

DESK PACKET

(MATERIALS SUBMITTED AFTER 6/16/26)

- 8. Right-of-Way Vacation; KPB File 2026-069V1
AK Lands / Huske, Montgomery
Request: Vacates a portion of Huske Street
Sterling Area**

Piagentini, Vincent

From: Planning Dept,
Sent: Friday, July 17, 2026 1:04 PM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: Huske Street Vacation

From: Mayor Peter Micciche <pmicciche@kpb.us>
Sent: Friday, July 17, 2026 12:59 PM
To: Ruffner, Robert <RRuffner@kpb.us>; Planning Dept, <planning@kpb.us>
Subject: Huske Street Vacation

Dear KPB Planning Commissioners,

I rarely weigh in on legislative items that are heard by the Planning Commission, but I felt this was important enough to share my opinion as both a Kenai Peninsula resident and as the Kenai Peninsula Borough Mayor. The Kenai River is a treasure that has been allowed to be largely privatized by former policy makers due to inadequate vision for access by the public as the popularity of the river grew exponentially. Very few points of public access have been preserved and all of us need to ensure that we don't get complacent about defending both access and habitat protections, especially because it is our backyard. This time of year we all experience elements of tourism that support our local economy, some of these are fantastic and some leave us with something to be desired. With respect to accessing the river, there are very limited opportunities for our own residents, as well as the average visitor as well as most of our own residents. Huske Ave, "Smiley Rock" has been one such location that has provide the public with many decades of access and we should absolutely not consider a vacation for a variety of reasons. For the sake of today's and future generations, we must be very careful and guarded in protection of the limited access points that we have in place.

At the same time, we need to do what we can within our powers as a 2nd class borough to assist landowners who struggle with the bad behavior of a few residents and non-residents alike. We recently amended code (21.18.081) to allow fences, with certain conditions, in the 50' habitat protection district when the property and fence is located adjacent to a public right-of-way. This is one new tool we have put on the books to assist with these exact situations. Me and several staff members met with the property owner last week. We explained that we do not support the vacation, but that we will continue to work with him to do what we can to protect his rights as a property owner. In addition to helping with permitting of an upgraded fence should they chose to do so, we would like to facilitate repair to habitat and bank damage that occurs as a result of trespassing on their private property. We can encourage the landowner to work with the Department of Fish and Game's "cost-share" granting program that will likely have some ideas and signage that has improved similarly-situated lands where the public has an impact. In summary vacating this access point is not the solution to the concerns.

Please do not support the vacation of Huske Street and thank you for your service on the commission.

Thank you,

Mayor Peter Micciche

Mayor Peter A. Micciche
Kenai Peninsula Borough
Office: (907) 714-2150

To Whom it May Concern:

Our family has owned the property adjoining the section line on Huske Street since 1953 when the United States government awarded the Deed to my grandfather who was one of the original Naptowne homesteaders.

This property is a Federally patented homestead land and therefore there is no riverbank easement for public use. We own to the high-water mark which the river is typically in July. As far I know, the section line was never intended to be used as a boat launch, nor as an impromptu campground. From what history I've heard, the gravel was mined out of the easement by a road builder and has slowly over the years morphed into an extremely dangerous place to launch a boat, in fact this same day of your meeting 22 years ago on 7/20/04 a young girl by the name of Kelly Williams drowned in the river from a vehicle rolling down the steep sloped bank into the fast moving water (see attached article from the Peninsula Clarion). It grew in popularity when the word spread to go and "do whatever you want for free." If its sole purpose is to access the river it should have been contained to the sixty-foot width of the easement. During the last decade or more, our property has suffered severe erosion and vegetation degradation from trespassers trampling our property regardless of numerous attempts we've implemented with posted no trespassing signs only to be torn down and destroyed. The public has left human waste, which is a biohazard, as well as garbage and fish carcasses. Landowners in both subdivisions adjoining the area have had to put up with reoccurring mayhem every summer and are also very tired of this attractive nuisance growing out of control even more.

