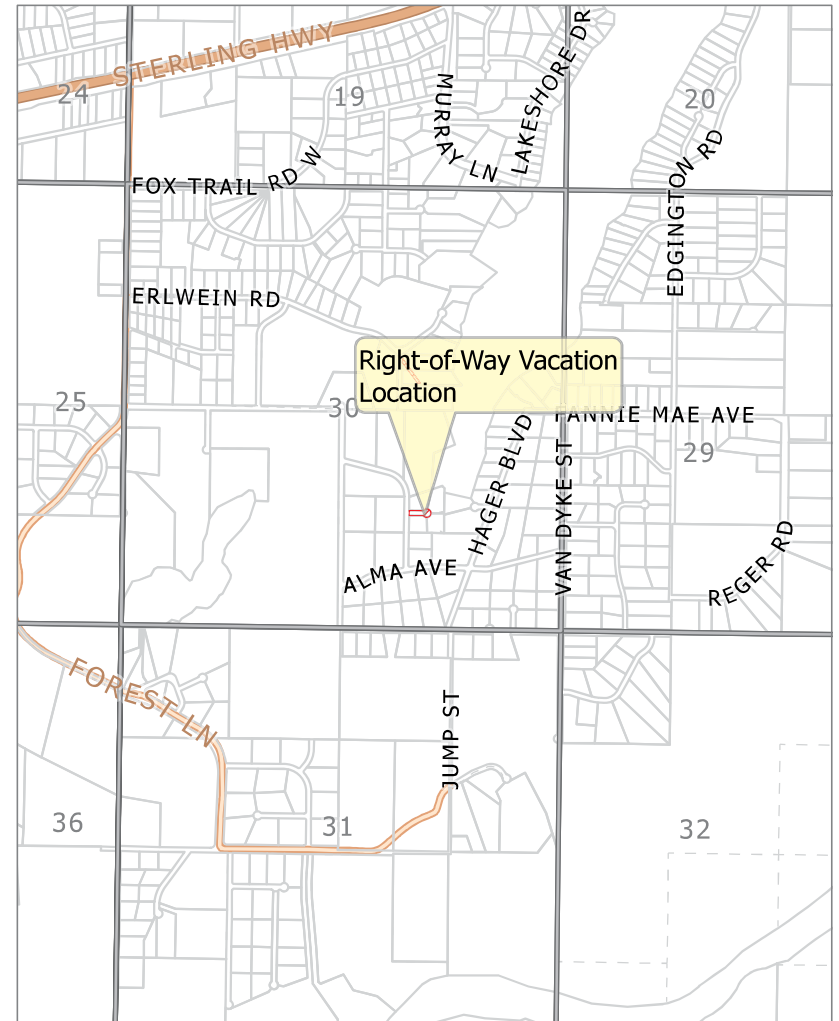
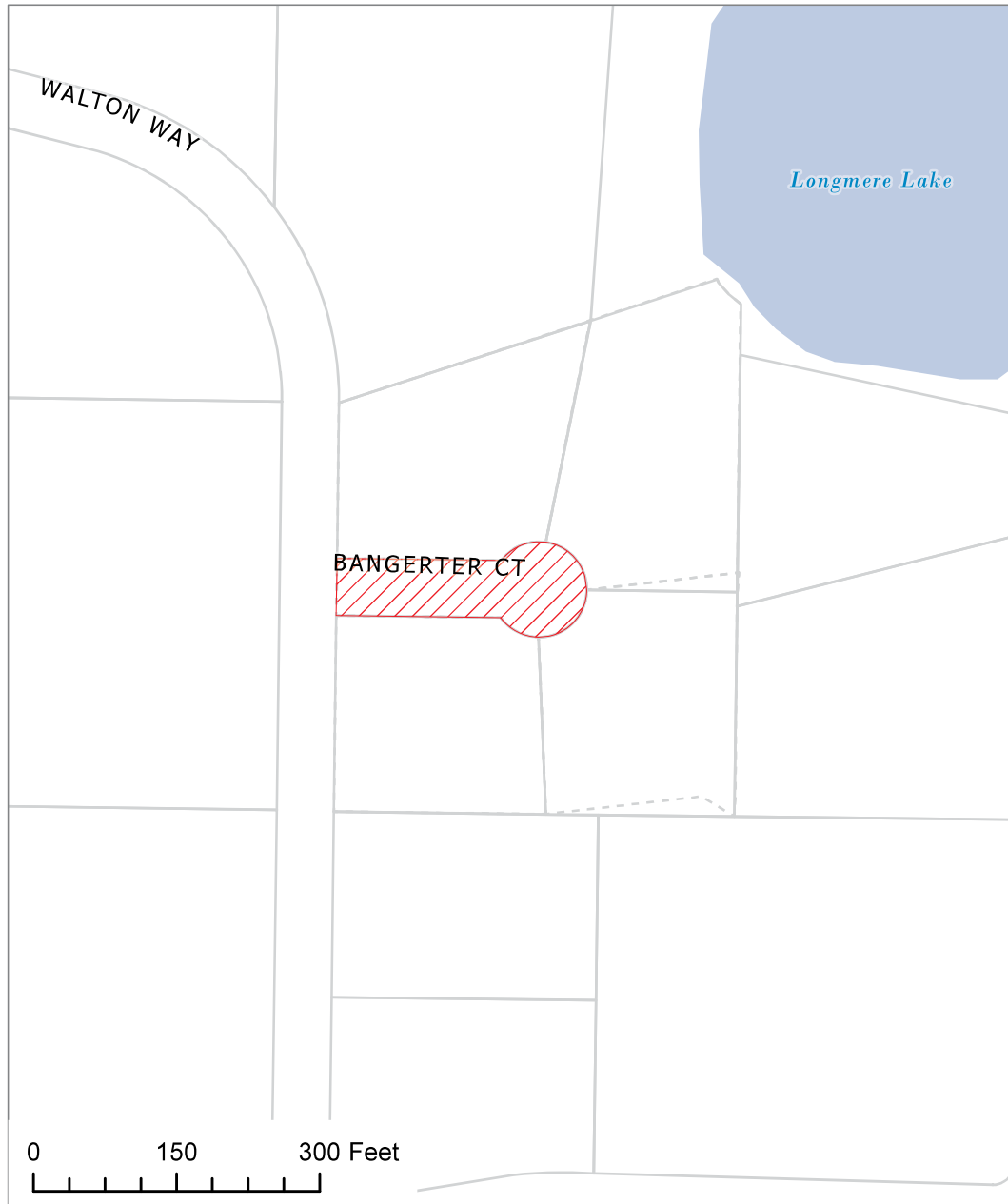


