

Kenai Peninsula Borough  
Planning Department

---

**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Melanie Aeschliman, Planning Director *MA*

**DATE:** February 7, 2022

**RE:** Right-of-way Vacation: Vacating a portion of Wanda Avenue & associated utility easements.

---

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of January 24, 2022 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation of by unanimous vote based on the means of evaluating public necessity established by KPB 20.65 (7-Yes, 1-Absent, 6-Vacant). This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

January 24, 2022 Planning Commission Draft Meeting Minutes  
January 24, 2022 Agenda Item E Meeting Packet Materials

# Kenai Peninsula Borough Planning Commission

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

January 24, 2022

7:30 P.M.

## UNAPPROVED MINUTES

### CALL TO ORDER

Vice Chair Ruffner called the meeting to order at 7:30 p.m.

### ROLL CALL

#### *Commissioners Present*

Syverine Bentz, District 9 – South Peninsula  
Jeremy Brantley, District 5 – Sterling/Funny River  
Pamela Gillham, District 1 - Kalifornsky  
Blair Martin, District 2 – Kenai  
Virginia Morgan, District 6 – East Peninsula  
Robert Ruffner, District 7 - Central  
Franco Venuti, City of Homer

With 7 members of an 8-member seated commission in attendance, a quorum was present.

#### *Staff Present*

Melanie Aeschliman, Planning Director  
Sean Kelley, Borough Attorney  
Walker Steinhage, Deputy Borough Attorney  
Scott Huff, Platting Manager  
Marcus Mueller, Land Management Manager  
Julie Hindman, Platting Specialist  
Samantha Lopez, KRC Manager  
Eric Ogren, Code Compliance  
Avery Harrison, LMD Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

### AGENDA ITEM E. NEW BUSINESS

#### ITEM 2 - RIGHT OF WAY VACATION PORTION OF WANDA AVENUE AND ASSOCIATED UTILITY EASEMENTS

<b>KPB File No.</b>	2021-168V
<b>Planning Commission Meeting:</b>	January 24, 2022
<b>Applicant / Owner:</b>	Kim M. Hansen of Soldotna, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey & Design, LLC
<b>General Location:</b>	Funny River area, Salmon Run Drive Sirius Street, Iceberg Street, Wanda Avenue
<b>Legal Description:</b>	Lot 3, Block 4, King Rapids Subdivision, Plat No. 76-173 and Lot 2-D, Brown's Lake Subdivision, Plat No 77-166, Kenai Recording District, Third Judicial District, State of Alaska.

Staff report given by Scott Huff.

**Specific Request / Purpose as stated in the petition:** The right of way is undeveloped. The right of way

is steep terrain over 20% incline. House and development near the proposed vacated right of way.

**Notification:** Public notice appeared in the January 13, 2022 issue of the Peninsula Clarion as a separate ad. The public hearing notice was published in the issue of the January 20, 2022 Peninsula Clarion as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Soldotna                      Post Office of Soldotna

Eighteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Nine receipts had been returned when the staff report was prepared.

Public hearing notices were sent by regular mail to twelve owners within 600 feet of the proposed vacation.

Sixteen public hearing notices were emailed to agencies and interested parties as shown below:

State of Alaska Dept. of Fish & Game	Central Emergency Services
State of Alaska DNR	Alaska Communications (ACS)
State of Alaska DOT	ENSTAR Natural Gas
State of Alaska DNR Forestry	General Communication Inc. (GCI)
Funny River Advisory Planning Commission	Homer Electric Association (HEA)

**Legal Access (existing and proposed):** Wanda Avenue is accessed from the end of Funny River Road to Salmon Run Drive to either Sirius Street or Iceberg Street. Salmon Run Drive is a 100 foot wide right of way maintained by KPB. Sirius Street and Iceberg Street are north-south right of ways that are located on the south side of Salmon Run Drive. Sirius Street and Iceberg Street are dedicated as 60 foot wide north of Wanda Avenue and 30 feet wide south of Wanda Avenue. Sirius Street appears to be partially cleared but neither it nor Iceberg Street are maintained by KPB.

Wanda Avenue is an east-west 60 foot wide right of way located between Sirius Street and Iceberg Street. Wanda Avenue is not improved or maintained by KPB.

The plat submitted to finalize the vacation indicates the intent is continue having two lots and to add the vacated portion of the right of way equally to each adjoining lot. The lots located to the east and west will have legal access from Wanda Avenue. If the vacation is approved, Wanda Avenue will no longer be a through right of way.

Turnaround areas are prosed at both ends of Wanda Avenue by dedicating a 30 foot by 40 foot right of way on the south side of the right of way. Existing improvements are located on the north side of Wanda Avenue. The proposed turnaround dedications will provide an offset hammerhead type turnaround.

The vacation will change the design of the block. Salmon Run Drive, Iceberg Street, Kara Megan Avenue, and Sirius Street will define the new block. It will be closed and all block lengths are compliant to KPB Code.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: The RSA has no comment at this time.
SOA DOT comments	No comments.

**Site Investigation:** The plat provided for review of the vacation depicts the contour information. Slopes greater than 20 percent are located within both lots and within the existing dedicated right of way.

The low wet areas are depicted and labeled within the southeast corner of Lot 2-D, proposed Lot 2E. There

do not appear to be any low wet areas within the proposed right of way vacation area. Low wet areas are present within Wanda Avenue to the east.

KPB River Center review	<p>A. Floodplain                      Reviewer: Carver, Nancy                      Floodplain Status: Not within flood hazard area                      Comments: No comments</p> <p>B. Habitat Protection                      Reviewer: Aldridge, Morgan                      Habitat Protection District Status: Is NOT within HPD                      Comments: No comments</p> <p>C. State Parks                      Reviewer: Russell, Pam                      Comments:                      No Comments</p>
-------------------------	--

**Staff Analysis:** Wanda Avenue was granted by two plats. Brown's Lake Subdivision, Plat KN 76-55, granted the southern 30 feet of the entire length of Wanda Avenue. King Rapids Subdivision, Plat KN 76-173, granted the northern 30 feet of the entire length of Wanda Avenue. Plat KN 77-166 further subdivided the lots created by Brown's Lake Subdivision, Plat KN 76-55. That plat created the current configuration of parent Lot 2-D and the lots within that block.

The vacation will be eliminate a connection between Iceberg Street and Sirius Street. Kara Megan Avenue is located to the south and provides a connection between Iceberg Street and Sirius Street. The block defined by Salmon Run Drive, Iceberg Street, Kara Megan Avenue and Sirius Street will be a closed block that complies with the block length requirements.

Access will not be denied to any adjoining parcels as all parcels will front on a dedicated right of way. Lot 3A will have legal access to Salmon Drive on the north boundary and Wanda Avenue in the southeast and southwest corner. Lot 2E is not developed and will have legal access to Wanda Avenue at the northeast and northwest corner.

The proposed turnarounds will allow possible future dedications if Lot 2E is further subdivided. Lot 3A can be further subdivided and the proposed design will provide for multiple access points.

Per the submittal, and reviewing the KPB GIS imagery, a building is within the right of way or very close to the right of way. The same owner owns the lots north and south of the proposed vacation.

The right of way vacation application includes the associated utility easements. The parent plats established 20 foot building setbacks adjoining the dedicated right of ways but there are no notes regarding utility easements being granted adjoining the right of ways. The plat that will finalize the subdivision will be required to grant a minimum 10 foot utility easement adjoining all dedicated right of ways. There is an easement granted by document to Homer Electric Association but no definite location disclosed. A plat note for the easement of record will be required with the easement information.