If you were a property owner, would you expect and allow the public to overrun it? I don't think so. Most of the people objecting to this vacation of the right-of-way have no clue of the decades of problems this so called "public access" has brought. All I hear is public rights to access; what about private property rights to the use and enjoyment of something you own and pay property taxes on. How does the public have the right to destroy private property? This situation is out of control and should have been dealt with a long time ago. The easement should be vacated and the public moved to designated parks and campgrounds instead of trampling and destroying our property.

Regards, Roderick Huske

A handwritten signature in black ink, appearing to read 'R. Huske', with a long, sweeping horizontal stroke at the end.

Soldotna teenager drowns in Kenai River

Newspaper July 20, 2004



Peninsula Clarion, The (Kenai, AK)

Staff Report

Alaska State Troopers are trying to determine the cause of death of a teenage **girl** found **in** a partially submerged pickup **in** the **Kenai** River **in** Sterling early Monday morning.

The body of Kelly E. Williams, 17, of Soldotna, was pulled from the vehicle by river rescue medics from Central Emergency Services responding to a 911 call at 3:53 a.m. The caller said the truck rolled into the river near Scout Lake Loop and a person was trapped **in** the cab.

Responders pulled Wil-liams from the vehicle, but resuscitation efforts were unsuccessful and she was pronounced dead at Central Peninsula General Hospital.

Her body was taken to Anchorage for an autopsy by the state medical examiner.

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Piagentini, Vincent

From: Planning Dept,
Sent: Friday, July 17, 2026 6:53 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>KPB File No. 2026-069V1

From: R L <okalaska1@gmail.com>
Sent: Thursday, July 16, 2026 2:22 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>KPB File No. 2026-069V1

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To: Beverly Carpenter

Response to File No. 2026-069V1

The Petitioners state they want to vacate the Huske Street right-of-way access to the Kenai River in which has been routinely use for many years by local residents for fishing, launching a water craft or just enjoying a scenic view of the Kenai. The petitioners offer no alternative access to the Kenai River or state how local residents will have continual use of this location for public personal use. Instead wanting to divide this public "Section Line Easement" right-of-way between themselves for their own personal use thus, diminishing the value of public use property and adding value to their personal property. If the KPB Planning Department approves such action, then this action will set a precedence for all public Kenai River access locations adjacent to private property to become future private property. Thus, denying Sterling residents access to favorite locations used by them for many decades. Additionally, AS 19.30.410 addresses the vacation of section line easements (RS 2477, Rights of Way) will be approved or disapproves by DNR and not by local government. Request consideration of many local residents who has used this public access remain open for their use and not vacate the access for private interest.

Thank you

Randy Lukasik

**Subject: Strong Opposition to Vacation Requests – KPB Files 2026-069V and 2026-069V1
(Huske Street ROW & Section Line Easement, Sterling)**

Date: July 17, 2026

Dear Kenai Peninsula Borough Planning Commission, I am writing as an interested property owner located within 300 feet of the site to strongly oppose the proposed vacation of the section line easement (KPB File 2026-069V) and associated right-of-way on Huske Street (KPB File 2026-069V1) at the corner of Huske Road and Betty Lou Lane, Sterling, AK 99672.

I recommend denial. I empathize with the petitioners' desire to protect their land from trespass and potential damage. I also acknowledge that, for a few short weeks each year during the peak of the salmon run, this access point experiences high public use, primarily for fishing. While standards of care and compliance with laws vary among users, these issues are common at many public access points along the Kenai River and across Alaska. They do not justify eliminating a longstanding public corridor.

Vacating this easement is unnecessary and not in the public interest. Targeted, less restrictive solutions can address the petitioners' concerns while preserving lawful public use and wildlife access. I would welcome the opportunity to explore alternative solutions with the Commission, the petitioners, and neighboring property owners.

Key Considerations Supporting Denial

1. Legal and Historical Considerations

Section line easements were established under federal RS 2477 and are recognized by Alaska law (AS 19.10.010) as permanent public rights-of-way. The Kenai River is a navigable waterway, and public use rights extend below the Ordinary High Water Mark (OHWM) under the public trust doctrine (AS 38.05.126 and Alaska Constitution Article VIII). Staff confirms the west 40' and east 20' of Huske Street were dedicated as public right-of-way, with the underlying 66' section line easement reserved by federal patents decades before the petitioners acquired their properties.

