

# Kenai Peninsula Borough Plat Committee

---

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

---

November 14, 2022  
5:30 PM  
APPROVED MINUTES

## A. CALL TO ORDER

Chair Gillham called the meeting to order at 5:30 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Pamela Gillham, District 1 – Kalifornsky  
Franco Venuti, City of Homer  
Dawson Slaughter, District 9 – South Peninsula  
Troy Staggs, City of Seward  
Michael Horton, District 4 - Soldotna

### *Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Deputy Borough Attorney  
Todd Sherwood, Deputy Borough Attorney  
Madeline Quainton, Platting Technician  
Ann Shirnberg, Planning Administrative Assistant  
Rhonda Foster-Deskins, LMD Administrative Assistant

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- \*3 Minutes
  - a. October 24, 2022 Plat Committee Meeting Minutes
- \*4 Grouped Plats

Chair Gillham asked Planning Administrative Assistant Ann Shirnberg to give the staff report for the grouped plats.

Planning Administrative Assistant Ann Shirnberg gave the staff report for the grouped plats. The following plat were a part of the Grouped Plats report:

- 7. Centennial Shores Subdivision 2023 Replat; KPB File 2022-156
- 8. Heath Subdivision No. 5; KPB File 2022-153
- 10. Cameron Subdivision; KPB File 2022-162
- 11. Lost Lake Subdivision Addition No. 8, KPB File 2019-040R1
- 12. Sleepy Hollow Subdivision Longmere Landing Addition; KPB File 2021-003R1

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment, discussion was opened among the commission.

**MOTION:** Commissioner Staggs moved, seconded by Commissioner Slaughter to approve the agenda, the October 24, 2022 Plat Committee meeting minutes and grouped plats based on staff recommendations and compliance to borough code and to move agenda item 5 – Bidarki Creek No. 5 to the end of new business. .

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

**E. NEW BUSINESS**

Chair Gillham asked Ms. Shirnberg to read into the record the public hearing procedures.

**ITEM E1 – ALASKA STATE LAND SURVEY NO. 2021-37 NORTH FORK MICRO AG SUBDIVISION**

<b>KPB File No.</b>	2022-158
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	State of Alaska Department of Natural Resources, Division of Mining, Land & Water of Anchorage, Alaska
<b>Surveyor:</b>	Jon Guffey / Global Positioning Services, Inc.
<b>General Location:</b>	North Fork Road, Anchor Point

<b>Parent Parcel No.:</b>	165-200-14
<b>Legal Description:</b>	Section 26, Township 4 South, Range 14 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

Staff report given by Planning Director Robert Ruffner.

Chair Gillham opened the item for public comment.

Jon Guffey, Global Position Services, Inc.; 2603 Blueberry Rd., Anchorage, AK 99503: Mr. Guffey was the surveyor on this project and made himself available for questions.

Jamin Miller; 33597 BG Davis Street, Anchor Point, AK, 99556: Mr. Miller is a neighboring landowner and spoke in opposition to this plat. He would like to see this parcel used for agriculture purposes.

Craig Thomas; P.O. Box 3619, Homer, AK 99603: Mr. Thomas is a neighboring landowner. He asked if as a neighboring landowner could he approach the state directly to purchase any of these parcels.

Tim Shilling, Natural Resource Manager, DNR; 3700 Airport Way, Fairbanks, AK 99709: Mr. Shilling is the individual coordinating this project for the State. These lands are slated for the Spring 2024 State Land Sale. He informed Mr. Thomas that he would not be able to purchase the land before it is made available in the land sale. State statute requires that state lands intended for sale must be made available to all members of the public.