E. NEW BUSINESS

3. ROW Vacation, KPB File 2026-078V

Petitioner: Padrta

**Request: Vacate Bangerter Court, Sleep Hollow Subdivision
Longmere Addition, Plat KN 2023-58
Sterling Area**



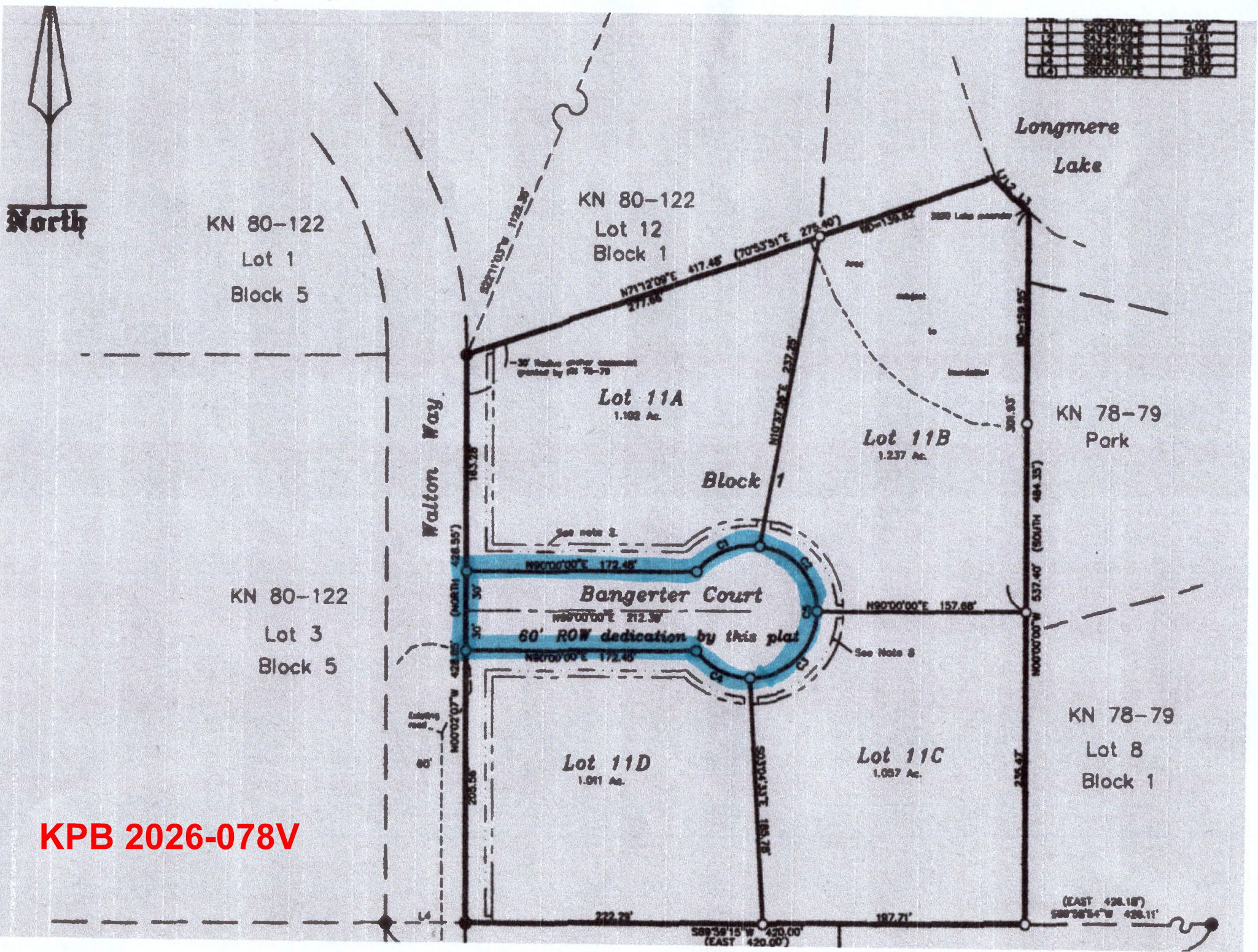
KPB File 2026-078V
T 05N R09W SEC 30
Sterling



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.