2. Public Interest

I do not believe granting this Petition serves the broader public interest or has broad support. I also do not believe any equal or superior free public replacement access has been offered.

This corridor provides important public access to the Kenai River for recreation, fishing, and traditional outdoor activities protected under state law. Local residents frequently use this easement for non-fishing purposes such as viewing the river and walking their dogs.

My own family use this location as a key point of access to the Kenai River. My own experiences and interactions with other residents and members of the public at this access point have been unanimously positive, and consistent with the goals and objectives these easements were originally created for.

Public records and nearby real estate listings routinely promote river access via Huske Street as a community benefit. My searches of public records show no documented incidents or

complaints, and much of the evidence presented by the Plaintiffs appears to relate to early 2000's and testimonials submitted by Guests who have stayed at their lodges.

My review of information submitted to the KPB email address related to this matter appear to show an equal number of local property owners supporting denial, based on the direct and ongoing impact they would experience should the petition be accepted.

Importantly, the issues noted in public comments are limited to a few weeks a year during the height of the salmon run. Throughout most of the year the easement is quiet and used primarily by local residents with no impact to the property of the Petitioners.

The record further appears to show:

- Huske Street functions as a boat ramp and angler access point that has been used for decades and has become more popular with the expansion of the sockeye salmon fishery (ADF&G comment).
- ADF&G has used it for research projects, especially late season.
- It is actively used for boat launching/retrieving, fishing, and parking (KPB Staff and Roads Director).
- Under KPB 20.65.050(D)(1), (4), and (6), the right-of-way is being used and provides valuable public access to the Kenai River — Alaska's largest freshwater sport fishery.

No equal or superior free public replacement access has been offered. The nearest same-side free access (Fields Road) is approximately 1.0 river mile downstream. Most other access points are located on the opposite side of the Kenai River, requiring a drive of roughly 25 miles / 45 minutes via Soldotna. This is not comparable for local residents of Betty Lou Lane and Huske Road, or for visitors and property owners in the Sterling area who rely on convenient, direct access. Paid access sites such as (Morgan's Landing, Izaak Walton, Bings Landing) do not qualify.

3. Environmental Considerations

I have personally observed Moose and Caribou using this easement as a natural travel corridor. Vacation could disrupt wildlife movement and increase human-wildlife conflict elsewhere. The site lies within a Habitat Protection District and FEMA flood hazard area (AE/Floodway), further underscoring its environmental importance.

4. Private Property Protection & Reasonable Expectations

I understand the desire to protect private property above the OHWM. However, assuming the Petitioners purchased these parcels with full knowledge of the recorded public easement and dedicated right-of-way that existed for decades prior, this situation is analogous to buying a house on a golf course and later demanding the golf course be shut down because of occasional broken windows and balls in the yard. I believe the proper response is better management — not elimination of a pre-existing public asset.

5. Agency and Code Support for Denial

- KPB Roads Director Uhlin and RSA recommend denial — no equal or superior access exists.

- DNR Survey Section and Southcentral Regional Office object due to the State's obligation to preserve public access.
- ADF&G objects under KPB 20.65.050(D)(4).
- Staff analysis confirms the vacation would eliminate public river access for several miles on this side of the river and limit future bridge interconnectivity (1997 DNR Plan).
- The Commission must deem the area "of value to the public" — the record clearly shows it is.

Conclusion and Recommendation:

I believe denial best balances all interests and complies with KPB 20.65.050(D). I urge the Commission to follow agency and staff recommendations and deny both applications. The bar for vacation was originally set by our lawmakers at a very high level. It has subsequently been confirmed by such decisions as the Dorothy Drive / East Skyline Drive case (Homer area, 2019), where the KPB Planning Commission voted to recommend denial of a section line easement vacation for reasons including insufficient public benefit, lack of broad support, and failure to demonstrate equal or better alternative access. I do not feel the petition submitted meets the required standard and believe better alternative solutions should be considered to address the Petitioners concerns. I believe accepting this Petition based on the information submitted would significantly lower the standard required for such a request and could open the floodgates for similar requests throughout the region and across the State.

