Kenai Peninsula Borough
Planning Commission

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

SEPTEMBER 28, 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 District
Pamela Gillham, Kalifornsky/Kasilof 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

With 7 members in attendance, a quorum was present.

Staff Present
Robert Ruffner, Planning Director
Wayne Cary, Deputy Borough Attorney
Vince Piagentini, Platting Manager
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***1. Time Extension Request**
a. Sleepy Hollow Subdivision 2024 Addition; KPB File 2024-085

***3. Administrative Approvals**
a. Great Land Estates No. 2 2026 Addition; KPB File 2026-012
b. Paradise South Subdivision Scenic View Addition 2025 Replat; KPB File 2025-074

***6. Excused Absences**
a. Jeffrey Epperheimer, Nikiski District
b. Vacant, City of Seward

***7. Minutes**
a. September 14, 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 Gillham moved, seconded by Commissioner Slaughter 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, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
Absent - 1	Epperheimer

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
CASA LA MONTANA 2026 REPLAT

KPB File No.	2026-089
Plat Commission Meeting:	September 28, 2026
Applicant / Owner:	Michael A. Huston
Surveyor:	Andrew Hamilton; McLane Consulting Inc.
General Location:	Rabbit Run Road, Ashely Avenue & Funny River Road Funny River Area

Parent Parcel No.:	066-050-01
Legal Description:	T 5N R 9W SEC 26 SEWARD MERIDIAN KN 0740040 CASA LA MONTANA SUB TRACT A
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request by Applicant / Surveyor	None Requested

Staff report given by Platting Manager Vince Piagentini.

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

MOTION: Commissioner Whitney moved, seconded by Commissioner Gillham to grant preliminary approval to Casa La Montana 2026 Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendation.

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

MOTION PASSED BY UNANIMOUS VOTE:

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

ITEM #2 - RIGHT OF WAY VACATION
Vacates the alley located between Lots 6 and 12, Block 6; the west half of First Ave adjacent to Lots 2-6 Block 6 north of Mill St and the east half of First Ave adjacent to Lots 12 – 14 Block 9 north of Mill St and the alley located between Lot 1 and 12 – 14 Block 9 all in Cliff Addition to Seward Townsite Plat S-3

KPB File No.	2026-101V
Planning Commission Meeting:	September 28, 2026
Applicant / Owner:	Gregg George Walker, Eric John Walker (aka Eric J. Walker) & Kathleen Marie Stubblefield Davis
Surveyor:	Stacy Wessel; AK Lands Land Surveying LLC
General Location:	West of the Seward Lagoon; City of Seward
Legal Description:	First Avenue and Two Separate Alleyways, Lots 1, 2, 3, 4, 5, 6, and 12, Block 6, and Lots 1, 12, 13, and 14, Block 9, Original Townsite of Seward Cliff Addition, Alaska Plat SW-3

Staff report given by Platting Manager Vince Piagentini

Chair Brantley opened the item for public comment.

Stacy Wessel, AK Lands Land Surveying: Ms. Wessel is the surveyor on this project 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 Morgan moved, seconded by Commissioner Slaughter to grant the vacation as recommended by staff 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 three 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, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
Absent - 1	Epperheimer

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 Venuti moved to adjourn the meeting at 7:48 P.M.

Ann E. Shirnberg
Administrative Assistant