North

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20



KPB 2026-078V

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - RIGHT OF WAY VACATION
VACATE BANGERTER CT IN SLEEPY HOLLOW SUBD. LONGMERE LANDING ADDITION**

KPB File No.	2026-078V
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	Dustin Padrta / Sterling
Surveyor:	none
General Location:	South end of Longmere Lake / Sterling area
Legal Description:	Bangerter Ct, T 05N R 09W SEC 30 SEWARD MERIDIAN KN 2023058 SLEEPY HOLLOW SUB LONGMERE LANDING ADDN/ Subdivision / Rec. Dist. / Section Township Range S.M.

STAFF REPORT

Specific Request / Purpose as stated in the petition: Petition to vacate Bangerter Court, an undeveloped road, as granted in Sleepy Hollow Subdivision Longmere Landing Addition HM2023-58

Notification:

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 Sterling

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.

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

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

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
Central Emergency Services
Kenai Peninsula Borough Office

Kenai Peninsula Borough Land Management
Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

Bangerter Ct fronts to Walton Way, a 60' dedication maintained by the Borough. From Walton Way out to the Sterling Highway are Borough maintained roads being, Alma Ave, to Hager Blvd, Fannie Mae Ave to Edgington Rd to St. Theresa Rd out to the highway. Walton Way is only developed from the south to Bangerter Ct. and maintenance stops at that point also.

No new access is being proposed, only vacation of Bangerter Ct and combining it with Lots 11A thru 11D into one large lot is proposed.

No section line easements or patent easements affect the road or lots at issue.

With Bangerter Ct removed, block length will be an issue. From Alma Ave on the south to Low Bush St to the west is over 1320 feet nearly 1860 feet.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA recommends combining all the lots at the same time as the vacation to ensure no lots are land locked.
SOA DOT comments	

Site Investigation:

The land is relatively flat with a slight slope towards Longmere Lake. There are wet areas that should be shown on the plat when complete.

The River Center review notes that the plat is not in a flood hazard area or a habitat protection district. No notes for either will be needed on the plat.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Staff does not object to the vacation of the right-of-way. This is in a non-regulatory zone but low wet areas are present. Plat notes and depictions requirements will be provided on the plat review. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
SOA ADF&G	ADF&G has concerns about use and access of Lots 11B and 11C if Bangerter Court is vacated. Aerial imagery shows use of the area by off-road vehicles, likely to access Longmere Lake and the surrounding public lands and there does not appear to be other access to those lots.

Staff Analysis:

Land was originally surveyed as Government lots 6 & 7 and the S1/2 SE1/4 Section 30, Township 5 North, Range 9 West, SM Alaska. Sleepy Hollow Subdivision KN78-79 was the first subdivision of the land. Sleepy Hollow Subdivision First Addition KN80-122 subdivided Tracts A & B of KN78-79 into 14 new lots. Sleepy Hollow Subdivision Longmere Landing addition KN2023-58 subdivided Lot 11 of KN80-122 into the current 4 lots and the dedication of Bangerter Ct.

The land to the north is undeveloped. Land to the east, adjacent to the lake remains a park, and south of the park is undeveloped. Land to the south is undeveloped, while the parcel to the southeast has a house built on it.

There do not appear to be any access issues getting to the property, as there is Borough maintenance up Walton Way to the south edge of Bangerter Ct and along current Lot 11D.

Petitioner has requested to vacate the 15' utility easement adjacent to Bangerter Ct with the vacation of Bangerter Ct cul-de-sac. HEA and Enstar have commented and they are both included in the packet. HEA and Enstar are both working with the applicant to create a positive solution to the utility issues on site.

Once vacated and the lots are combined, residential use is proposed.

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;

Owner comments:

Staff comments:

From the KPB GIS data, the road does not appear to be installed.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Owner comments:

Staff comments:

A road is possible to construct in the location provided.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Owner comments:

Staff comments:

The surrounding area is not developed, with only one lot to the southeast having a house per GIS

Data.

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;

Owner comments:

Staff comments:

The road does not provide access to a lake

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Owner comments:

Staff comments:

The road is a cul-de-sac

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Owner comments:

Staff comments:

The road is only used for the access of the four surrounding lots

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.

Owner comments:

Staff comments:

No comments have been received from utility companies yet.

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

Owner comments:

Staff comments:

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.

The Assembly will hear the vacation at their scheduled August 18, 2026 meeting.