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

**MOTION:** Commissioner Horton moved, seconded by Commissioner Slaughter to grant preliminary approval to ASLS No. 2021-37 North Fork Micro AG Subdivision, based on staff's recommendations and compliance to borough code.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

**ITEM E2 – LLOYD RACE LOT 4 REPLAT**

<b>KPB File No.</b>	2022-157
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Eric Bentson and Tasse Hibbard-Bentson of Calhoun, LA
<b>Surveyor:</b>	Gary Nelson / Ability Surveys
<b>General Location:</b>	Mission Road, City of Homer

<b>Parent Parcel No.:</b>	174-030-04
<b>Legal Description:</b>	Lot 4, Lloyd Race Addition, Plat HM 56-3009
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential District
<b>Water / Wastewater</b>	On Site

Staff report given by Planning Director Robert Ruffner

Chair Gillham 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.

Commissioner Venuti asked to be recused from participating on this plat, as he had voted on this item in his capacity as a planning commissioner for the City of Homer.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant preliminary approval to Lloyd Race Lot 4 Replat, based on staff's recommendations and compliance to borough code.

**EXCEPTION REQUEST MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant the exception request to KPB 20.30.190 – Lots-Dimensions (3:1 depth to width ratio for Lot 4A), citing findings 3-7 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes	4	Gillham, Horton, Slaughter, Staggs
Recused	1	Venuti

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	4	Gillham, Horton, Slaughter, Staggs
Recused	1	Venuti

**ITEM E3 – QUESTA WOODS SUBDIVISION UNREIN ADDITION**

<b>KPB File No.</b>	2022-159
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	James, Hayley, Emily, James, Leann Unrein all of Seward, Alaska
<b>Surveyor:</b>	Ken Lang / Lang and Associates, Inc.
<b>General Location:</b>	Guinevere Drive, Roundtable Drive, Bear Creek

<b>Parent Parcel No.:</b>	144-012-04, 144-210-01, 144-210-02
<b>Legal Description:</b>	Lots 1 and 2, Block 11, Camelot by the Sea Subdivision, Plat SW 76 and Tract H, Questa Wood Subdivision Southern Addition, SW 98-01
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

Staff report given by Planning Director Robert Ruffner.

Chair Gillham opened the item for public comment.

Travis Wilson, Land & Associates; 11500 Daryl Avenue, Anchorage, AK 99515: Mr. Wilson is the surveyor on this project 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 committee.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant preliminary approval to Questa Woods Subdivision Unrein Addition, based on staff's recommendations and compliance to borough code.

**EXCEPTION REQUEST MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request KPB 20.30.030 – Proposed street layout-requirements & KPB 20.30.100 – Cul-de-sacs, citing findings 1-4, 6-13, 15 & 17 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

**ITEM E4 – TATUM DENISE SUBDIVISION DERKS LAKE ADDITION**

<b>KPB File No.</b>	2022-155
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Linda, Gene, and George Friendshuh all of Soldotna, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc.
<b>General Location:</b>	Derks Lake Road, Ridgeway
<b>Parent Parcel No.:</b>	058-301-01, 058-301-02, 058-301-04, 058-320-51, 058-320-52, 058-320-53, 058-320-54, 058-320-55
<b>Legal Description:</b>	Tracts 1, 2, and 4, Derek's Lake Subdivision, Plat KN 74-9 and Lots 10A, 11A, 12A, 13A, and 14A, Tatum Denise Subdivision, Plat KN 2022-43
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

Staff report given by Planning Director Robert Ruffner. Director Ruffner informed the committee that the surveyor had contact the department and requested that action on this plat be postponed.

Chair Gillham 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 Slaughter moved, seconded by Commissioner Horton to postpone action on this plat until brought back by staff.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

**ITEM E6 – JAMES 2022**

<b>KPB File No.</b>	2022-161
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Jesse James of Saint Maries, Idaho and Emily and Jeremy Rogers of Homer, Alaska
<b>Surveyor:</b>	Tom Latimer / Orion Surveys
<b>General Location:</b>	Potato Storage Circle, Lisa Street, James Road, Fritz Creek

<b>Parent Parcel No.:</b>	172-310-31 and 172-310-50
<b>Legal Description:</b>	Lot 5 James 2017, HM 2018-24 and Lot 3-B Lind Subdivision James 2008 Addition, HM 2008-37
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

Staff report given by Planning Director Robert Ruffner.

