Kenai Peninsula Borough
Planning Commission

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

OCTOBER 12, 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
Samatha Lopez, River Center Manager
Ryan Raidmae, Planner
Vince Piagentini, Platting Manager
Elizabeth Wilder, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***3. Administrative Approvals**

a. Enzler Subdivision 2026 Replat; KPB File 2026-003
b. Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133
c. Immanuel Subdivision No. 3; KPB File 2026-006
d. Lake Vista Estates Part 5; KPB File 2025-009
e. Mount Alice Estates; KPB File 2024-025
f. Seward Original Townsite Kawabe Park Replat; KPB File 2025-028
g. Veal Subdivision 2026 Addition; KPB File 2026-009

***6. Excused Absences**

a. Jeffrey Epperheimer, Nikiski District
b. Vacant, City of Seward

***7. Minutes**

a. September 28, 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 Gillham 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 – CONDITIONAL LAND USE PERMIT
COLASKA INCORPORATED dba QAP

Planning Commission Resolution No.	2026-45
Plat Commission Meeting:	October 12, 2026
Applicant:	Colaska Incorporated dba QAP

Parcel No.:	013-041-50
Legal Description:	T 8N R 11W SEC 27 SEWARD MERIDIAN KN - RS GOVT LOTS 9 10 14 15 18 19 & 22 THRU 25 & THAT PORTION OF GOVT LOT 26 & E1/2 SW1/4 NE1/4 & SW1/4 SW1/4 & SW1/4 SW1/4 NE1/4 & SW1/4 SW1/4 ALL LYING NORTH OF KENAI SPUR HWY
Physical Address	Huhndorf Trail; Nikiski Area

Staff report given by Planner Ryan Raidmae

Chair Brantley opened the item for public comment.

Mr. Korinta, QAP Representative: Mr. Korinta made himself available for any questions the commission may have on this application.

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 Whitney to adopt Planning Commission Resolution 2026-45 granting approval of a conditional land use permit to operate a material site under Type I & II endorsement on KPB parcel 013-041-50.

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
VACATE AN UNNAMED HALF CUL-DE-SAC LOCATED ALONG THE WESTERN BOUNDARY OF TRACT A, TRACTS A AND B GORDON PROPERTY, PLAT HM 77-82

KPB File No.	2026-072V
Planning Commission Meeting:	October 12, 2026
Applicant / Owner:	Doug &Lesley Gordon and Arlene I Gordon
Surveyor:	Andrew Hamilton / McLane Consulting
General Location:	City of Homer
Legal Description:	Unnamed cul-de-sac, located along the west boundary of Tract A as dedicated by plat Tracts A & B Gordon Property, Plat HM 77-82

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 commission.

Commissioner Venuti voted on this vacation in his position as a commissioner for the City of Homer Planning Commission. He recused himself from voting on this vacation.

MOTION: Commissioner Gillham moved, seconded by Commissioner Whitney 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 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 - 6	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney
Recused - 1	Venuti
Absent - 1	Epperheimer

ITEM #3 - RIGHT OF WAY VACATION
PETITION TO VACATE GLENDENING STREET RIGHT-OF-WAY AS DEDICATED PER CLAM GLUCH HEIGHTS KN72-61, LOCATED SOUTH OF HANSON AVE ROW & NORTH OF KIZER AVE ROW

KPB File No.	2026-074V
Planning Commission Meeting:	October 12, 2026
Applicant / Owner:	Sage & Camille Hill, Thomas M Corbitt & Veterans Affairs
Surveyor:	None
General Location:	Sesame Avenue; Clam Gulch Area
Legal Description:	Glendening Street, Clam Gulch Heights Subdivision Tracts 2, 8 & 9, Plat KN 72-61, and Clam Gulch Heights Bass-Hazel 1981 Sub of Tracts 3 & 4 Lot 3-B, Plat KN 81-56

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 commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Fikes 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 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, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
Absent - 1	Epperheimer

ITEM #4 - RIGHT OF WAY VACATION
VACATES KNAPP CIRCLE RIGHT-OF-WAY AS GRANTED PER MIRIAMS ACRES HM 87-108 AND ASSOCIATED UTILITY EASEMENTS AS GRANTED BY MIRIAMS ARES 2016 HM 2016-27

KPB File No.	2026-100V
Planning Commission Meeting:	October 12, 2026
Applicant / Owner:	Curtis A Olson Declaration of Trust Lorna K Olson Declaration of Trust Daniel & Jane Veerhusen

Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Kachemak Drive near Lampert Lake / City of Homer
Legal Description:	Vacation of Knapp Circle, Miriam's Arcs Subdivision Lot 3, Plat HM 78-108, and Miriam's Ares 2016 Lot 2A, Plat HM 2016-27

Staff report given by Platting Manager Vince Piagentini

Chair Brantley opened the item for public comment.

Christopher Mullikin, Mullikin Surveys: Mr. Mullikin was the surveyor for this project and he made himself available for questions.

Commissioner Venuti voted on this vacation in his position as a commissioner for the City of Homer Planning Commission. He recused himself from voting on this vacation.

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 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 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 - 6	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney
Recused - 1	Venuti
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 J. COMMISSIONER COMMENTS

- Commissioner Gillham request to be excused from the November 16, 2026 meeting as she will be out of town.

AGENDA ITEM K. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 8:07 P.M.

Ann E. Shirnberg
Administrative Assistant