If approved, the owner will need to hire a surveyor to do a vacation plat to finalize the vacation of Bangerter Ct. The vacation plat will not need to be heard by the Plat Committee and will only need have Plat Department review if combining the right-of-way and lots with no exceptions requested.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Walton Way, Bangerter Ct Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No Comment
Code Compliance	
Planner	Reviewer: Raidmae, Ryan 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.
Assessing	Reviewer: Windsor, Heather Comments: No comment

Utility provider review:

HEA	See comment in packet
ENSTAR	See comment in packet
ACS	
GCI	Approved as shown

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Surveyor needed to complete vacation plat

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 Right-of-Way Vacation plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee, if required.
 3. Grant utility easements requested by the utility providers.
 4. Submittal of a final plat within a time frame such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

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



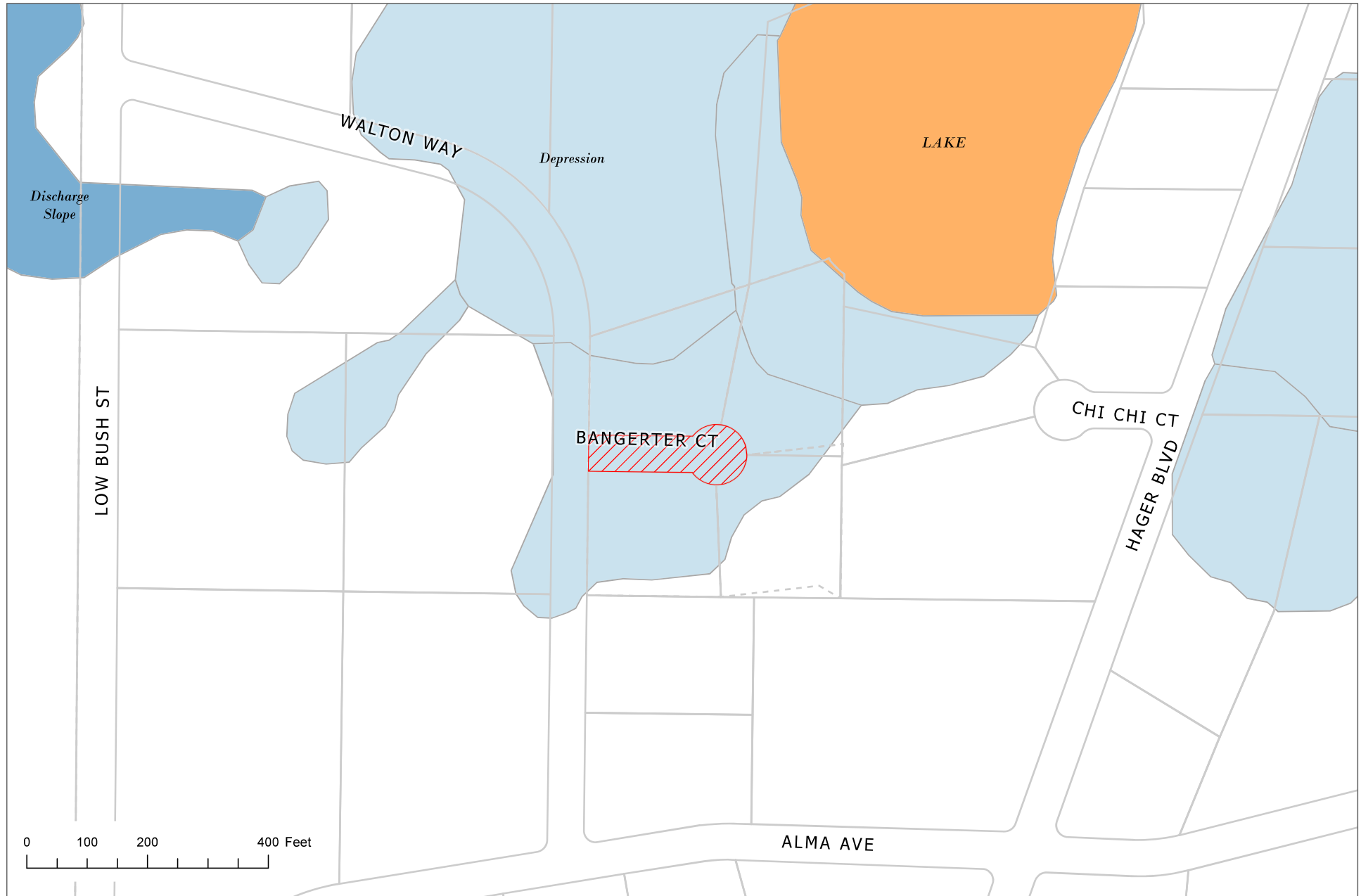
Aerial Map



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.



Wetlands



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.



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.

LEGEND:

- 3 1/4" BRASS CAP MONUMENT 237-5 FOUND
- 2" ALUM. CAP MONUMENT 1300-3 1976 FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LUNING MET
- () RECORD DATUM PLAT 80-122 RND

NOTES:

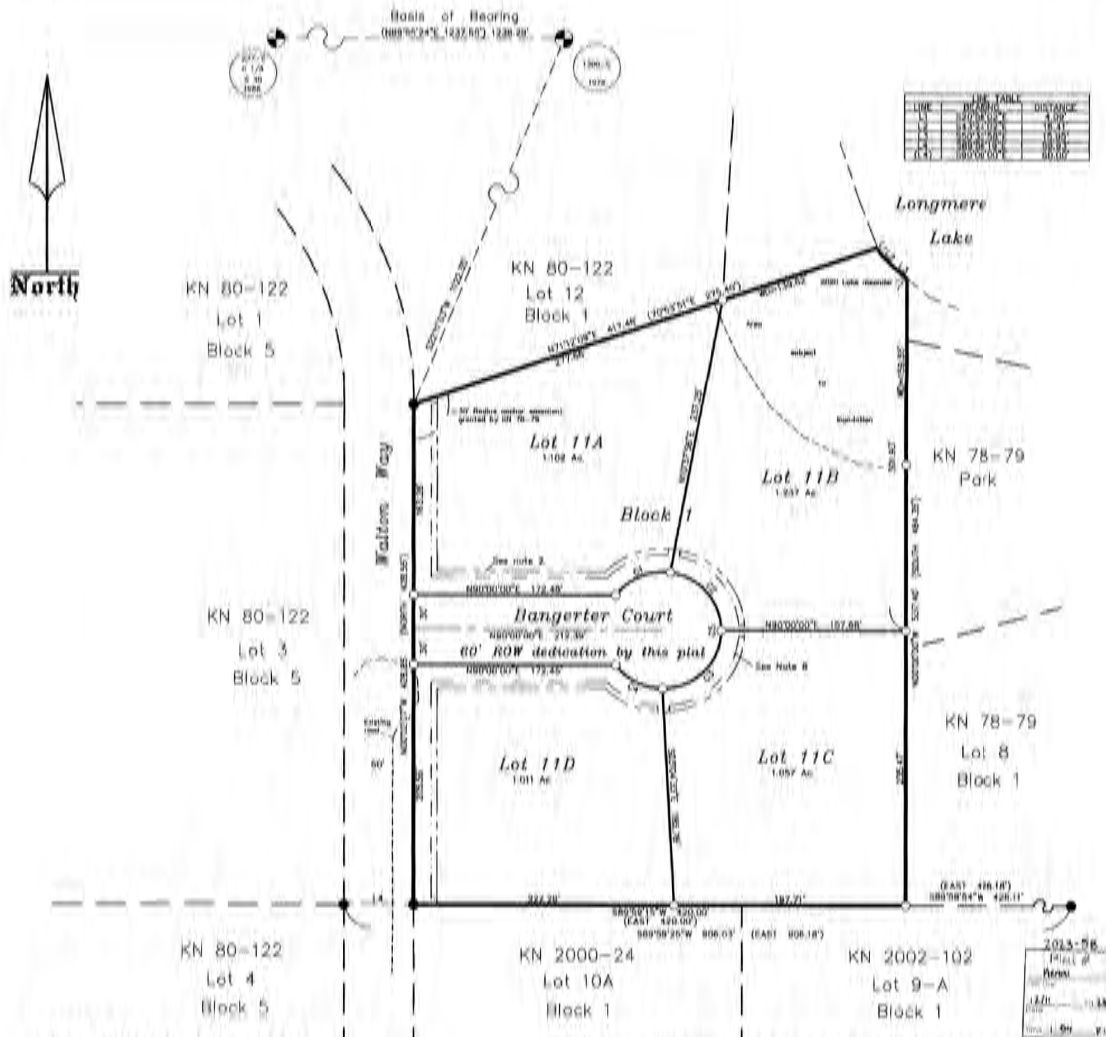
- 1) Basis of bearing taken from Stealy Hollow Subdivision First Addition, Plat 80-122, Kenai Recording District.
- 2) Building Setback-A setback of 80 feet is required from all street Right-of-Way, both public and private, unless a lesser setback is approved by resolution by the appropriate Planning Commission.
- 3) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program. (BMP 14.06)
- 4) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 5) The natural meanders of ordinary high water is for area computations only, the true corners being on the extension of the side line and the intersection with the natural meanders.
- 6) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 186 Page 53C Kenai Recording District. The Borough will not enforce private covenants, conditions, or deed restrictions per AS 10.60.30.
- 7) An easement for electric lines of up to 100 feet wide is granted to Homer Electric Association is recorded in Book 7 Page 125, Kenai Recording District. No definite location is shown.
- 8) Front 15 feet adjacent to Watson Way and Bangarter Court from the southeast corner of Lot 11D to the corner between Lots 11A and 11B was granted to Homer Electric Association Inc. as a utility easement in document number 2022-008901-0, Kenai Recording District. This plat is granting the front 15 feet adjacent to rights-of-way and 50 feet within 1/2 mile of the site to be used as 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.
- 9) **WASTEWATER DISPOSAL.** Soil Conditions in this subdivision have been found unsuitable for conventional on-site wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Sales Report and are available from the Kenai Planning Department. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered in practice in Alaska, and any design must be approved by the Alaska Department of Environmental Conservation prior to construction.
- 10) There is a 15 foot (15 FT) wide natural gas easement centered on the existing service line. This service line lies entirely within the Bangarter Court right-of-way.



SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska; this plat represents a survey made by me or under my direct supervision; the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 11-14-23



CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: BANGARTER COURT DEDICATION. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

KENAI PENINSULA BOROUGH

CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ESTATE OF KENT G. BANGARTER IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE ESTATE OF KENT G. BANGARTER, I HEREBY ADOP THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT GRANT ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TERRY SCOTT ROBINSON, PERSONAL REPRESENTATIVE
ESTATE OF KENT G. BANGARTER
R22 W 2150 S
WOODS CROSS, UTAH 84087

NOTARY'S ACKNOWLEDGEMENT

FOR Kenai Peninsula Borough
ACKNOWLEDGED BEFORE ME THIS 14 DAY OF November, 2023

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 11/15/25



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 14, 2023.