Instead of vacation, I recommend consideration of the following targeted, seasonal solutions:

- Installation of a heavy-duty steel vehicle barrier/gate at the top of the easement (Huske Street) to block vehicular access while preserving pedestrian and wildlife passage.
- Clearer signage defining the OHWM, responsible use, "No Camping / No Overnight Parking," and "Pack It In, Pack It Out."
- Time-limited (e.g., 2-hour maximum) or 'No Parking' parking restrictions during peak season with towing enforcement along Betty Lou Lane and Huske Street.
- Increased seasonal patrols by ADF&G, Troopers, and Code Enforcement with a rapid-response protocol.

These relatively low-cost/low-impact measures could help to address seasonal issues while keeping the corridor accessible and available for all to enjoy – people and wildlife.

Finally, I only learned of this matter on July 15 via certified mail. The extremely short comment window has limited meaningful public input. I respectfully request that, if the Commission is considering approval, it extend the comment period and ensure full transparency of applicant materials.

Thank you for considering these comments. I am available for questions and plan to attend the July 20, 2026 hearing.

Sincerely, Mark Halliwell
 35050 Betty Lou Lane, Sterling, AK 99672
 Phone: 214-704-4660
 Email: halliwellmark@hotmail.com

07/17/2026

Piagentini, Vincent

From: Planning Dept,
Sent: Friday, July 17, 2026 1:03 PM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Planning Commission Agenda Item KPB-7863

-----Original Message-----

From: Brian bridges <harley88wi@hotmail.com>
Sent: Friday, July 17, 2026 12:52 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Planning Commission Agenda Item KPB-7863

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Hello,

As a land owners in the KPB we are opposed to changing this KPB parcel into anything that changes the access for the public to the Kenai River. It is owned by the public and has been used for public access for decades. This proposed change does not benefit the public in any way and restricts Kenai River access to fishers, boaters, emergency services, and research purposes.

This proposed change does not provide for replacement equal or improved access for the public.

If the property owners are having issues with violations of law by the public coming onto their property those laws should be enforced.

Respectfully,

Brian and Jane Bridges
Cross Plains WI/Sterling AK

Sent from my iPad

Piagentini, Vincent

From: Planning Dept,
Sent: Wednesday, July 15, 2026 6:46 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Launching boats at Huske rd, aka "smily rock"

From: fnrklouda@gci.net <fnrklouda@gci.net>
Sent: Tuesday, July 14, 2026 2:30 PM
To: Planning Dept, <planning@kpb.us>
Cc: Stacy@aklands.com
Subject: <EXTERNAL-SENDER>Launching boats at Huske rd, aka "smily rock"

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Dear Stacy, I would like to bring to your attention the very dangerous situation that exists at the end of Huske drive and the Kenai river. The area is used as a makeshift boat launch, It is a dangerous situation as the river is very swift and there currently is no slack water or side channel to make a safe launch and retrieve of the boat. In addition the surrounding land is private and there is no parking or place to tie up a boat while retrieving a vehicle to either launch or pull the boat back out of the water ,or barely any room to fish from shore, there are no latrine facilities or garbage services resulting in the private surrounding area's to be trespassed on and used in a very detrimental and unsanitary manner. I'm aware of the limited public property in this section of the Kenai river and understand people's desire to access the river, but unless surrounding land can be accquired to facilitate a safe launch and sanitary situation this unsuitable area should be closed to boat launching. I believe there could be liability issues, I understand that several vehicles have ended up lost in the river while launching boats. I seem to remember a young lady that lost her life when the vehicle she was in rolled into the river several years ago, not completly sure on that. Thank you for your consideration in this delcate matter.

Please feel free to contact me if you have any questions thank you. Fred Klouda, 907-242-4471

Piagentini, Vincent

From: Planning Dept,
Sent: Monday, July 13, 2026 7:06 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>KPB File No. 2026-069V1 Husky St Vacation

From: ROY WHITFORD <whitsurv@hotmail.com>
Sent: Sunday, July 12, 2026 8:58 AM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>KPB File No. 2026-069V1 Husky St Vacation

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I am adamantly opposed to the vacation of this Kenai River access. We have used this access for 40yrs to put in and retrieve drift boats. Husky St is used by many locals to fill their freezers with sockeye salmon. The adjoining landowners have tried to prevent use of the access for many years. Chain link fencing downstream and multiple no parking signs upstream. The only other river access in this area is 1mile downstream; Mosquito Flats. Mosquito Flats is unusable for launching when the river is low. Perhaps the Borough should be a better steward in managing this public access.

