by the commission.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

ITEM #7 – CONDITIONAL USE PERMIT
FOR THE CONSTRUCTION OF AN OVERSIZED DECK WITHIN THE 50' HPD OF THE KENAI RIVER

PC Resolution No.	2026-37
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	Trevor Wilson
KPB Tax ID #	05748938
Physical Location:	45646 Spruce Avenue W

Staff report given by Planner Morgan Aldridge

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 commission.

MOTION: Commissioner Gillham moved, seconded by Commissioner Epperheimer to adopt Planning Commission Resolution 2026-37 granting a conditional use permit pursuant to KPB 21.18 for the after the fact permit for a deck within the 50' Habitat Protection District of the Kenai River.

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

MOTION FAILED BY UNANIMOUS VOTE:

No - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney

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 8:52 P.M.

Ann E. Shirnberg
Administrative Assistant