KENAI PENINSULA BOROUGH

[Signature]
AUTHORIZED OFFICIAL

KPI File No. 2021-00381

Sleepy Hollow Subdivision Longmere Landing Addition

A resubdivision of Lot 11 Block 1, Sleepy Hollow Subdivision First Addition, Plat 80-122, Kenai Recording District.

Located within the SE1/4 Section 30, T5N, R9W, S3M
Kenai Peninsula Borough, Alaska

Surveyor	Segesser Surveys 30485 Ros
----------	-------------------------------

CERTIFICATE OF OWNERSHIP 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, walks, parks, utility easements, and other open spaces to public use.

BIP Co.
by: *[Signature]*
Secretary

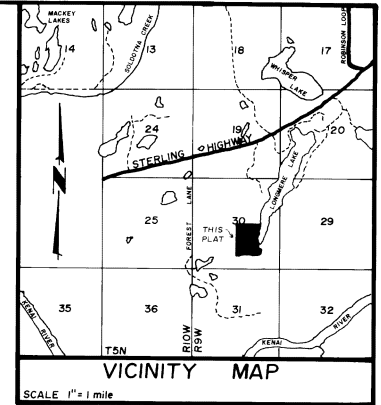
BIP Co., Box 8, Anchorage, AK 99510 by Peter Walton, Secretary

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 19th day of November, 1978

[Signature]
Notary Public for Alaska

My Commission Expires: 7-7-81



LEGEND AND NOTES

- ⊕ Found Aluminum Cap monument
- Found 1/2" rebar.
- ⊥ Set 1/2" x 20" steel rebar.

All bearings refer to the north/south centerline of Section 30, T5N, R9W, S.M., AK, as being N00°15'05"W

All datum of record shown thus ().

All lots are subject to a 20' bldg. setback along all dedicated R/W's.

All wastewater disposal systems shall comply with existing law at time of construction.

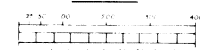
PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of June 5, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By: *[Signature]*

SCALE



SLEEPY HOLLOW SUBDIVISION FIRST ADDITION

DESCRIPTION: A resubdivision of Tracts A and B, Sleepy Hollow Subdivision, plat 78-79, K.R.D., and within Government Lot 7 and a portion of S1/2SE1/4, Section 30, T5N, R9W, S.M., AK and within the Kenai Peninsula Borough containing 55.295 acres more or less

OWNER: BIP Co.

