

# Kenai Peninsula Borough

## Plat Committee

---

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

---

September 11, 2023  
6:30 PM  
APPROVED MINUTES

### A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:30 p.m.

### B. ROLL CALL

#### *Plat Committee Members/Alternates*

Jeremy Brantley, Ridgeway/Sterling/Funny River District  
Jeffrey Epperheimer, Nikiski District  
Dawson Slaughter, South Peninsula District  
Franco Venuti, City of Homer

#### *Staff Present*

Robert Ruffner, Planning Director  
Walker Steinhage, Borough Deputy Attorney  
Vince Piagentini, Platting Manager  
Madeleine Quainton, Platting Specialist  
Jenny Robertson, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 4-member committee in attendance, a quorum was present.

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

- \*2. Member Excused Absence
  - a. Pamela Gillham, Kalifornsky/Kasilof District
- \*3. Approval of Minutes
  - a. August 14, 2023 Plat Committee Meeting Minutes
- \*4. Grouped Plats
  - E2. Hidden Hills Tract G5; KPB File 2023-092

Vice Chair Slaughter 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 Brantley moved, seconded by Commissioner Venuti to approve the agenda, the August 28, 2023 Plat Committee meeting minutes and grouped plats based on staff 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- 4	Brantley, Epperheimer, Slaughter, Venuti
No - 0	

**E. NEW BUSINESS**

Vice Chair Slaughter asked Administrative Assistant Shirnberg to read the planning commission public hearing procedures into the record.

**ITEM #1 - PRELIMINARY PLAT  
COHOE COUNTRY ESTATES SUBDIVISION NO. 9**

<b>KPB File No.</b>	2023-091
<b>Plat Committee Meeting:</b>	September 11, 2023
<b>Applicant / Owner:</b>	Dean Howard Osmar of Clam Gulch, Alaska
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Cohoe area

<b>Parent Parcel No.:</b>	133-010-41
<b>Assessor Description:</b>	T 3N R 12W SEC 3, 4 & 9 Seward Meridian KN 2011038 Cohoe Country Estates No 8 Tract B-3A
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site
<b>Exception Request</b>	20.30.190(A)

Staff report given by Platting Manager Vince Piagentini.

Vice Chair Slaughter opened the item for public comment.

Jerry Johnson, P.O. Box 27, Clam Gulch, AK 99568: Mr. Johnson 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

**MAIN MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Brantley to grant preliminary approval to Cohoe Country Estates Subdivision No. 9 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.190(A) – Lot Dimensions 3:1, for Lots 1, 2 & 3 citing findings 1 and 4-6 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	Brantley, Epperheimer Slaughter, Venuti
No - 0	

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

**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes- 4	Brantley, Epperheimer, Slaughter, Venuti
No - 0	

**ITEM #2 - PRELIMINARY PLAT  
HIDDEN HILLS TRACT G5 REPLAT**

<b>KPB File No.</b>	2023-092
<b>Plat Committee Meeting:</b>	September 11, 2023
<b>Applicant / Owner:</b>	Allen and Linda Engebretsen of Homer, Alaska
<b>Surveyor:</b>	Stephen Smith / Geovera, LLC
<b>General Location:</b>	Anchor Point / Anchor Point APC

<b>Parent Parcel No.:</b>	171-330-20
<b>Assessor Description:</b>	T 5S R 14W SEC 15 SEWARD MERIDIAN HM 0741509 Hidden Hills Sub Addn. No. 1 Tract G5
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site
<b>Exception Request</b>	N/A

*\*Passed Under Grouped Plats Under the Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT  
MCNAMARA ACRES AT MOOSE HILL**

<b>KPB File No.</b>	2023-009R1
<b>Plat Committee Meeting:</b>	September 11, 2023
<b>Applicant / Owner:</b>	George and Laurel Lastinger of Soldotna, Alaska
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Goose Berry Avenue, Royce Street, Funny River, Funny River APC

<b>Parent Parcel No.:</b>	066-102-06, 066-102-07, 066-102-08, and 066-102-09
<b>Assessor Description:</b>	T 5N R 8W SEC 19 SEWARD MERIDIAN KN 0810151 McNamara Acres Sub Tract A, B, C, AND D
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site
<b>Exception Request</b>	20.30.030(A) and 20.30.170

Staff report given by Platting Manager Vince Piagentini.

Vice Chair Slaughter 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

**MAIN MOTION:** Commissioner Brantley moved, seconded by Commissioner Venuti to grant preliminary approval to McNamara Acres At Moose Hill 9 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST MOTION:** Commissioner Brantley moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.030 – Proposed Street Layout and KPB 20.30.170 – Block Length Requirements, citing findings 5-7, 9 & 10 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	Brantley, Epperheimer Slaughter, Venuti
No - 0	

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

**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

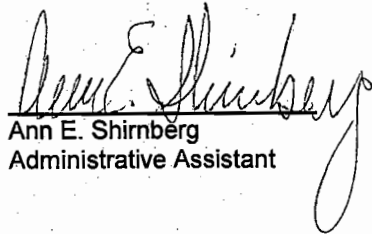
Yes- 4	Brantley, Epperheimer, Slaughter, Venuti
No - 0	

**F. PUBLIC COMMENT**

Vice Chair Slaughter 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 Brantley moved to adjourn the meeting 6:55 P.M.



Ann E. Shirnberg  
Administrative Assistant