**20.65.050 – Action on vacation application**

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

**Staff comments:** The right of way is not constructed and does not appear to be used.

2. A road is impossible or impractical to construct, and alternative access has been provided;  
**Staff comments:** Steep terrain affects the right of way but the terrain would not prohibit the construction of a road. A structure appears to be very close to, or encroaching within, the right of way. The alternative access between Sirius Street and Iceberg Street is Kara Megan Avenue.
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;  
**Staff comments:** The surrounding is not fully developed. Right of ways and utility easements have been provided to allow for future development. Large acreage parcels are located to the east and west of Wanda Avenue and when further subdivided will be required to provide the matching right of way for Iceberg Street and Sirius Street.
4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;  
**Staff comments:** This right of way does not provide access to any public interest areas or waterbodies.
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;  
**Staff comments:** This vacation will break one connection between Iceberg Street and Sirius Street. Kara Megan Avenue, located to the south, provides a connection between Iceberg Street and Sirius Street. All nearby lots will have legal access from a dedicated right of way.
6. Other public access, other than general road use, exist or are feasible for the right-of-way;  
**Staff comments:** Other public access, such as pedestrian use, is feasible within the right of way. Other dedicated right of ways provide adequate access.
7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.  
**Staff comments:** Utility easements were not granted along the right of way. With proper permitting, utility lines can be placed in the outer 10 feet of dedicated of ways. The proposed plat will grant utility easements along any dedicated right of ways.
8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.  
**Staff comments:** There is a structure within or near the right of way.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly or City Council if located within City boundaries. The KPB Assembly or City Council must hear the vacation within thirty days of the Planning Commission decision.

If the vacation is approved, the Assembly will hear the vacation at their scheduled February 15, 2022 meeting.

If approved, a plat will finalize the proposed right of way vacations. The plat is scheduled to be reviewed by the Planning Commission on January 24, 2022 as the surveyor has requested both the plat and this right of way vacation be heard at the same meeting.

**KPB department / agency review:**

Planner	Reviewer: Aldridge, Morgan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments

Addressing	Reviewer: Haws, Derek Affected Addresses: 32351 SALMON RUN DR  Existing Street Names are Correct: Yes List of Correct Street Names: SALMON RUN DR WANDA AVE  Existing Street Name Corrections Needed:  All New Street Names are Approved: Yes List of Approved Street Names: List of Street Names Denied:  Comments: 32351 SALMON RUN DR will remain with lot 3A.
Assessing	Reviewer: Bruns, Matthew Comments: Assessing concerned that adjacent parcel 06633004 will have access from Iceberg Street (currently platted) and width of road may not meet KPB road standards.
Advisory Planning Commission	The minutes were not available when the staff report was prepared.

**Utility provider review:**

HEA	
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown.

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code.
3. Grant utility easements requested by the utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).

**KPB 20.65.050 – Action on vacation application**

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.

- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

*Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*

- *Focus Area: Transportation*
  - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
    - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
    - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

#### END OF STAFF REPORT

Vice Chair Ruffner opened the meeting for public comment.

Jason Young, Edge Survey & Design, LLC; P.O. Box 208 Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for any questions.

Hearing no one else wish to comment, Vice Chair Ruffner closed public comment and discussion was opened among the commission.

**MOTION:** Commissioner Brantley moved, seconded by Commissioner Morgan to approve the vacation a petitioned based on the means of evaluating public necessity established by KPB 20.65, subject to staff recommendation and compliance with borough code.

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

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes	7	Absent	1	Vacant	6
Yes	Bentz, Brantley, Gillham, Martin, Morgan, Ruffner, Venuti				
Absent	Fikes				

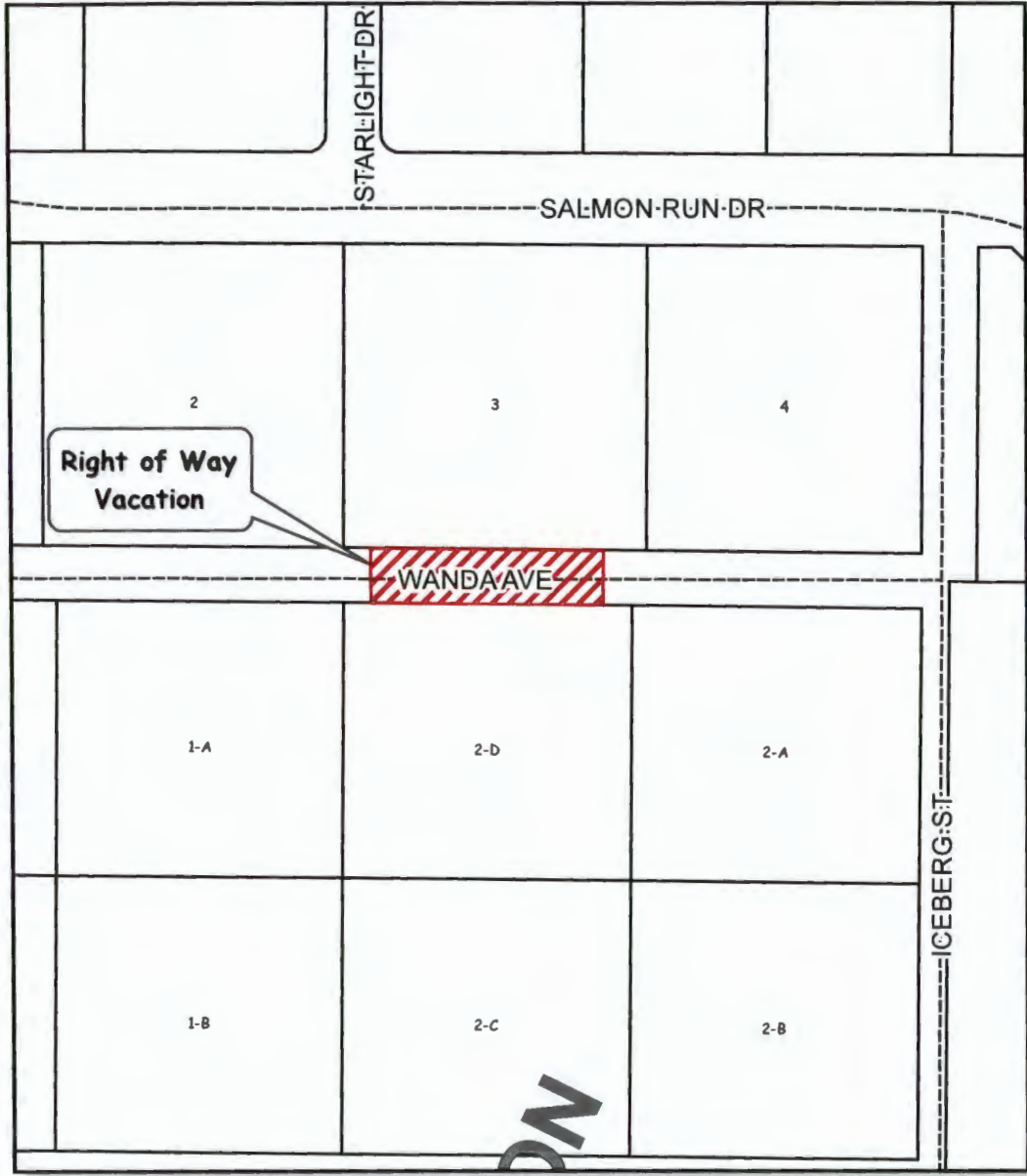


## **E. NEW BUSINESS**

### **2. Right-of-Way Vacation – KPB File 2021-168V**

**Request/Affected Property: Vacate a portion of Wanda Ave. & associated utility easements as granted per Brown's Lake Subdivision (KN 76-55 & King Rapids Subdivision KN 76-176)**