Box 8, Anchorage, AK 99510

Box 476 Soldotna, Ak 99669

G S Best

Geologist, Registered Land Surveyor

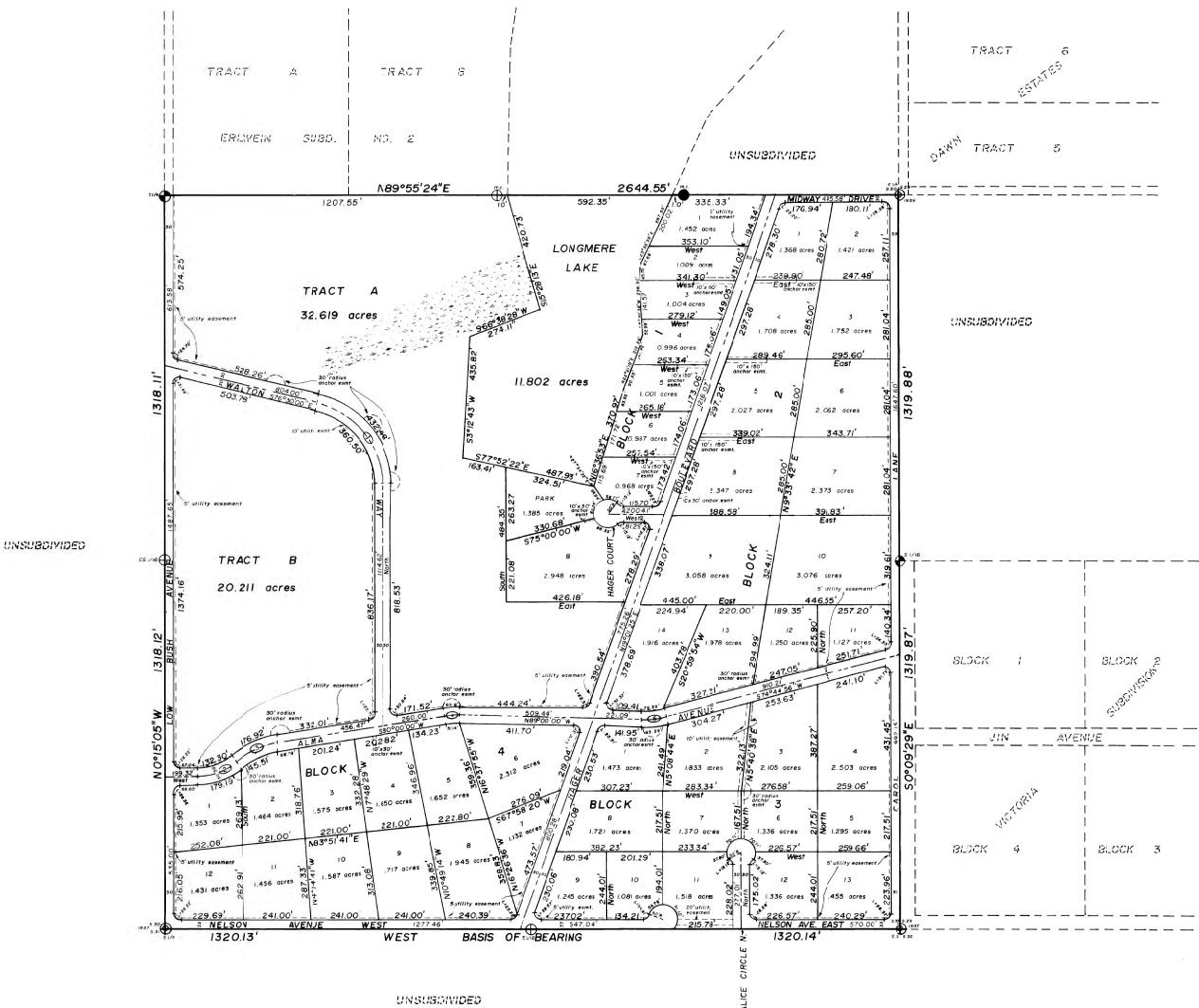
Date Surveyed: April 1978

Scale: 1" = 200'

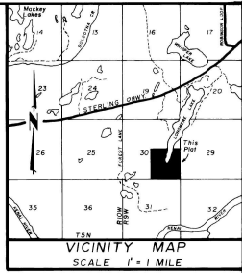
Bk No: 77-3

CENTERLINE CURVE DATA				
NO.	Δ	RADIUS	TANGENT	LENGTH
①	76° 30' 00"	300.00'	236.50'	400.00'
②	40° 00' 00"	226.67'	82.50'	158.24'
③	30° 00' 00"	307.89'	82.50'	161.21'
④	11° 00' 00"	300.00'	28.89'	85.09'





CENTERLINE CURVE DATA			
No.	Δ	Radius	Length
1	76°30'00"	300.00'	400.35'
2	40°00'00"	226.67'	156.24'
3	30°00'00"	307.89'	161.21'
4	11°00'00"	300.00'	57.60'
5	16°15'04"	300.00'	42.83'



- LEGEND AND NOTES**
- Set 3 1/4" alum. cap monument (1300-S)
 - Found U.S.G.L.O. B.C. monument
 - Found official survey alum. cap monument (237-S)
 - Set 1/2" x 24" steel rebar
 - Set 1 1/2" Aluminum Cap monument (130C-S)

All datum of record shown thus ().

All lots are subject to a 20' bldg. setback along all dedicated R/W's.

All wastewater disposal systems shall comply with existing law at time of construction.

All corner returns have a radius of 20'.

CERTIFICATE OF OWNERSHIP 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, walks, parks, utility easements, and other open spaces to public use.

William Schneider
J. H. Company
William Schneider, President

Peter Walton
J. H. Company
Peter Walton, Secretary

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 10th day of May, 1978.

Curly L. Thompson
Notary Public for Alaska

4-21-78
My Commission Expires

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of January 9, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law pertaining thereto.

KENAI PENINSULA BOROUGH
By *Samuel J. Hall*

78-17
RECEIVED - FILED
4-21-78
Clerk of Court
Kenai, Alaska



SLEEPY HOLLOW SUBDIVISION

DESCRIPTION

Located within U. S. Govt. Lots 6 & 7 and the S 1/2 SE 1/4 Section 30, 5N, 13W, S.M., AK. containing 160 acres M/L including the lake.

Owner: J. H. Company
56 Peter Walton, Attorney-in-fact
350 L Street
Anchorage, Alaska 99501

P.O. Box 476 Soldna, AK

Geologist, Registered Land Surveyor
G.S. Best
Date Surveyed April, 1978 Scale 1" = 200' Bk. No. 77-3



ENSTAR Natural Gas Company, LLC

Engineering Department, Right of Way Section 401
E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

July 8, 2026

Kenai Peninsula Borough, Platting Division
144 North Binkley Street
Soldotna, AK 99669

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following ROW Vacation and advises:

- **SLEEPY HOLLOW SUBDIVISION LONGMERE LANDING ADDITION VACATE
BANGERTE COURT ROW
(KPB 2026-078V)**

1. ENSTAR has existing natural gas distribution pipeline that is within the above listed existing Rights of Way proposed for vacation. Attached is a depiction for your reference.

ENSTAR objects to this plat unless the following condition is met:

- Grant ENSTAR a fifteen feet (15 FT) wide natural gas easement centered over the existing natural gas distribution pipeline within lot 11C

ENSTAR confirms that it is actively working with the underlying owner and their representatives to format a final easement document sufficient for the continued operation and maintenance of its facilities.