Roy Whitford
Sterling, AK

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Piagentini, Vincent

From: Planning Dept,
Sent: Monday, July 13, 2026 7:06 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Fw: Smiley Rock Access

From: RONALD J WILLIAMS <williams0809@msn.com>
Sent: Sunday, July 12, 2026 12:44 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Fw: Smiley Rock Access

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From: RONALD J WILLIAMS <williams0809@msn.com>
Sent: Sunday, July 12, 2026 11:44 AM
Subject: Smiley Rock Access

Dear Members of the Borough Assembly,

We are writing to ask you to protect and preserve public access to the Kenai River, including access at Smiley Rock. These access points are not only important for recreation, but they are also vital for public safety.

Our family experienced this firsthand. While we were returning from a day of fishing on the Kenai River, we had a serious medical emergency. We were able to get off the river at the Isaak Walton State Recreation Site, where an ambulance met us and transported our family member for emergency medical care. Without that public access, getting help would have taken much longer. That experience showed us that river access points can be lifesaving when emergencies happen.

At the same time, we understand the concerns of the property owners near Smiley Rock. Unfortunately, some people misuse the area by trespassing, leaving trash, making excessive noise, or failing to respect private property. Those concerns are valid, and no landowner should have to deal with that kind of behavior.

We believe there is a solution that benefits everyone. The borough could install fencing or clearly mark property boundaries so visitors know where public access begins and ends. Signs could remind users to respect private property, pack out their trash, and practice responsible sportsmanship. A simple message such as, "Respect the land, respect our neighbors, and help keep public access open for future generations," could encourage responsible use.

Most people who use the Kenai River are responsible outdoorsmen and women who value the resource and want to preserve it for future generations. By improving education and clearly defining the public

access area, we believe the borough can reduce conflicts while maintaining an important access point for recreation and emergency response.

We respectfully ask you to work toward a solution that protects both private property rights and continued public access to the Kenai River. Smiley Rock is an important community resource, and with thoughtful planning, we believe it is possible to preserve this valuable access while addressing the concerns of nearby landowners.

Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Ron and Robyn Williams

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Piagentini, Vincent

From: Planning Dept,
Sent: Friday, July 17, 2026 11:54 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Huske ROW vacation (20 July planning meeting)

From: NICHOLAS WOOD <nswood923@gmail.com>
Sent: Friday, July 17, 2026 11:45 AM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Huske ROW vacation (20 July planning meeting)

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To whom it may concern,

I am writing to the planning commission in regards to the proposed vacation of the Huske ROW which provides access to the Kenai River at Smiley Rock.

I strongly encourage the commission to deny this proposal. Any action that further limits the public access of a public resource such as the Kenai River needs to be given the highest level of scrutiny. The River is a shared resource that should benefit all, not just a few landowners who happen to have riverfront properties.

The only reason that I believe this proposal is being made is so a few landowners can have their own private access to the Kenai. Landowners who do not appear to even live on the Kenai Peninsula or even Alaska.

The argument can be made that other access points are available. Maybe that is the case, but if the Huske ROW is removed what is to stop other public access points also being removed? What about the kid who lives down the road who wants to ride his bike to the river to flip for reds? What about the average working Alaskan who wants to hit the river for a couple hours after work? These are the people we should be preserving access for. Not a handful of landowners who already have their own access to the river.

If anything the borough should be making more access points for the public not less. More access would also eliminate some of the issues that landowners complain about on the river such as trash and legitimate trespass issues.

Thank you
Nicholas Wood
Saint Theresa Road, Soldotna

Piagentini, Vincent

From: Planning Dept,
Sent: Tuesday, July 14, 2026 7:04 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>KPB File No. 2026-069V Huske Street Right-of-Way

From: Joseph J. Zych <JZych@HDLAlaska.com>
Sent: Monday, July 13, 2026 9:21 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>KPB File No. 2026-069V Huske Street Right-of-Way

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Hello, I would like to express my concerns about the Huske Street Right-of-Way and section line easement vacations.