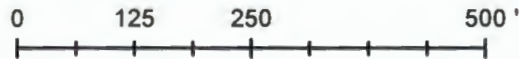
**Petitioner: Kim M. Hansen of Soldotna, AK  
Funny River Area / Funny River APC**



Right of Way  
Vacation

WANDA AVE

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



20

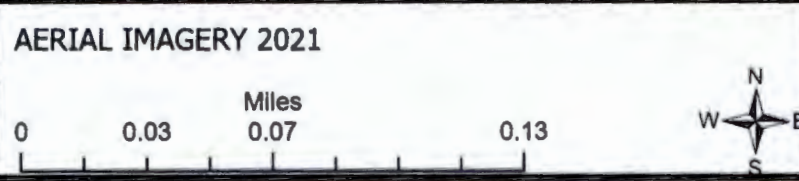
WANDA AVE



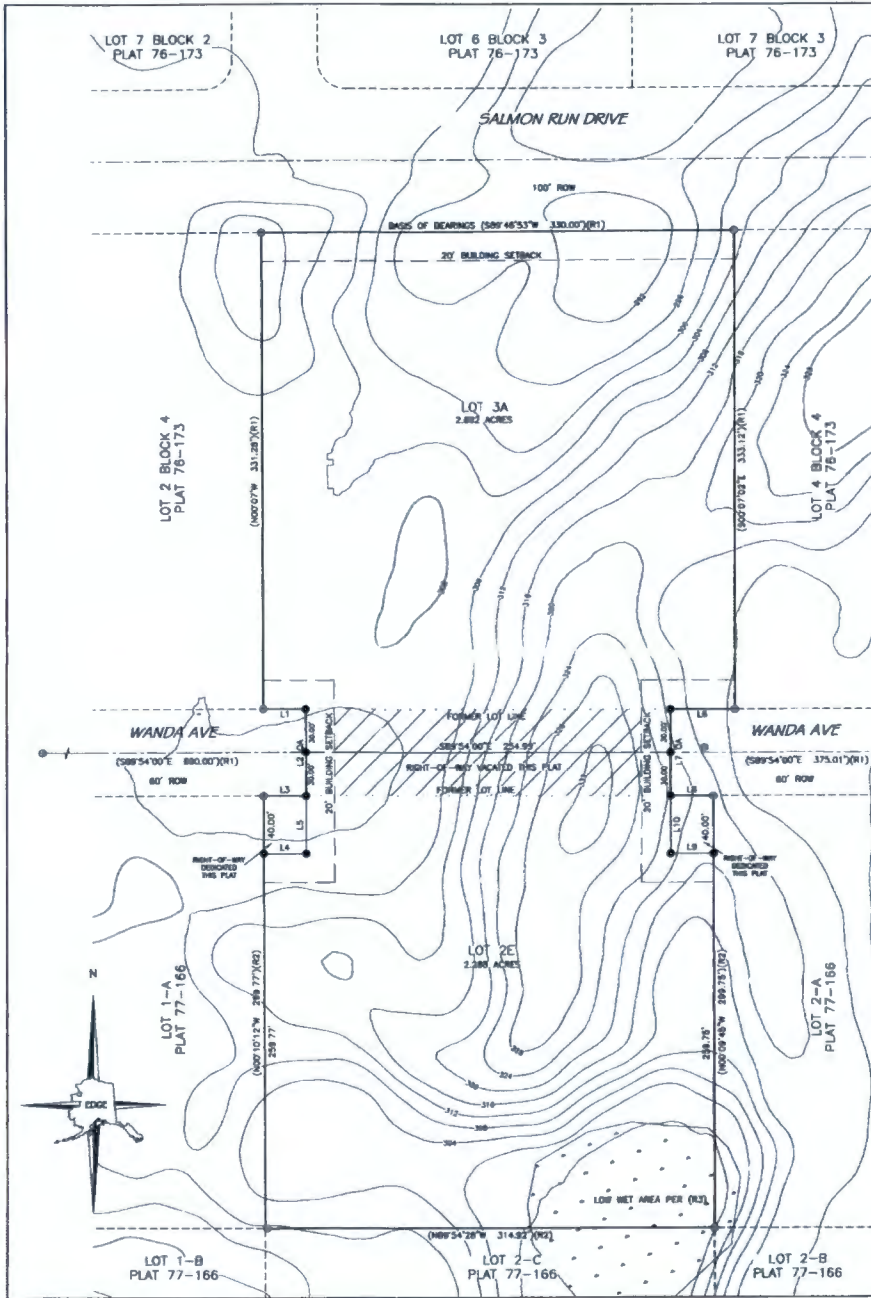
**KPB 2021-168V**  
**S20 T05N R08W**  
**Funny River**



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Date:  
 Scott Huff,  
 Platting Manager,  
 KPB



**NOTES**

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF WANDA AVENUE GRANTED BY PLAT 101 76-173 AND PLAT 101 77-166, AT THE MEETING OF JANUARY 24, 2022.
4. THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1963 IN BOOK 100 PAGE 180, KENAI RECORDING DISTRICT.
5. COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DEFERRING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT, RECORDED: DECEMBER 31, 1975 VOLUME/PAGE: 91/800.
6. WASTEWATER DISPOSAL: ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LEGEND**

- FOUND PRIMARY MONUMENT AS REFERENCED
  - FOUND SECONDARY MONUMENT 5/8" REBAR
  - FOUND SECONDARY MONUMENT 5/8" REBAR WITH PLASTIC CMP STAMPED
  - SET SECONDARY MONUMENT 5/8" x 30" REBAR WITH 2" ALUMINUM CMP STAMPED EDGE SURVEY LS-13022 3021
  - OA OVER ALL
  - (R) RECORD DATA, SEE REFERENCE
  - Ⓢ MONUMENT REFERENCE
- SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - - - ADJACENT PROPERTY LINE
  - - - CENTERLINE RIGHT OF WAY
  - - - 20 FOOT BUILDING SETBACK
  - - - CASHPLOT
  - - - FORMER LOT LINE
  - - - SLOPES OVER 20%
  - ▨ RIGHT OF WAY BEING VACATED

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°54'00"E	78.97'
L2	S00°10'12"E	60.00'
L3	S89°54'00"E	30.00'
L4	S89°54'00"E	30.00'
L5	S00°10'12"E	40.00'
L6	S89°54'00"E	45.03'
L7	S00°09'48"W	60.00'
L8	S89°54'00"W	30.00'
L9	S89°54'00"W	30.00'
L10	S00°09'48"E	40.00'

**REFERENCES**

- (R1) BROWN'S LAKE SUBDIVISION, PLAT NO. 77-106, KENAI RECORDING DISTRICT
- (R2) KING RAPIDS SUBDIVISION, PLAT NO. 76-173, KENAI RECORDING DISTRICT
- (R3) KENAI WATERSHED FORUM WETLAND ASSESSMENT

**MONUMENT REFERENCES**



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 13, 2021.  
KENAI PENINSULA BOROUGH