Chair Gillham opened the item for public comment.

Tom Latimar, Orion Surveys; PO Box 15025, Fritz Creek, AK 99603: Mr. Latimar was the surveyor on this project and made himself available for questions.

Jessy James; 690 E. Meadowhurst Dr., Saint Maries, ID 83861: Mr. James is a neighboring landowner is a neighboring landowner and spoken in opposition to this plat.

Austin Jones & Katherine Koppman; 36786 Halftrack Street, Fritz Creek, AK 99603: Mr. Jones is a neighboring landowner and spoken in opposition to this plat.

GS Hart; 2225 S. Westboro Ave., Alambra, CA 84604: Mr. Hart is a neighboring landowner and spoken in opposition to this plat.

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

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant preliminary approval to James 2022, based on staff’s recommendations and compliance to borough code.

**EXCEPTION REQUEST MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to grant exception request to KPB 20.30.190(B) – Lots-Dimensions (Length of flag for Lot 5A), subject to a plat note as outlined in KPB 20.30.190(B), citing findings 1-3, 7, 9-11, & 13-14 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

**ITEM E7 - CENTENNIAL SHORES SUBDIVISION 2023 REPLAT**

<b>KPB File No.</b>	2022-156
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Eric Ranguette of Soldotna, AK
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Lupine Avenue, Keeven Lane, Nikiski area

<b>Parent Parcel No.:</b>	013-218-24
<b>Legal Description:</b>	Lot 1 Block 2, Centennial Shores Subdivision Number One, Plat KN 85-157
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

*\*Passed Under Consent Agenda*

**ITEM E8 – HEATH SUBDIVISION NO. 5**

<b>KPB File No.</b>	2022-153
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Janice and Donald Shields of Soldotna, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Sterling Highway, City of Soldotna

<b>Parent Parcel No.:</b>	059-320-43 and 059-320-44
<b>Legal Description:</b>	Lots 2A and 3A, Heath Subdivision No. 4, Plat KN 2006-97
<b>Assessing Use:</b>	Lodge-Multiple Cabins, Commercial
<b>Zoning:</b>	Split Zone – commercial for north halves and rural residential in the southern halves
<b>Water / Wastewater</b>	On Site

*\*Passed Under Consent Agenda*

**ITEM E9 – LEVAN-STERLING SUBDIVISION**

<b>KPB File No.</b>	2022-125R1
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Mel Levan of Kodiak AK
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Misty Morning Avenue, Sterling area

<b>Parent Parcel No.:</b>	063-330-47
<b>Legal Description:</b>	NE1/4 NW1/4 Section 12, Township 5 North, Range 9 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential
<b>Water / Wastewater</b>	Onsite

Staff report given by Planning Director Robert Ruffner.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 208, Kasilof, AK 99610: Mr. Young was the surveyor on this project 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 committee.

**MOTION:** Commissioner Horton moved, seconded by Commissioner Slaughter to grant preliminary approval to Levan-Sterling Subdivision, based on staff's recommendations and compliance to borough code.

**EXCEPTION REQUEST A MOTION:** Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.170 – Blocks Length Requirements, citing findings 1-5 & 9-16 in support of standards one two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE**

Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

**EXCEPTION REQUEST B MOTION:** Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.100 – Cul-de-sacs, citing findings 1-7 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE**

Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes	4	Gillham, Slaughter, Staggs, Venuti
No	0	

**ITEM E5 – BIDARKI CREEK NO. 5**

<b>KPB File No.</b>	2022-160
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	McKennen and Rachael Lamb and Kristen Lamb Reilly all of Provo, Utah
<b>Surveyor:</b>	Tom Latimer / Orion Surveys
<b>General Location:</b>	Near mile 171 Sterling Highway, City of Homer
<b>Parent Parcel No.:</b>	175-250-12 and 175-250-13
<b>Legal Description:</b>	Tracts 1 and 2, Bidarki Creek No. 4, Plat HM 2012-27
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Residential District
<b>Water / Wastewater</b>	City

Staff report given by Planning Director Robert Ruffner.