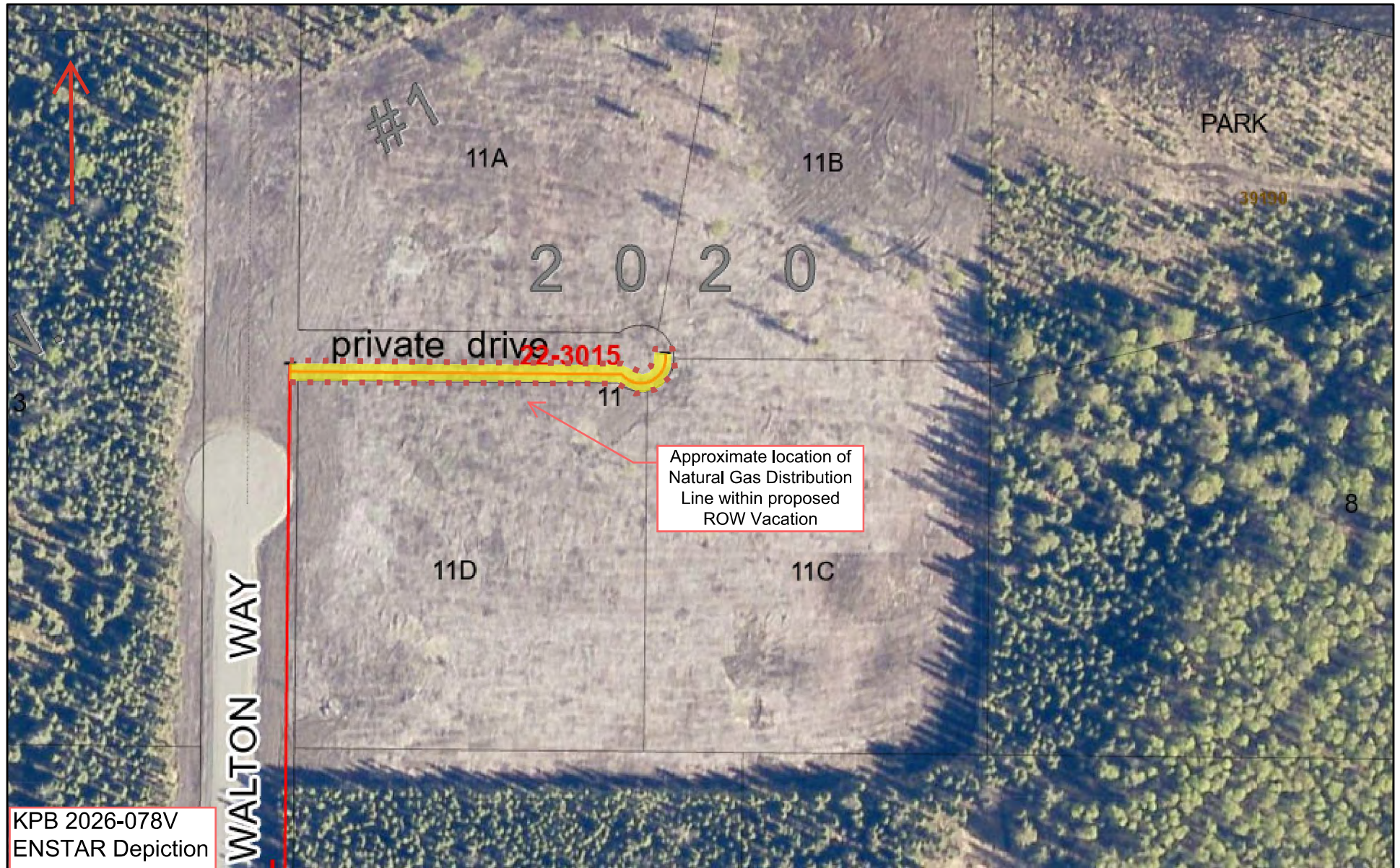
If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

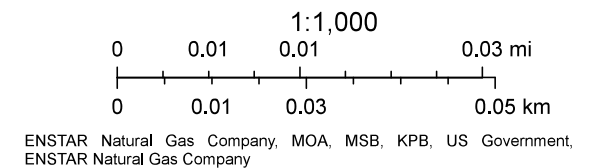
A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a light blue horizontal line.

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

SLEEPY HOLLOW SUBDIVISION LONGMERE LANDING ADDITION VACATE BANGERTE COURT ROW



7/27/2026, 12:41:44 PM



ArcGIS Web AppBuilder
ENSTAR Natural Gas Company

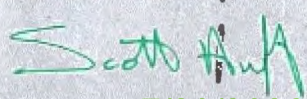
11	500.00	10.0
12	500.00	10.0
13	500.00	10.0
14	500.00	10.0



HEA is not opposed to the vacation of Bangerter Court right-of-way on the condition that a 15 foot utility easement remain in place for the buried primary electric line on the west and north side of Lot 11D to the transformer.

The underground service line from the transformer to the pedestal does not require an easement if the service line is within one parcel and does not cross a parcel boundary. So if the lots are replatted into one, then the easement on Lot 11C and Lot 11B and Lot 11A, around Bangerter Court, can be vacated.

HEA is requesting a 15 foot wide utility easement adjoining Walton Way to allow electric lines to be installed to the north to provide electricity to neighboring lots.

HEA REVIEWED, NO COMMENTS

 Scott Huff 7/29/2026
 Land Management Officer

15 foot utility easement requested by HEA

pedestal

underground service line

transformer

underground primary electric line

KPB 2026-078V