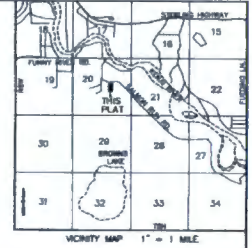
**AUTHORIZED OFFICIAL**

**CERTIFICATE OF SURVEYOR**

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**KPB 2021-168V**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KIM HANSEN  
32351 SALMON RUN DRIVE  
SOLDOTNA, ALASKA 99689

**NOTARY ACKNOWLEDGEMENT**

FOR: KIM HANSEN  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

**NOTARY PUBLIC SIGNATURE**



KPB FILE No. 2022-000

**HANSEN'S  
SALMON RUN  
SUBDIVISION**

A SUBDIVISION OF  
LOTS 3 BLOCK 4  
KING RAPIDS SUBDIVISION  
PLAT 76-173  
KENAI RECORDING DISTRICT  
AND  
LOT 2-D  
BROWN'S LAKE SUBDIVISION  
PLAT 77-166  
KENAI RECORDING DISTRICT

OWNERS:  
KIM HANSEN  
32351 SALMON RUN DRIVE  
SOLDOTNA, ALASKA 99689

LOCATED WITHIN E 1/2 SECTION 20,  
T.5N., R.10W., S.1M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

CONTAINING 3.194 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515  
Phone (907) 344-5050 Fax (907) 344-7794  
REC-1392

DRAWN BY: DATE: PROJECT:  
JT 12/20/2021 21-574  
CHECKED BY: SCALE: SHEET:  
MB 1" = 20' 1 OF 1

**ITEM 2 - RIGHT OF WAY VACATION  
PORTION OF WANDA AVENUE AND ASSOCIATED UTILITY EASEMENTS**

<b>KPB File No.</b>	2021-168V
<b>Planning Commission Meeting:</b>	January 24, 2022
<b>Applicant / Owner:</b>	Kim M. Hansen of Soldotna, Alaska
<b>Surveyor:</b>	Jason Young, Mark Aimonetti / Edge Survey & Design, LLC
<b>General Location:</b>	Funny River area, Salmon Run Drive Sirius Street, Iceberg Street, Wanda Avenue
<b>Legal Description:</b>	Lot 3, Block 4, King Rapids Subdivision, Plat No. 76-173 and Lot 2-D, Brown's Lake Subdivision, Plat No 77-166, Kenai Recording District, Third Judicial District, State of Alaska.

**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:** The right of way is undeveloped. The right of way is steep terrain over 20% incline. House and development near the proposed vacated right of way.

**Notification:** Public notice appeared in the January 13, 2022 issue of the Peninsula Clarion as a separate ad. The public hearing notice was published in the issue of the January 20, 2022 Peninsula Clarion as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Soldotna                      Post Office of Soldotna

Eighteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Nine receipts had been returned when the staff report was prepared.

Public hearing notices were sent by regular mail to twelve owners within 600 feet of the proposed vacation.

Sixteen public hearing notices were emailed to agencies and interested parties as shown below;

- |  |                                    |
|--|------------------------------------|
| State of Alaska Dept. of Fish and Game   | Central Emergency Services         |
| State of Alaska DNR                      | Alaska Communication Systems (ACS) |
| State of Alaska DOT                      | ENSTAR Natural Gas                 |
| State of Alaska DNR Forestry             | General Communications Inc. (GCI)  |
| Funny River Advisory Planning Commission | Homer Electric Association (HEA)   |

**Legal Access (existing and proposed):** Wanda Avenue is accessed from the end of Funny River Road to Salmon Run Drive to either Sirius Street or Iceberg Street. Salmon Run Drive is a 100 foot wide right of way maintained by KPB. Sirius Street and Iceberg Street are north-south right of ways that are located on the south side of Salmon Run Drive. Sirius Street and Iceberg Street are dedicated as 60 foot wide north of Wanda Avenue and 30 feet wide south of Wanda Avenue. Sirius Street appears to be partially cleared but neither it nor Iceberg Street are maintained by KPB.

Wanda Avenue is an east-west 60 foot wide right of way located between Sirius Street and Iceberg Street. Wanda Avenue is not improved or maintained by KPB.

The plat submitted to finalize the vacation indicates the intent is continue having two lots and to add the vacated portion of the right of way equally to each adjoining lot. The lots located to the east and west will have legal access from Wanda Avenue. If the vacation is approved, Wanda Avenue will no longer be a through right of way.

Turnaround areas are proposed at both ends of Wanda Avenue by dedicating a 30 foot by 40 foot right of way on the south side of the right of way. Existing improvements are located on the north side of Wanda Avenue. The proposed turnaround dedications will provide an offset hammerhead type turnaround.

The vacation will change the design of the block. Salmon Run Drive, Iceberg Street, Kara Megan Avenue, and Sirius Street will define the new block. It will be closed and all block lengths are compliant to KPB Code.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: The RSA has no comment at this time.
SOA DOT comments	No comments.

**Site Investigation:** The plat provided for review of the vacation depicts the contour information. Slopes greater than 20 percent are located within both lots and within the existing dedicated right of way.

The low wet areas are depicted and labeled within the southeast corner of Lot 2-D, proposed Lot 2E. There do not appear to be any low wet areas within the proposed right of way vacation area. Low wet areas are present within Wanda Avenue to the east.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
-------------------------	---

**Staff Analysis:** Wanda Avenue was granted by two plats. Brown's Lake Subdivision, Plat KN 76-55, granted the southern 30 feet of the entire length of Wanda Avenue. King Rapids Subdivision, Plat KN 76-173, granted the northern 30 feet of the entire length of Wanda Avenue. Plat KN 77-166 further subdivided the lots created by Brown's Lake Subdivision, Plat KN 76-55. That plat created the current configuration of parent Lot 2-D and the lots within that block.

The vacation will be eliminate a connection between Iceberg Street and Sirius Street. Kara Megan Avenue is located to the south and provides a connection between Iceberg Street and Sirius Street. The block defined by Salmon Run Drive, Iceberg Street, Kara Megan Avenue and Sirius Street will be a closed block that complies with the block length requirements.

Access will not be denied to any adjoining parcels as all parcels will front on a dedicated right of way. Lot 3A will have legal access to Salmon Drive on the north boundary and Wanda Avenue in the southeast and southwest corner. Lot 2E is not developed and will have legal access to Wanda Avenue at the northeast and northwest corner.

The proposed turnarounds will allow possible future dedications if Lot 2E is further subdivided. Lot 3A can be further subdivided and the proposed design will provide for multiple access points.

Per the submittal, and reviewing the KPB GIS imagery, a building is within the right of way or very close to the right of way. The same owner owns the lots north and south of the proposed vacation.

The right of way vacation application includes the associated utility easements. The parent plats established 20 foot building setbacks adjoining the dedicated right of ways but there are no notes regarding utility easements being granted adjoining the right of ways. The plat that will finalize the subdivision will be required to grant a minimum 10 foot utility easement adjoining all dedicated right of ways. There is an easement granted by document to Homer Electric Association but no definite location disclosed. A plat note for the easement of record will be required with the easement information.