Chair Gillham opened the item for public comment.

Tom Latimar, Orion Surveys; PO Box 15025, Fritz Creek, AK 99603: Mr. Latimar was the surveyor on this project. He noted he and the owner worked closely with staff from the City of Homer and the borough to make sure that they were meeting all code requirements. They also spoke with the City of Homer regarding the development plans for these new lots and again their development plans meet the city's code requirements. They were very disappointed that the City of Homer Planning Commission did not approve the plat. The city planner did remind the planning commission that if they were going to deny the plat, they would need to cite findings based on city code. However, when the planning commission denied the plat, no findings were sited. He noted the concerns raised by the public at the meeting had to do with the density of the development, but again the development plans meet city code.

McKennen Lamb; PO Box 3183, Homer, AK 99603: Mr. Lamb is one of the landowners of this parcel. He noted there are several developments in the area similar to the one that they are proposing. He then noted that one of the concerns expressed by the public is that the proposed cul-de-sac would not be large enough for an emergency vehicle. He noted Mr. Latimar had met with personnel from the fire department to ensure that the size and placement of the cul-de-sac would accommodate emergency vehicles and that their lines would be able to reach the homes at the far end of the lot.

Kristen Lamb Reilly; 279 Rolling Hills Drive, Homer, AK 99603: Ms. Lamb is one of the landowners of this parcel. She noted they have made efforts to comply with all the ordinances and covenants related to their development, as they are currently written. She understands the challenges that come with development, that area landowners might not like what is being proposed. It is easy to become accustomed to a certain visual around your property, and to find it challenging when that visual is changed. She noted that they have complied with code and have not asked for any variances. She also noted that they had reduced the number of proposed lots for this development by one, not out of any code requirements but as a way to address some of the concerns expressed by the neighborhood.

John Faulkner; 4621 West Hill Rd., Homer, AK 99603: Mr. Faulkner is a neighboring landowner and spoke in opposition to this plat and the proposed development. He does not believe that a replat is the appropriate mechanism for developing this property. There are other feasible options. He regards this proposed development as a rezone of the property because it creates all the visual and practical impacts of a higher density development. The development is not in line with the character of the neighborhood. He believes that the more appropriated development plan would be for this to be a condominium with common elements, not individual homes.

Linda Rourke, 1691 Hillside Place, Homer, AK 99603: Ms. Rourke is a neighboring landowner and spoke in opposition to this plat. She noted that she is in agreement with Mr. Faulkner. She does not believe that 10 lots on a parcel this size is feasible. She asked that the plat committee not override the local planning commission's recommendation.

Laura Karstens; PO Box 412, Homer, AK 99603: Ms. Karstens is a neighboring landowner and spoke in opposition to this plat and the proposed development. She noted that the area is zoned rural/residential and she believes that this proposed development is more in line with urban/residential.

Mark Sass; 1641 Hillside Place, Homer, AK 99603: Mr. Sass is a neighboring landowner and spoke in opposition to this plat and proposed development. He stated that he does not believe this proposed development fits within the rural/residential zoning for this area. This proposed development does not fit with the character of the neighborhood.

Tom Latimar, Orion Surveys; PO Box 15025, Fritz Creek, AK 99603: Mr. Latimar again noted that this plat complies with all city and borough code. He then stated that the landowner cannot move ahead with submitting development plans to the city without the approval of this plat. He noted that the landowner did consider a condominium option for their development plan. The owners chose not to go that route. He also noted the condo option would allow for a development of even greater density.

Commissioner Venuti noted when he reviewed the minutes from the City of Homer Planning Commission the main concern voiced by the public was the density of this development. One of the suggestions at the meeting was to reduce the number of lots down to five. Did the landowner give any consideration to this suggestion. Ms. Lamb replied that one of the challenges to any development is the cost of the improvements against the value of the lots. If the lots are too small, the cost of development can become cost prohibitive. She again stated that they worked with the city to ensure that their development plan would meet city code. She also noted they had reduced the number of lots by one from their original design. Mr. Latimar noted unlike properties outside of a city limits, city code requires that the roads and utilities be developed with the subdivision. Developing properties within the city carries a considerable upfront cost. Trying to figure out how to pay for that can be challenging. The owners felt that the lot configuration they went with would be their best option.