To vacate any section line easements there needs to be equal or better access provided according to the AK DNR. From looking at page E9-50, it appears that A-F are different ways to access the river. Access points B-F are over a 40 minute drive from Huske Street and that doesn't seem like equal or better access for the land owners around the Scout Lake Loop road, therefore I do not believe B-F are applicable when identifying other public access points.

Letter G, which is a section line easement and does allow public access to the river, but since it is not improved and the section line easement is not staked, it would be difficult for the public to ensure they stay within the section line easement when accessing the river.

Letter A (fields road) is very similar to the Huske Street Right-of-Way and if the Huske Street section line easements and Right-of-Way is vacated it could force the local residents to be further condensed into 1 area, which would/could cause further congestion.

After visiting the Huske Street sight this weekend, and viewing the KPB Parcel Viewer as well as other online resources, it appears that the fence on the West Right-of-Way line of Huske Street is right on the Right-of-Way line. The gravel road is ~25' wide, that leaves an extra 35' of Right-of-Way that the owner to the East of Huske has basically cut off usage by putting up no trespassing signs as well as barbed wire fence near the Kenai River. Not only does the owner have barbed wire fencing that encroaches into the Right-of-Way, they are also cutting off the publics use of the Section Line Easement. The barbed wire fence creates a public safety hazard when trying to use the Section Line Easement for public access to the river.

The Huske Street Kenai River access is a great spot to for families to fish. It allows easy walking access into the river, especially for kids who are learning how to floss with their families. Other access points are much steeper and can be harder for families to access.

According to KPB Code 20.65.050 “ A platted dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use and in all cases the planning commission shall deem the area being vacated to be of value to the public.”. The Huske street Right-of-Way is still very much in public use and is necessary for the greater good of the public who utilize this public access for recreation with their families on the Kenai River. Vacating this Right-of-Way would be a disservice to the local area families that do not live on the Kenai River. I OPPOSE the vacation of the Right-of-Way and Section Line Easements that the local families and general public currently use to create long lasting memories and provide fish for their family.

Thank you for your time and consideration of public testimony.

Joe Zych

Piagentini, Vincent

From: Planning Dept,
Sent: Thursday, July 9, 2026 2:14 PM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Boat Launch on Betty Lou Dr in Sterling

From: Kelly Demarsh <ksdemarsh@gmail.com>
Sent: Thursday, July 9, 2026 1:20 PM
To: Simons, Sandee <:ssimons@kpb.us>; Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Boat Launch on Betty Lou Dr in Sterling

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I live on Betty Lou Drive and I have heard a rumor that the boat launch is going to be shut down to the public.

There are two boat launches one at each end but if this is concerning the one at the end of Husky Rd I would have to strongly object.

Being a resident on this road I access this area to fish and would be pretty upset if all the sudden my ability to access the river was shut down. This would drastically affect my property value as the river access is one of the main reasons I purchased my house/property.

Why would this get shut down to area residents?

Sincerely,
Kelly and Joe DeMarsh
35152 Betty Lou Dr.
907-322-2774

From: [Planning Dept.](#)
To: [Piagentini, Vincent](#); [Carpenter, Beverly](#)
Subject: FW: <EXTERNAL-SENDER>Betty Lou boat dock vacation
Date: Thursday, July 9, 2026 11:26:16 AM

-----Original Message-----

From: Grace Merkes <grace.merkes@gmail.com>
Sent: Thursday, July 9, 2026 10:46 AM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Betty Lou boat dock vacation

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Wed, Jul 8, 7:43 PM (14 hours ago)

Please accept this email as my opposition to vacating the section line that is commonly known as the public boat launch on Betty Lou Drive in Sterling. it is my understanding that two property owners that are adjacent to this public access boat launch are requesting the vacation and adding that vacated property to their own private property. This boat access has been available to the local public for over 50 years and I strongly object to the vacation of this section line.