#### 20.65.050 – Action on vacation application

- D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:
1. The right-of-way or public easement to be vacated is being used;  
**Staff comments:** The right of way is not constructed and does not appear to be used.
  2. A road is impossible or impractical to construct, and alternative access has been provided;  
**Staff comments:** Steep terrain affects the right of way but the terrain would not prohibit the construction of a road. A structure appears to be very close to, or encroaching within, the right of way. The alternative access between Sirius Street and Iceberg Street is Kara Megan Avenue.
  3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;  
**Staff comments:** The surrounding is not fully developed. Right of ways and utility easements have been provided to allow for future development. Large acreage parcels are located to the east and west of Wanda Avenue and when further subdivided will be required to provide the matching right of way for Iceberg Street and Sirius Street.
  4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;  
**Staff comments:** This right of way does not provide access to any public interest areas or waterbodies.
  5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;  
**Staff comments:** This vacation will break one connection between Iceberg Street and Sirius Street. Kara Megan Avenue, located to the south, provides a connection between Iceberg Street and Sirius Street. All nearby lots will have legal access from a dedicated right of way.
  6. Other public access, other than general road use, exist or are feasible for the right-of-way;  
**Staff comments:** Other public access, such as pedestrian use, is feasible within the right of way. Other dedicated right of ways provide adequate access.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

**Staff comments:** Utility easements were not granted along the right of way. With proper permitting, utility lines can be placed in the outer 10 feet of dedicated of ways. The proposed plat will grant utility easements along any dedicated right of ways.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

**Staff comments:** There is a structure within or near the right of way.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly or City Council if located within City boundaries. The KPB Assembly or City Council must hear the vacation within thirty days of the Planning Commission decision.

If the vacation is approved, the Assembly will hear the vacation at their scheduled February 15, 2022 meeting.

If approved, a plat will finalize the proposed right of way vacations. The plat is scheduled to be reviewed by the Planning Commission on January 24, 2022 as the surveyor has requested both the plat and this right of way vacation be heard at the same meeting.

**KPB department / agency review:**

Planner	<p>Reviewer: Aldridge, Morgan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 32351 SALMON RUN DR</p> <p>Existing Street Names are Correct: Yes List of Correct Street Names: SALMON RUN DR WANDA AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes List of Approved Street Names: List of Street Names Denied:</p> <p>Comments: <del>32351 SALMON RUN DR will</del> remain with lot 3A.</p>
Assessing	<p>Reviewer: Brunis, Matthew Comments: Assessing concern that adjacent parcel 06633004 will have access from Iceberg Street (currently platted) and width of road may not meet KPB road standards.</p>
Advisory Planning Commission	<p>The minutes were not available when the staff report was prepared.</p>



**Utility provider review:**

HEA	
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown.

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code.
3. Grant utility easements requested by the utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).

---

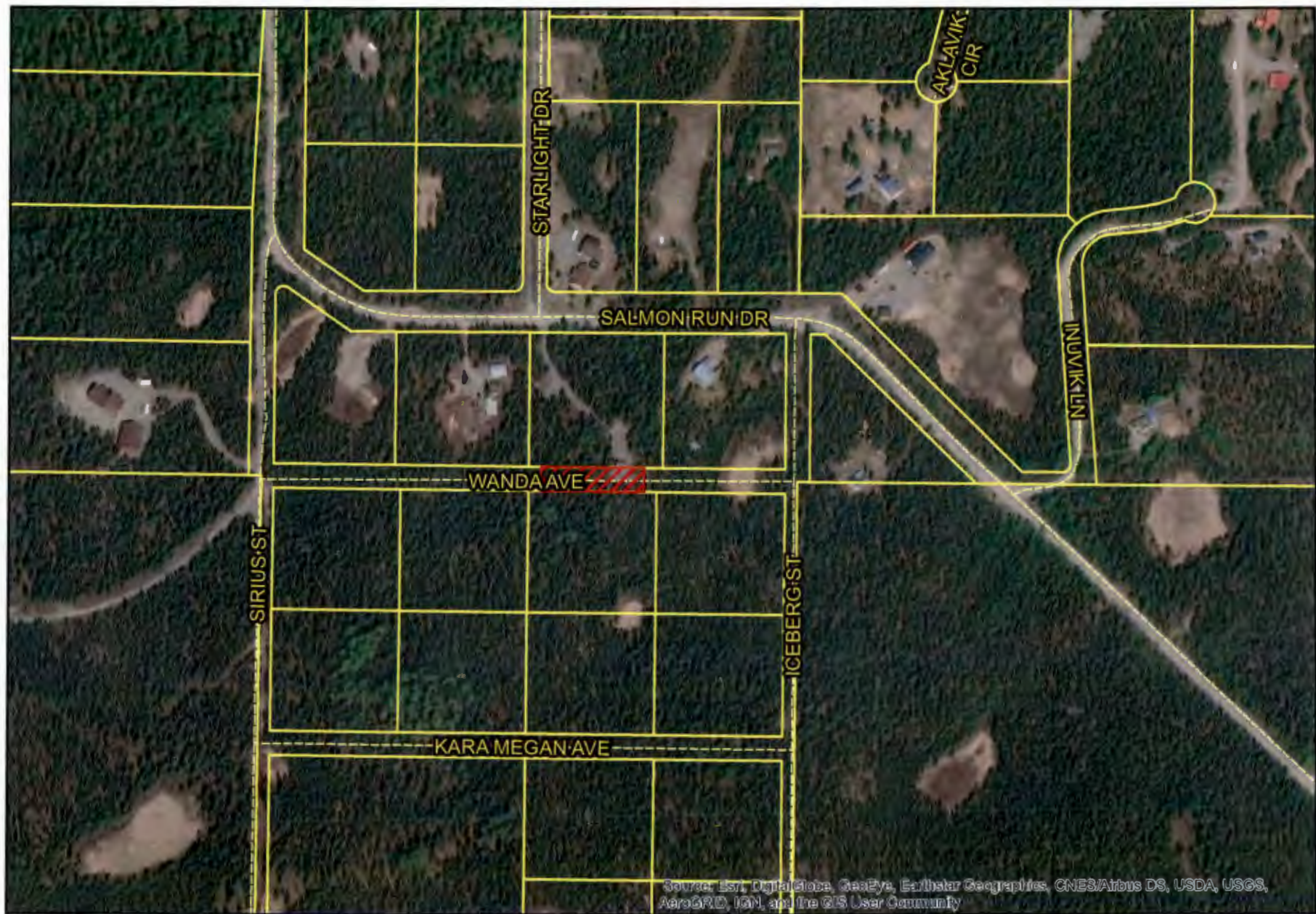
**KPB 20.65.050 – Action on vacation application**

- H. **A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. **Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. **A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. **An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

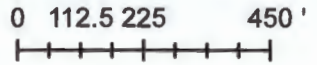
*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial View



 Right of Way Vacation

PClements, KPB 2021-168V  
Imagery World

- *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
      - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
      - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
    - *Housing*
      - *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
        - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*
- Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*
- *Focus Area: Transportation*
    - *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
      - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
      - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