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



**MOTION:** Commissioner Venuti moved to send this plat back to the City of Homer Planning Commission for reconsideration and to provide findings in support of their decision.

#### **MOTION FAILED DUE TO A LACK OF A SECOND**

**MOTION:** Commissioner Staggs moved, seconded by Commissioner Slaughter to grant preliminary approval to Bidarki Creek No. 5, based on staff's recommendations and compliance to borough code.

Commissioner Horton stated after hearing all the testimony and reviewing borough code referenced by staff, including the city zoning designation of rural/residential, he finds that this plat meets code and zoning requirements. In good conscience he cannot deny approval of a plat the meets code requirements. He then stated that he will be voting in favor of approving this plat.

Commissioner Slaughter stated that he was in agreement with Commissioner Horton and that he will be voting in favor of approving this plat.

Commissioner Staggs noted that the plat met code requirements and it was the responsibility of the commission to uphold code. He then stated that he will be voting in favor of approving this plat.

Commissioner Gillham noted that the denial from the city was not supported by any findings for the committee to consider. The job of the commission is to follow code. She then stated that the plat meets borough code and that she would be voting in a favor of approving this plat.

Commissioner Venuti stated that he is very familiar with this area and that he has been a builder working in this area for the last 40 years. When he looks at this lot, he cringes to think that they are going to put 10 buildings on the lot. The area has very steep terrain, and he wonders if they will be able to get approval from the state for the proposed driveway. He thinks that this is a terrible location to have 10 plus cars pulling in and out of. He was not able to attend the city's planning commission meeting but had he been there he would have voted it down. He then stated that he cannot support approving this plat now.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

#### **MOTION PASSED BY MAJORITY VOTE**

Yes	4	Gillham, Horton, Slaughter, Staggs
No	1	Venuti

#### **ITEM E10 – CAMERON SUBDIVISION**

<b>KPB File No.</b>	2022-162
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Robert and Renae Wall of Sterling, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Bear Road, Line Avenue, Sterling

<b>Parent Parcel No.:</b>	065-510-18
<b>Legal Description:</b>	SW1/4 SE1/4, Section 2, Township 5 North, Range 8 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

*\*Passed Under Consent Agenda*

**ITEM E11 – LOST LAKE SUBDIVISION ADDITION NO. 8**

<b>KPB File No.</b>	2019-040R1
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Dana and Kathie Rough of Seward, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Hayden Berlin Road, Judan Road, Bear Creek

<b>Parent Parcel No.:</b>	125-010-61
<b>Legal Description:</b>	Tract C7, Lost Lake Subdivision 2022 Addition, Plat SW 2022-9
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

*\*Passed Under Consent Agenda*

**ITEM E12 – SLEEPY HOLLOW SUBDIVISION LONGMERE LANDING ADDITION**

<b>KPB File No.</b>	2021-003R1
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Estate of Kent Bangerter of Salt Lake City, UT
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Walton Way, Longmere Lake, Sterling

<b>Parent Parcel No.:</b>	063-630-53
<b>Legal Description:</b>	Lot 11, Block 1, Sleepy Hollow Subdivision First Addition, Plat KN 80-122
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

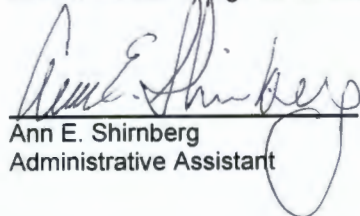
*\*Passed Under Consent Agenda*

**F. PUBLIC COMMENT**

Chair Gillham asked if there was anyone from the public who would like to comment on anything not appearing on the agenda. No one wished to comment.

**G. ADJOURNMENT**

Commissioner Slaughter moved to adjourn the meeting 7:34 P.M.



Ann E. Shirnberg  
Administrative Assistant