Could you please forward my objection to all Planning Commission Members & Assembly Members

Thank you.
Signed: Grace Merkes

Piagentini, Vincent

From: Planning Dept,
Sent: Friday, July 17, 2026 8:05 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>Against closure of public easement

From: Bethany Swanson <bethanyswanson95@gmail.com>
Sent: Friday, July 17, 2026 8:04 AM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Against closure of public easement

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Hello, I have copied the post I saw on FB in this email and wanted to give my opinion. I live in Sterling year round and the Huske st smiley rock is the easiest way to access the river and its where a lot of the old timers go to fish as you often dont need full chest waders and has some calmer waters. Its a safe place and yeah it could use some more trash cans but people usually are respectful and dont go up the surrounding areas and every time I have gone we all wade through the easy going water to get to a good spot. My question is if this closes where are we supposed to fish? Are the old timers going to have to battle it out elsewhere? Just down the road there is the open public boat launch and parking but the HOA there is AWEFUL about letting people access the river there and I have been harrassed by their members many times when I have gone because they think its all theirs even when we are in our legal right for fishing and follow the high tide marks making sure not to tresspass.

These are my opions, thoughts and questions as I will not be able to attend the meeting.

Thank you.

Bethany S.

FYI if you use Huske off Scout Lake Loop to fish or access the Kenai near Smiley Rock (or just have strong opinions regarding public access to public lands and water). There is currently a proposal by adjacent land owners to vacate the easement effectively blocking off access to the river at that location.

The KPB planning meeting discussing this is on 7/20 at 7:30pm. You can attend in person or by zoom. You can also submit written comments by email to planning@kpb.us, mail, or in person at the borough building.

Written comments need to be submitted by 7/17 at 1pm.

<https://kpb.legistar.com/MeetingDetail.aspx?ID=1427722&GUID=CEE0F1AD-3615-4824-B798-060956D8DCEB&Options=&Search=>

Piagentini, Vincent

From: Planning Dept,
Sent: Wednesday, July 15, 2026 12:57 PM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>KPB file no. 2026-069v, vacate of 66 foot section line easement...public hearing on July 20,2026

-----Original Message-----

From: Jim Weber <reischl1950@hotmail.com>
Sent: Wednesday, July 15, 2026 12:24 PM
To: Planning Dept, <planning@kpb.us>
Cc: Jim Weber <Resichl1950@hotmail.com>
Subject: <EXTERNAL-SENDER>KPB file no. 2026-069v, vacate of 66 foot section line easement...public hearing on July 20,2026

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Sent from my iPad

From Patricia L. Weber and James S. Weber, owners of lot A 1 bolstridge , kenai river subdivision, Maddox addition

According to our sale documents for our property , kenai river access was noted in the sales document as the existing section line easement. It was a big selling feature for us and for future buyers of our property. We have had the enjoyment of having the easement available.

We therefore request that the current easement be left alone and the easement be continued.

We do not support any change in any manner or removal of the easement as it currently stands.

Sincerely,
Patricia L. Weber
James s. Weber
35080 Betty Lou Drive
Sterling, Ak. 99672
Reischl1950@hotmail.com.

ail

From: [Planning Dept.](#)
To: [Piagentini, Vincent](#); [Carpenter, Beverly](#)
Subject: FW: <EXTERNAL-SENDER>KPB-7863
Date: Friday, July 17, 2026 1:03:40 PM

From: Kenneth Kerl <kgkerl1@gmail.com>
Sent: Friday, July 17, 2026 12:54 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>KPB-7863

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Request to vacate Huske right of way.

As a property owner in Sterling, I am against vacating the Huske Right away as requested by Montgomery & Huske. Although I understand the impact this right of way has on Montgomery and Huske during a 2-3 month period of high use, it is of greater benefit to the larger population for access to the Kenai River. As outlined in the use report it also serves as an access point to the river for other agencies year around.

To address the concerns of Montgomery and Huske, signage and enforcement could help with these concerns.

The benefit to many is greater than the request by two property owners.

Respectfully,

Kenneth G. Kerl
37392 Arabian Lane
Sterling, AK 99672
and
W13569 Burr Oak Ct.
Coloma, WI 54930