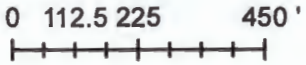
---

**END OF STAFF REPORT**




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial View

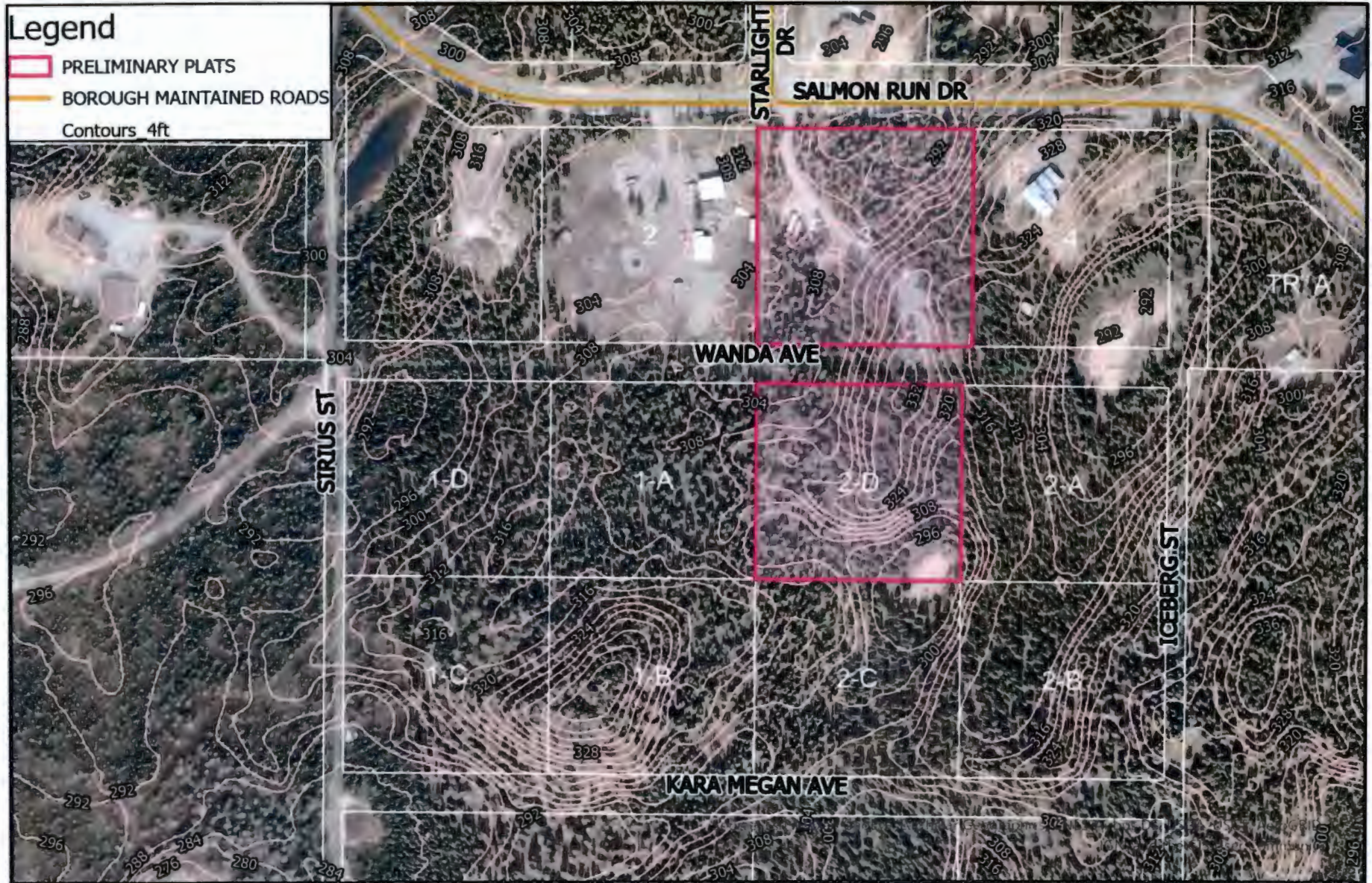


 Right of Way Vacation

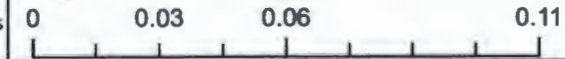
PClements, KPB 2021-168V  
Imagery World

# Legend

- PRELIMINARY PLATS
- BOROUGH MAINTAINED ROADS
- Contours 4ft



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



AERIAL IMAGERY 2021

CONTOUR DATA

Date: 5/28/2021  
 1:50 PM  
 Scott Huff  
 Platting Manager

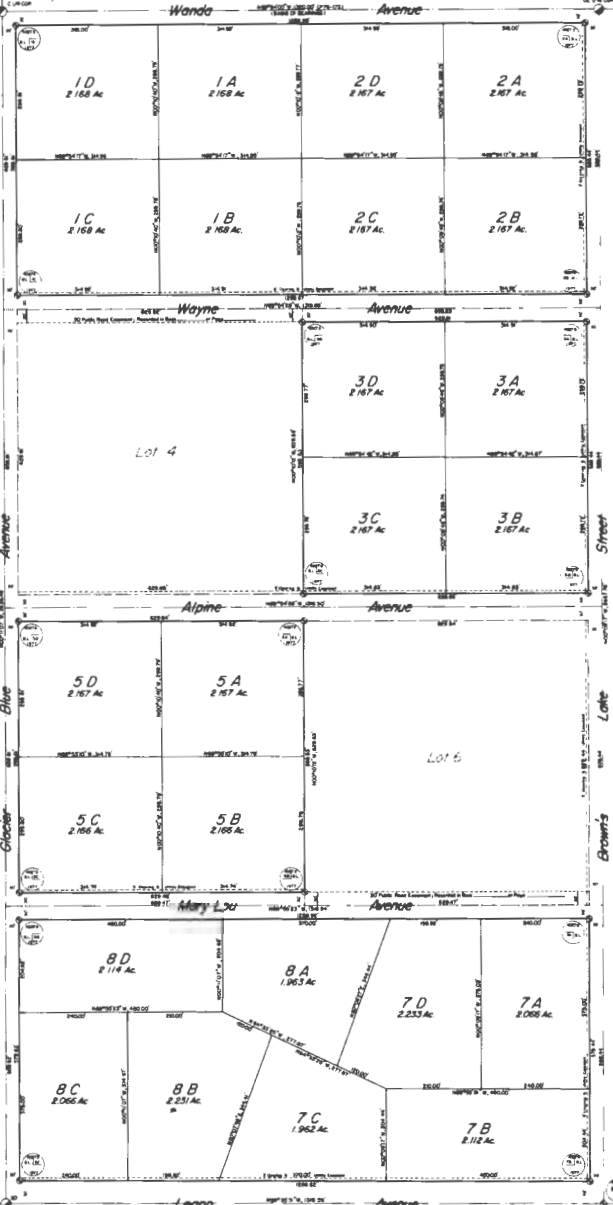
SKUSE-  
PETERSEN  
SUBD

KING RAPIDS 7 SUBD

MORGAN'S  
ACRES  
SUBD

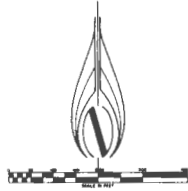
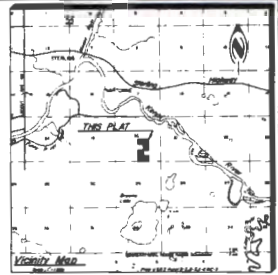
U N S U B D I V I D E D

U N S U B D I V I D E D



FERGUSON  
SUBD

U N S U B D I V I D E D



**CERTIFICATE OF SURVEY AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, YARDS, PARKS, UTILITY EASEMENTS AND OTHER OPEN SPACES TO PUBLIC USE.

DATE: 7-15-77

W. RAY MEMI & ASSOCIATES

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO before me this 15th day of September, 1977.

W. RAY MEMI & ASSOCIATES

**SURVEYOR'S CERTIFICATE**

I, W. RAY MEMI, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS AND CORNERS HEREON ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

*W. RAY MEMI*

**CITY OFFICIAL**

THIS PLAN HAVING BEEN APPROVED BY THE KENAI PENINSULA BOUNDARY PLANNING COMMISSION AS REQUIRED IN THE OFFICIAL RECORDS OF THE MEETING OF Dec 24, 1977, IS HEREBY ACKNOWLEDGED AND AFFIRMED AS THE OFFICIAL PLAN, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND AN APPLICABLE THEREBY.

KENAI PENINSULA BOUNDARY PLANNING COMMISSION

**WATER SUPPLY AND SEWAGE DISPOSAL**

THIS SUBDIVISION AT THE TIME OF FILING IS NOT SERVED BY PUBLIC WATER AND/OR SEWAGE DISPOSAL FACILITIES. NO ON-SITE WATER AND/OR SEWAGE DISPOSAL FACILITIES MAY BE CONSTRUCTED WITHOUT PRIOR APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LEGEND**

① 1/4" O.D. BRASS CAPPED MONUMENT RECOVERED THIS SURVEY

② MONUMENT, STAMPED AS SHOWN, RECOVERED THIS SURVEY

③ 3/4" ALUMINUM SURVEY STAMP AS SHOWN ON SHEET 307 NEAR NET 24' IN GROUND THIS SURVEY

ALL OTHER CORNERS ARE SHOWN IN BLUE

**LIST OF LOTS**

1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 5A, 5B, 5C, 5D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 8D

**BROWN'S LAKE SUBDIVISION**

A RECONVEYANCE OF LOTS 1A, 1B, 1C, 1D AND SUBDIVISION LOCATED WITHIN W/2 SEC 30, T.10N, R.10E, 3M ALASKA COMBINED T.10N, R.10E, 3M

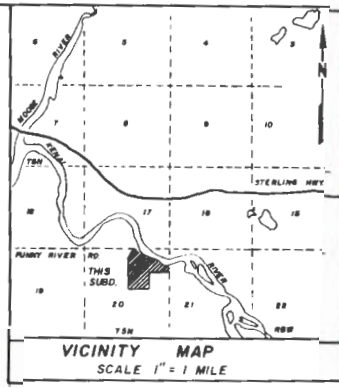
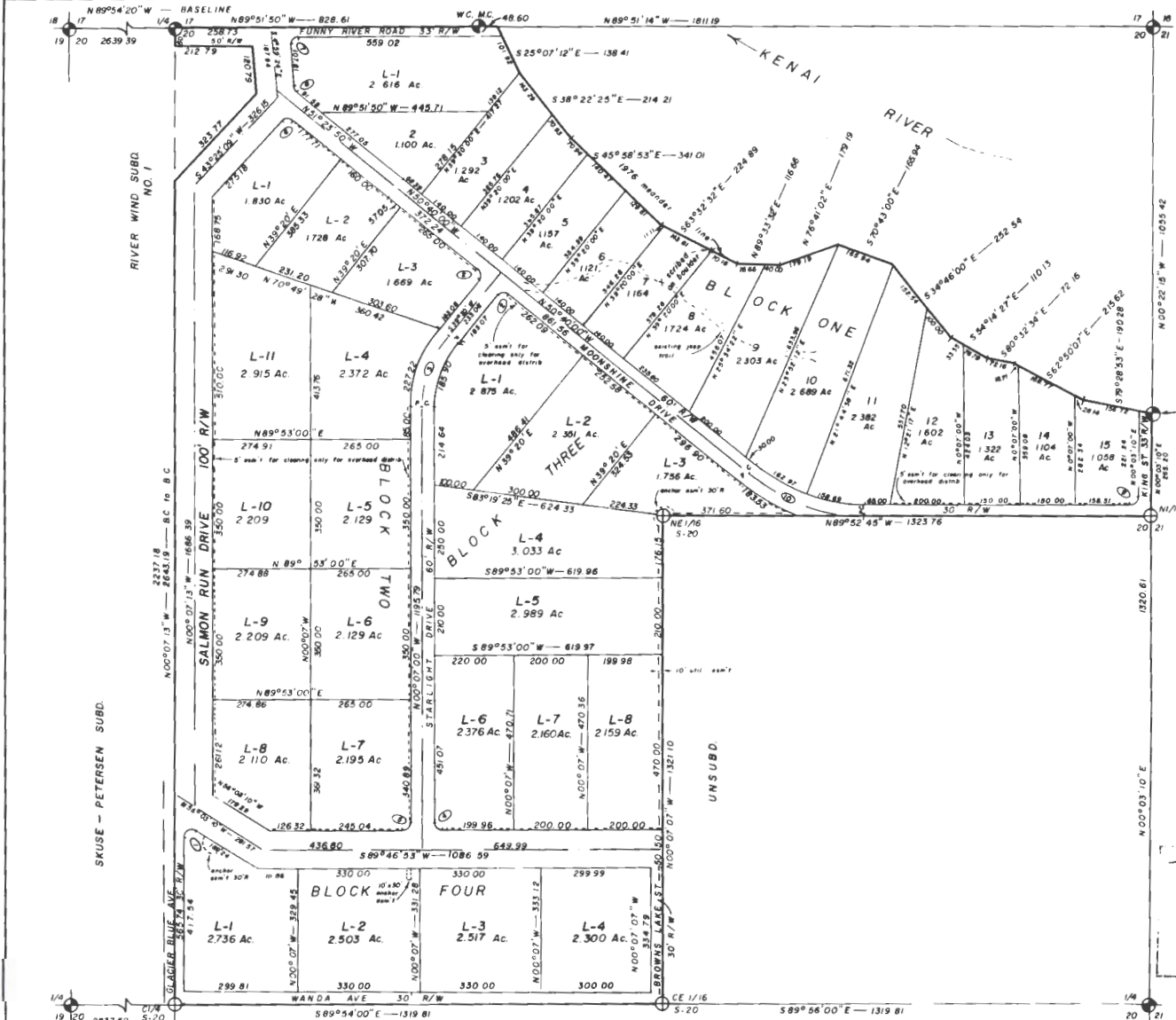
PREPARED BY  
**W. RAY MEMI & ASSOCIATES**  
KENAI, ALASKA

DATE: 7-15-77

DRAWN BY: [Signature]

SHEET 1 OF 2

CURVE	DELTA	RAD	TAN	ARC	CH.	(3)	(6)	89°53'53"	20.00	19.96	31.38	28.26
(1)	124°04'03"	2000	37.67	43.31	35.33	(7)	(8)	85°11'00"	20.00	18.39	29.74	27.07
(2)	90°00'00"	2000	0.00	31.42	28.28	(9)	(10)	95°07'34"	20.00	21.87	33.21	29.52
(3)	39°27'00"	3000	107.56	206.56	202.50	(11)	(12)	46°24'26"	20.00	8.57	16.20	15.76
(4)	90°06'07"	2000	20.04	34.5	28.31	(13)	(14)	90°04'05"	20.00	20.02	31.44	28.30
(5)						(15)	(16)	39°12'45"	500.00	178.10	342.20	335.55



**LEGEND AND NOTES**

- Found G.L.O. BC monument
- Set Official Survey monument (2 1/2" Al. man.)
- Set 1/2" x 24" steel rebar at all lot corners

All bearings refer to the North boundary of Section 20 as being N89°54'20" W—assumed datum.

Datum of record shown thus ( )

All lots are subject to a 20' building set back along all dedicated rights of way

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

*John S. Vania*  
John S. Vania—owner—4006 Arkansas Dr., Anchorage, Alaska 99503

*P. F. ...*  
Patricia Vania—owner

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 14th day of October, 1976.

My commission expires 2-1-77

*Francis Rausch*  
Francis Rausch—owner

*Robert A. Rausch*  
Robert A. Rausch—638 Gold St., Juneau, Ak 99801—owner

*Notary public for Alaska*

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 12th day of September, 1976.

My commission expires 9-1-77

*Notary public for Alaska*

76-173  
KENAI  
12-16  
2:22  
KPB

**KING RAPIDS SUBDIVISION**

John S Vania owner  
4006 Arkansas Drive, Anchorage Ak 99503

**DESCRIPTION**  
92.527 ACRES SITUATED IN LOTS 2,3 and SW1/4 NE1/4 SEC. 20, T5N, R8W S.M AK AND THE KENAI PENINSULA BOROUGH

Surveyed by: McLane and Associates

DATE OF SURVEY 6/1-8/76	SCALE 1" = 200'	BK NO 74-02
----------------------------	--------------------	----------------

**BROWNS LAKE SUBD.**

*Alice Propes*  
Alice Propes—owner—Box 780, Willamina, Oregon 97396

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 14th day of October, 1976. My commission expires 1-21-77

*Dorcas F. Cook*  
Oregon  
Notary public for

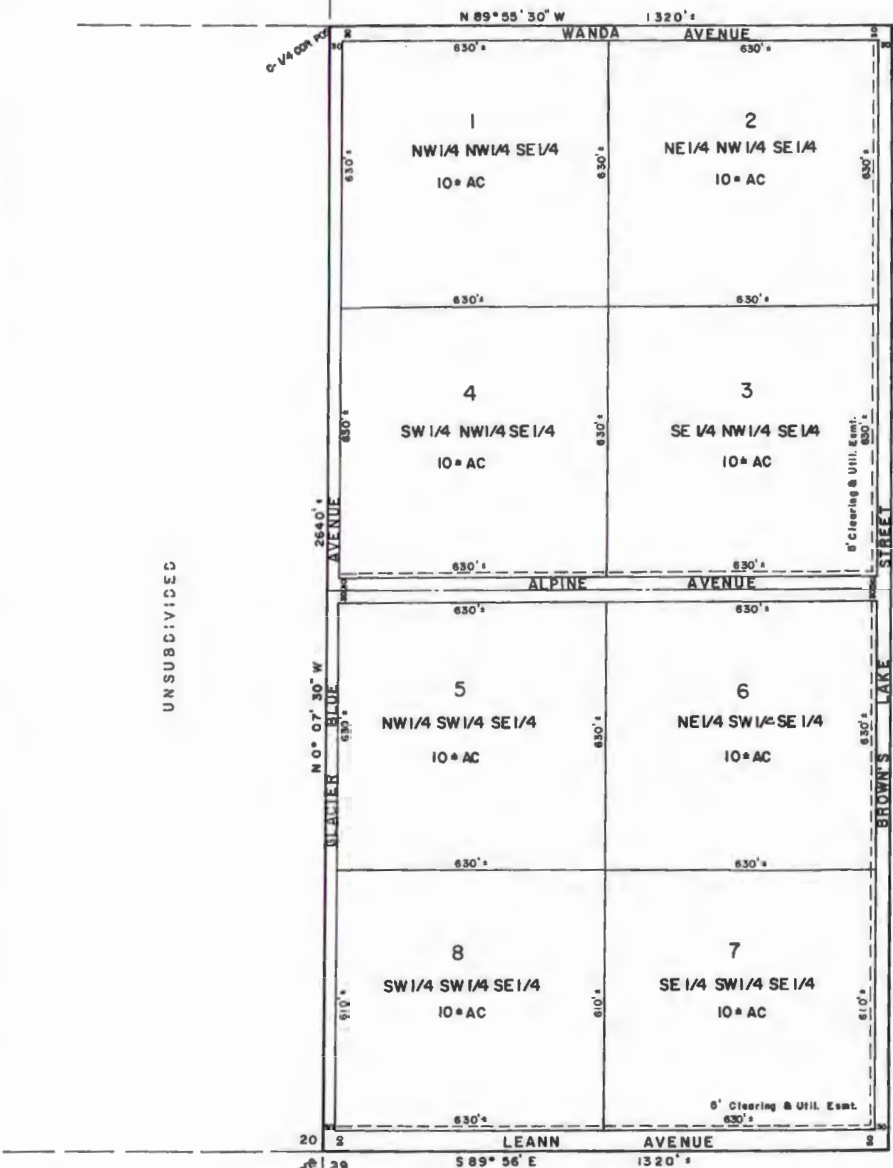
**PLAT APPROVAL**

Plat approved by the Commission this 9th day of August, 1976.

*Conrad J. Gilman*  
Mayor or Planning Director

SKUSE - PETERSEN SUBD

UNSUBDIVIDED

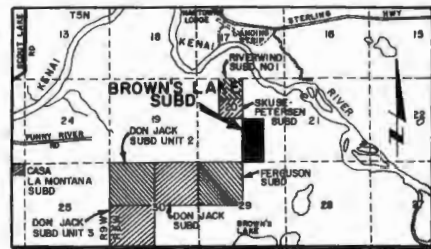


UNSUBDIVIDED

UNSUBDIVIDED

NOTES

1. Acreage shown on all tracts within this subdivision includes the adjacent road right-of-way.
2. All bearings and distances shown are based on protracted values and are approximate only.
3. A minimum 20 foot building setback exists along all road rights-of-way.
4. This subdivision at the time of filing is not served by public water and/or sewage facilities. No on-site water and/or sewage disposal facilities may be constructed without prior approval of the Alaska Department of Environmental Conservation.
5. NO FIELD SURVEY WAS MADE nor were any stakes or monuments set.



VICINITY MAP  
1" = 1 Mile

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

*Donald L. Jack for WYME D JACK POA*  
Donald L. Jack  
SE 8 1/2 Street #201  
Anchorage, Alaska

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 3rd day of May, 1976.  
*Fred Walatka*  
Notary for Alaska



PLAT APPROVAL

I hereby certify that this subdivision plat has been found to comply with the regulations of the Kenai Peninsula Borough and that said plat has been approved by the Kenai Peninsula Borough Planning Commission.

*February 23, 1976*  
Date *Donald L. Johnson*  
Borough Mayor

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered land surveyor and that this plat was prepared by me and is based on a subdivision of the W 1/2 SE 1/4 Sec. 20, T5N, R8W, S.M., Alaska, as shown hereon. No corners have been established for any of the tracts within this subdivision.

*May 3, 1976*  
Date *Fred Walatka*  
Surveyor



76-155  
RECORDED - FILED  
Kamin, A.C. DIST.  
DATE: 5/17 1976  
TIME: 9:55 A.M.  
Drawn by: KRA

AREA 80 AC

PLAN OF  
**BROWN'S LAKE  
SUBDIVISION**  
AN ALIQUOT PARTS SUBDIVISION

LOCATED IN  
W 1/2 SE 1/4 Sec. 20, T5N, R8W, S.M., Alaska

**FRED WALATKA & ASSOCIATES**  
ENGINEERS - SURVEYORS

3107 W. 28th Avenue Anchorage, Alaska

DATE: FEBRUARY 1976	SCALE: 1" = 200'
DRAWN: DS	SHEET: 1 OF 1
CHECKED: FW	GRID: USGS KENAI (C-2) QUAD

NW 76-55